



# City of South Bend PLAN COMMISSION

County-City Building  
227 W. Jefferson Blvd. 1400S  
South Bend, IN 46601  
(574) 235-7627  
[www.southbendin.gov/zoning](http://www.southbendin.gov/zoning)

## AGENDA – SPECIAL MEETING

**Monday, February 5, 2024 – 3:45 P.M.**

County-City Building  
Fourth-Floor Council Chambers  
[www.tinyurl.com/southbendplancommission](http://www.tinyurl.com/southbendplancommission)

### PUBLIC HEARING:

- A. REZONINGS – None for consideration
- B. MAJOR SUBDIVISIONS – None for consideration
- C. TEXT AMENDMENTS – None for consideration
- D. DEVELOPMENT PLANS – None for consideration

### ITEMS NOT REQUIRING A PUBLIC HEARING:

- A. MINOR SUBDIVISIONS  
**Name:** DIAMOND VIEW MINOR SUBDIVISION PC#0189-24  
**Location:** Southwest corner of S Main and W Monroe Streets
- B. FINDINGS OF FACT – December 18, 2023
- C. MINUTES – December 18, 2023
- D. UPDATES FROM STAFF
- E. ADJOURNMENT

**Property Information**

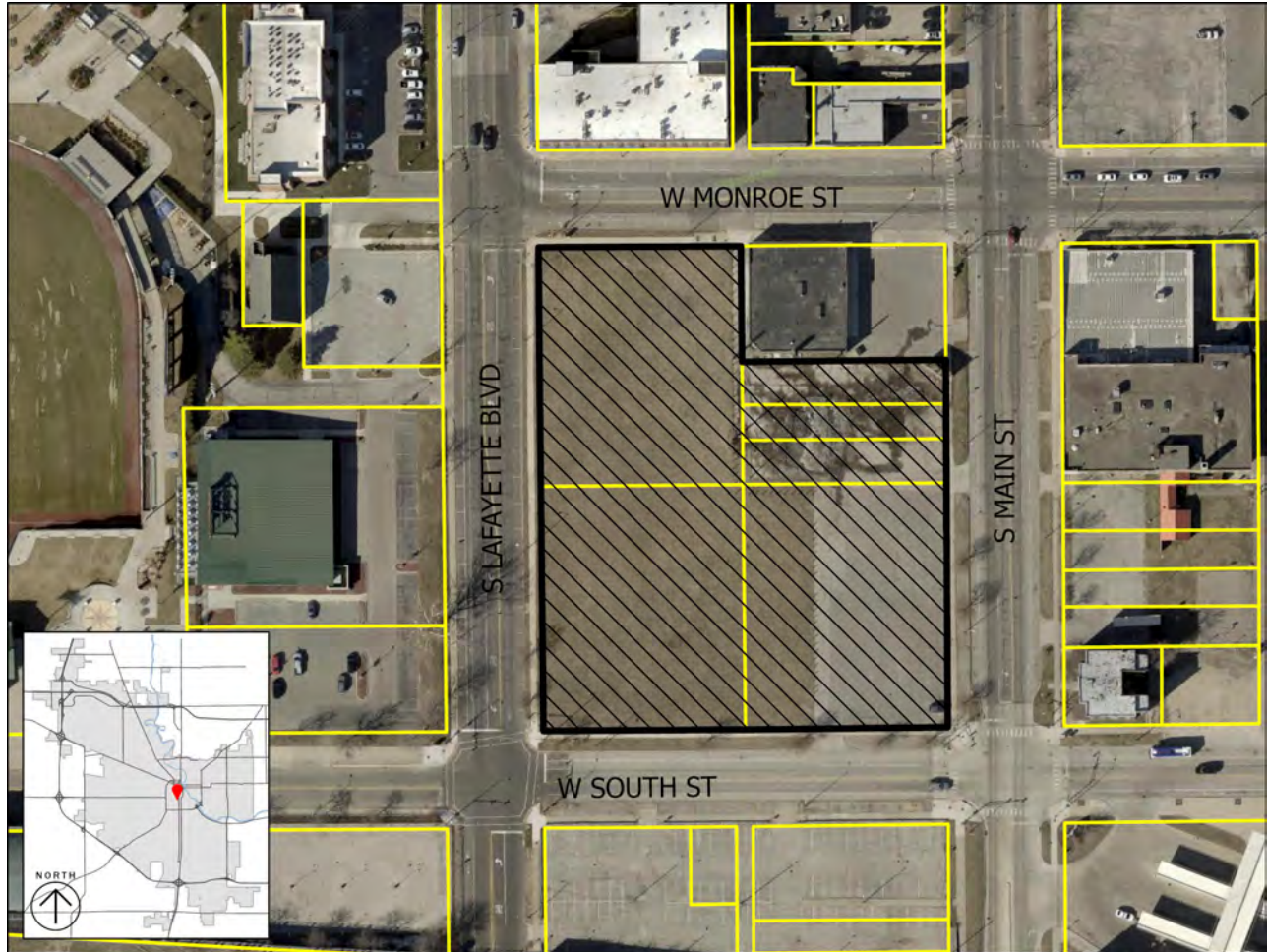
Subdivision Name: **DIAMOND VIEW MINOR SUBDIVISION**

Location: Southwest corner of Main and Monroe Streets

**Requested Action**

The total area of the subdivision is 2.86 acres and will consist of 2 building lots.

**Location Map**



**Recommendation**

**Staff Recommendation:** The Staff has reviewed this subdivision and finds it complies with the requirements for approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted approval.







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**Project Details**

<b>Environmental Data:</b>	A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
<b>Drainage:</b>	A drainage plan must be submitted and approved before site development.
<b>Rights-Of-Way:</b>	The rights-of-way are correct as shown.
<b>Utilities:</b>	The site will be served by Municipal Water and Municipal Sewer.
<b>Agency Comments:</b>	No additional comments at this time.

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**Recommendation**

**Staff Comments:** No additional staff comments.

**Staff Recommendation:** The Staff has reviewed this subdivision and finds it complies with the requirements for approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted approval.