



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

AGENDA

Monday, April 15, 2024 - 4:00 P.M.

County-City Building

Fourth-Floor Council Chambers

www.tinyurl.com/southbendplancommission

PUBLIC HEARING:

A. REZONINGS

1. **Location:** 402 NAVARRE ST PC#0204-24
Petitioner: HISTORIC LANDMARKS FOUNDATION OF INDIANA INC
Requested Action:
Rezoning: From NC Neighborhood Center to U1 Urban Neighborhood 1

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

1. **Name:** TOMAHAWK TRAIL MINOR SUBDIVISION PC#0200-24
Location: Northwest & Southwest corners of Tomahawk Trail and Corpus Christi Dr
2. **Name:** MARTIN'S ADDITION - PENNY HILL MINOR SUBDIVISION PC#0201-24
Location: 435 S Michigan St
3. **Name:** CROWE CHIZEK MINOR SUBDIVISION PC#0202-24
Location: 330 E Jefferson Blvd
4. **Name:** MICHIGAN & ANGELA MINOR SUBDIVISION PC#0203-24
Location: Southwest corner of Michigan and Angela

B. FINDINGS OF FACT – March 18, 2024

C. MINUTES – March 18, 2024

D. UPDATES FROM STAFF

E. ADJOURNMENT

NOTICE FOR HEARING AND SIGN IMPAIRED PERSONS

Auxiliary Aid or other services may be available upon request at no charge. Please give reasonable advance request when possible.

Property Information

Location: 402 NAVARRE ST
Owner: HISTORIC LANDMARKS FOUNDATION OF INDIANA INC

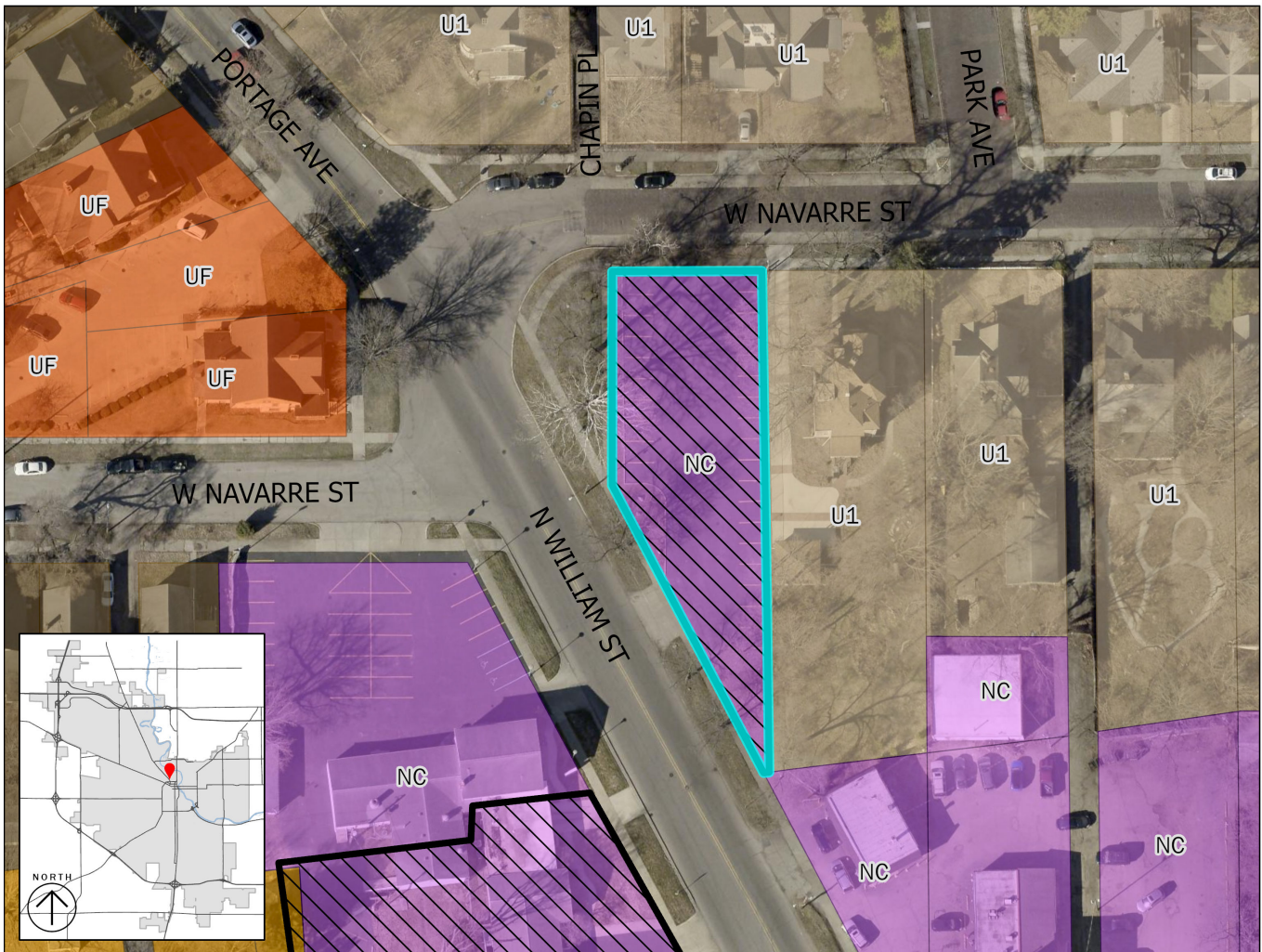
Requested Action

Rezone from NC Neighborhood Center to U1 Urban Neighborhood 1

Project Summary

Rezone lot for the relocation of a single family home.

Location Map



Recommendation

Staff Recommendation: Based on information available prior to the public hearing, the Staff recommends the Plan Commission send the rezoning petition to the Common Council with a favorable recommendation.

Site & Context

Land Uses and Zoning:

- On site: On site is a paved parking lot.
- North: To the north is a neighborhood of one unit dwellings zoned U1 Urban Neighborhood 1 district.
- East: To the east is a residential neighborhood zoned U1 Urban Neighborhood 1 district.
- South: To the south is a small commercial building zoned NC Neighborhood Center district.
- West: To the west across William Street is a recently built laundromat zoned NC Neighborhood Center district and a residential neighborhood zoned U2 Urban Neighborhood 2.

District Intent:

The U1 District is established to provide for, promote, and maintain urban neighborhoods located in core and outlying areas of the City.

Site Plan Description:

The site plan shows the relocated house on the lot. The main entrance will face Navarre and access to a future garage will be via existing curb cut on William Street.

Zoning and Land Use History and Trends:

The neighborhood was largely established in the late 1800's - early 1900's as a walkable urban single family neighborhood consisting of single family homes with the occasional duplex primarily accessed by rear or side alleys.

Traffic and Transportation Considerations:

Navarre Street is a brick two-way street with on-street parking.

Agency Comments

Agency Comments:

There were no agency comments.

Staff Comments:

This parcel has been vacant since at least the mid-1960's and once had two dwellings on the property. The Poledor House being moved to this lot from 211 W Marion Street will blend well with the character and scale of the existing neighborhood. The majority of the homes in the adjacent area were built in the late 1800's to early 1900's and this home, built in 1913, will fit seamlessly into the historic Chapin Park neighborhood. Also, with its location in a fairly walkable urban neighborhood that is close to a major corridor and its businesses, transit, and downtown, this property is well suited for U1 zoning.

Criteria for Decision Making

Rezoning

Per State Law, the Plan Commission and Common Council shall pay reasonable regard to:

1. Comprehensive Plan:

Policy Plan:

The petition is consistent with the City's Comprehensive Plan, City Plan (Amended 2022) Objective H2.5: Pursue alternatives to the demolition of structurally sound housing. The parcel is being rezoned to allow for the relocation of a historic house for use as a single family dwelling.

Land Use Plan:

The Future Land Use Plan identifies this area for Medium Density Residential.

Plan Implementation/Other Plans:

The Near Northwest Neighborhood Plan (2019), of which Chapin Park is a part, promotes a mix of housing styles to address missing middle housing needs in the area.

2. Current Conditions and Character:

The existing neighborhood is a dense urban single-family neighborhood. Most of the original homes in the Chapin Park Historic District date from prior to the 1920's. The Poledor House, a bungalow-style home built in 1913, will enhance the historic character of the neighborhood, save a historic building from demolition, and provide a single family residence on a lot that has long sat unused as a parking lot.

3. Most Desirable Use:

The most desirable use, at this time, is low to medium density housing types that will seamlessly fit in the established historic character of the neighborhood.

4. Conservation of Property Values:

Allowing new development on vacant lots should improve the overall value of the neighborhood. Adding additional population to the neighborhood will help stabilize property values.

5. Responsible Development and Growth:

It is responsible development and growth to allow for a variety of housing options within this urban neighborhood.

Analysis & Recommendation

Commitments: There are no commitments proposed at this time.

Analysis: Rezoning the site to U1 Urban Neighborhood 1 will allow for residential growth and increased density in the neighborhood while keeping with its established character, and will also allow for the property to be used as originally intended.

Recommendation: Based on information available prior to the public hearing, the Staff recommends the Plan Commission send the rezoning petition to the Common Council with a favorable recommendation.

Property Information

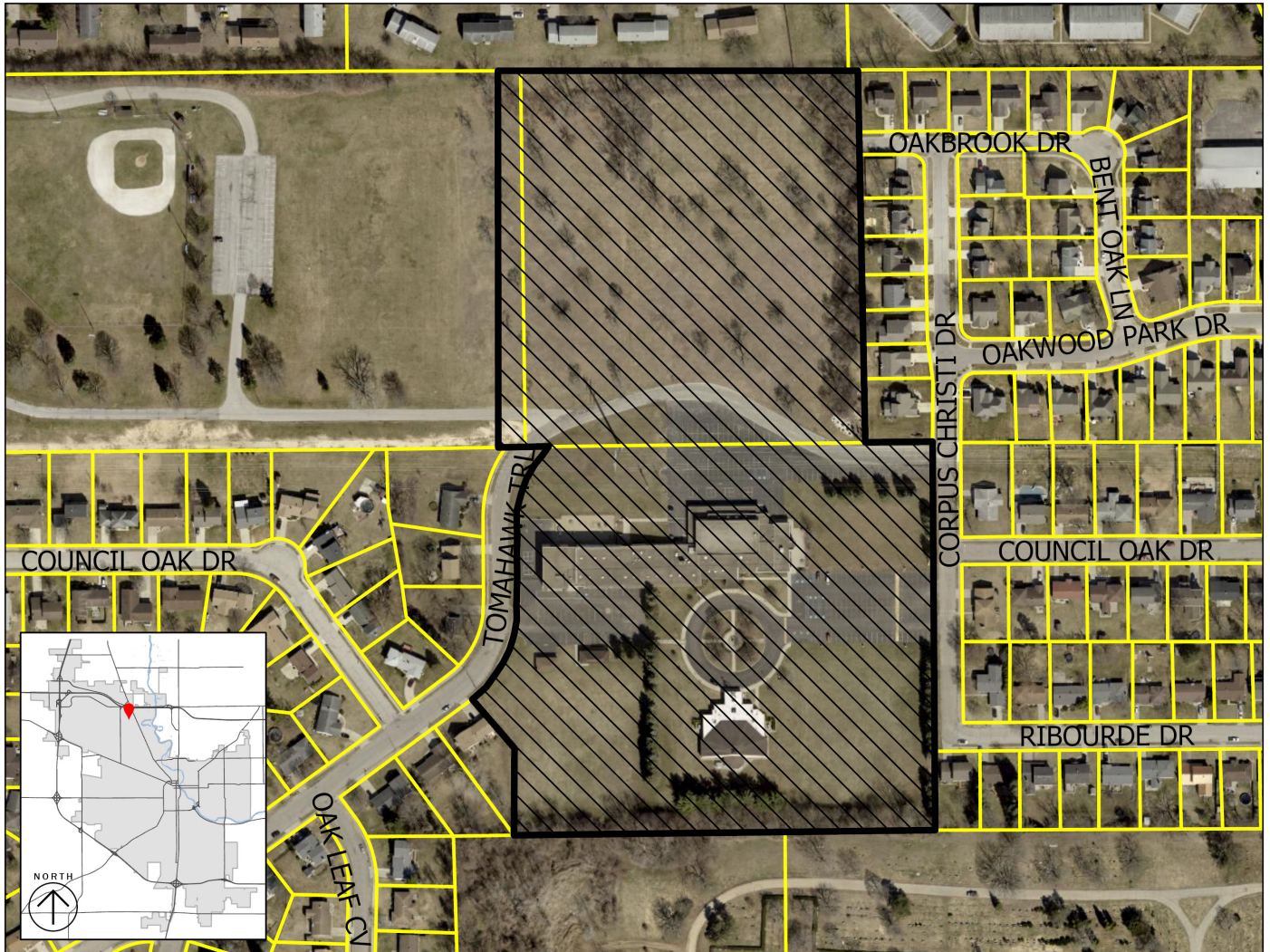
Subdivision Name: **TOMAHAWK TRAIL MINOR SUBDIVISION**

Location: NWC & SWC Tomahawk Trail and Corpus Christi Dr

Requested Action

The total area of the subdivision is 21.64 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.

Project Details

Environmental Data:	A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
Drainage:	Not required.
Rights-Of-Way:	The rights-of-way are correct as shown.
Utilities:	The site will be served by Municipal Water and Municipal Sewer.
Agency Comments:	Easement for municipal water main required.

Recommendation

Staff Comments: No additional comments at this time.

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.

Property Information

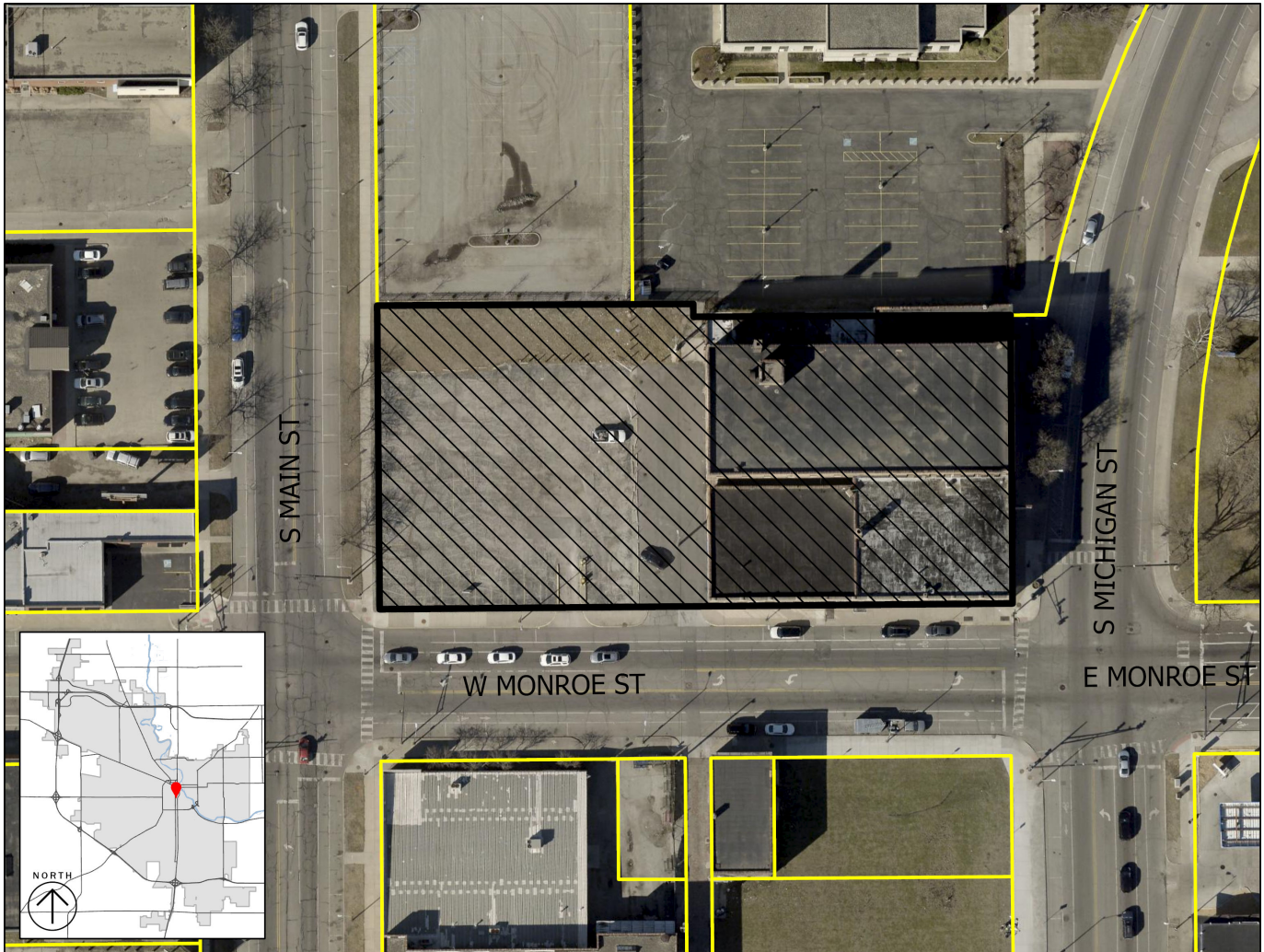
Subdivision Name: **MARTIN'S ADDITION - PENNY HILL MINOR SUBDIVISION**

Location: 435 S Michigan St

Requested Action

The total area of the subdivision is 1.27 acres and will consist of 4 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.

Project Details

Environmental Data: A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.

Drainage: Not required.

Rights-Of-Way: The rights-of-way are correct as shown.

Utilities: The site will be served by Municipal Water and Municipal Sewer.

Agency Comments:

Recommendation

Staff Comments: There are no additional comments at this time.

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.

Property Information

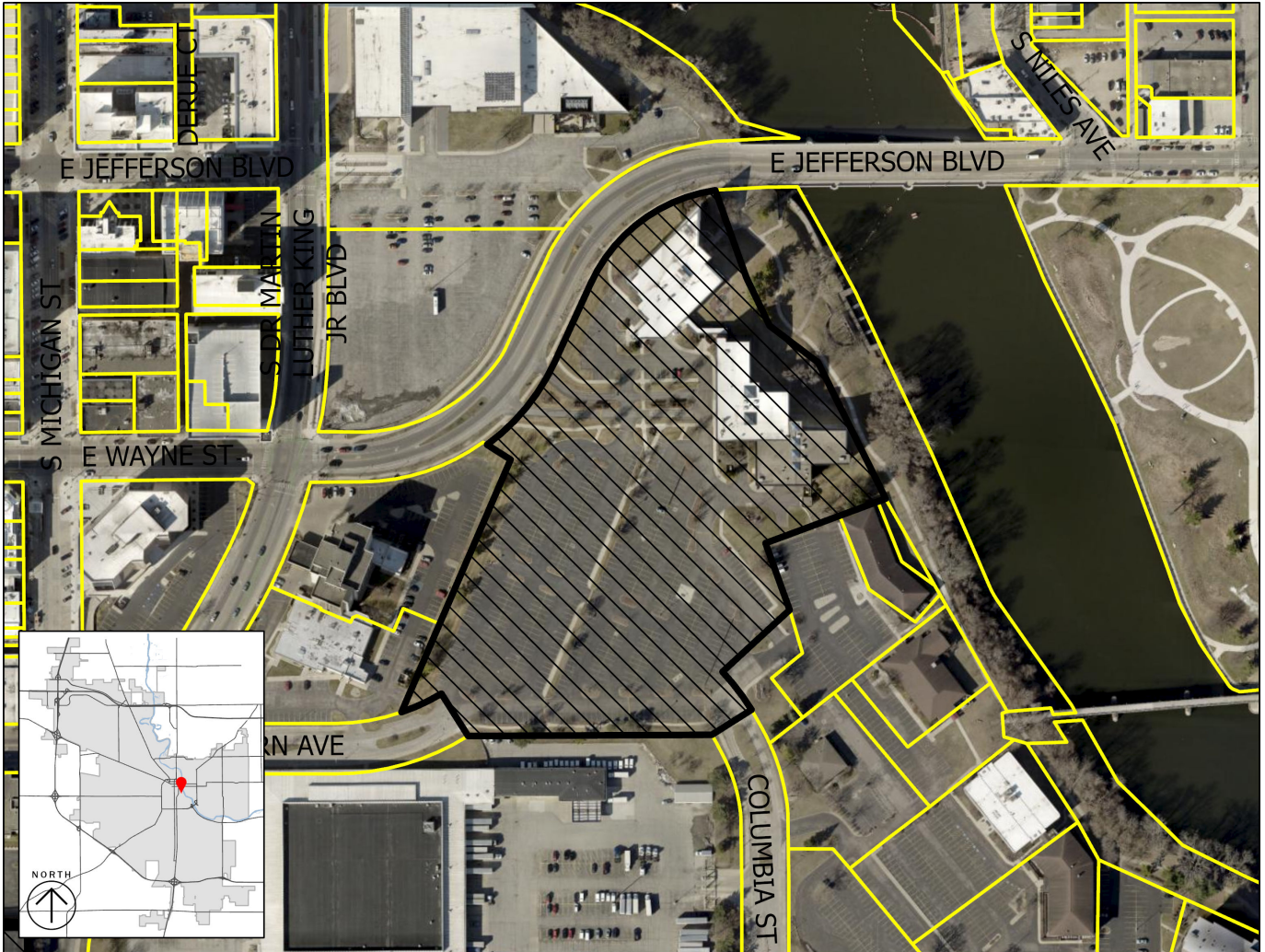
Subdivision Name: **CROWE CHIZEK MINOR SUBDIVISION**

Location: 330 E JEFFERSON

Requested Action

The total area of the subdivision is 9.68 acres and will consist of 2 building lots.

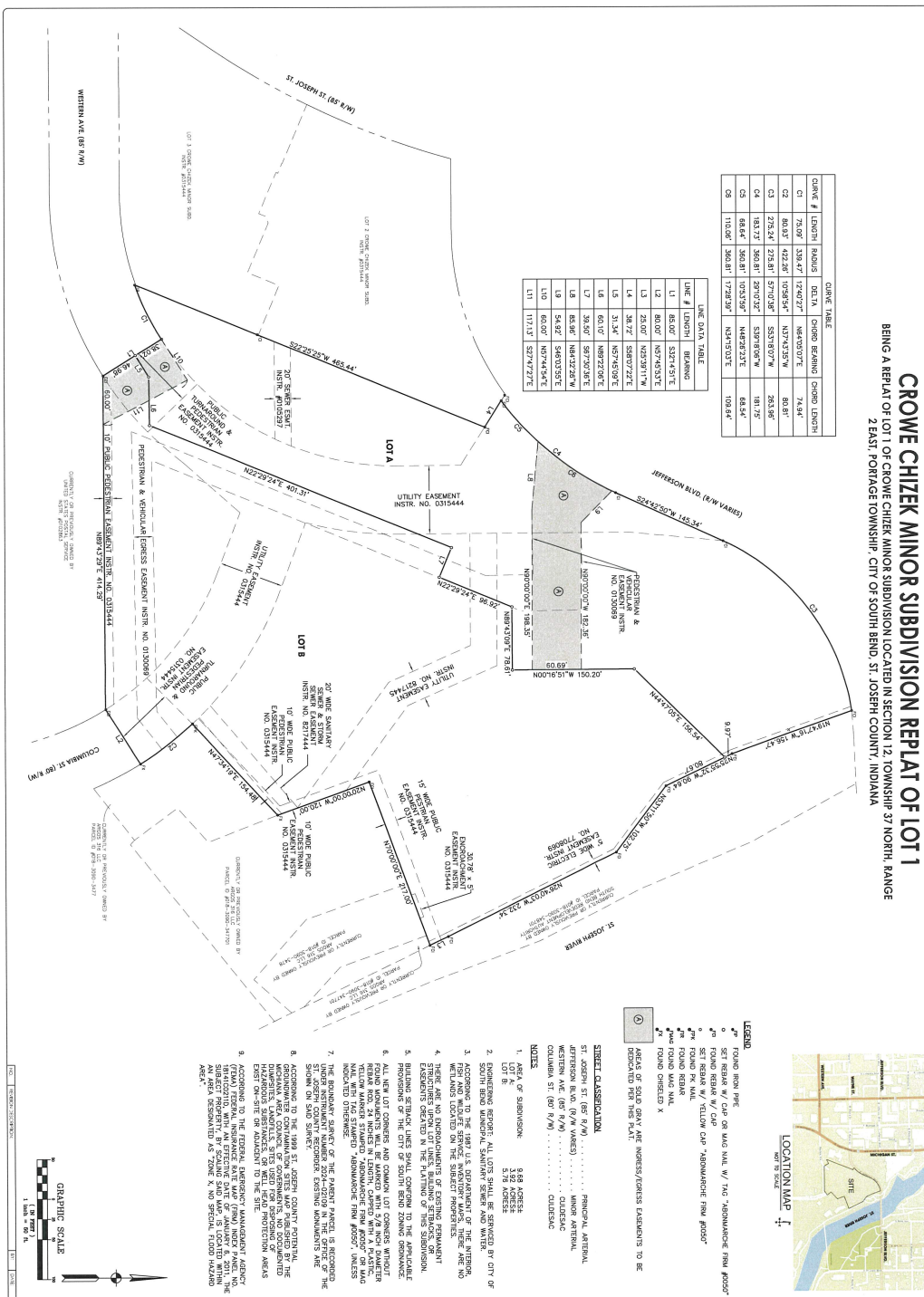
Location Map



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.

Proposed Plat



CURVE TABLE

CURVE #	LENGTH	ADIUS	DELTA	CURVE BEARING	CURVE LENGTH
C1	73.69'	138.47'	129.02°	N49°00'00"E	73.69'
C2	80.83'	422.80'	105.84°	N27°42'30"W	80.83'
C3	273.24'	123.81'	87.00°	S53°18'00"W	273.24'
C4	183.72'	300.81'	287.00°	S39°18'00"W	183.72'
C5	68.64'	300.81'	103.50°	N48°20'21"E	68.64'
C6	110.00'	300.81'	172.90°	N24°19'00"E	110.00'

LINE DATA TABLE

LINE #	LENGTH	BEARING
L1	85.00'	S27°15'E
L2	80.00'	N57°45'30"E
L3	29.00'	N53°39'11"W
L4	38.72'	S80°07'22"E
L5	31.34'	N57°45'00"E
L6	60.10'	N87°27'00"E
L7	39.10'	S87°29'20"W
L8	85.80'	N84°32'20"W
L9	54.92'	S40°04'50"E
L10	60.00'	N57°44'54"E
L11	117.17'	S27°42'27"E

CROWE CHIZEK MINOR SUBDIVISION REPLAT OF LOT 1
 BEING A REPLAT OF LOT 1 OF CROWE CHIZEK MINOR SUBDIVISION LOCATED IN SECTION 12, TOWNSHIP 37 NORTH, RANGE 2 EAST, PORTAGE TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA

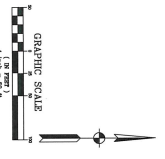


- LEGEND**
- FOUND FROM PLAT
 - FOUND FROM PLAT OR MISC. MAPS W/ THIS SUBDIVISION FROM ADJACENT
 - FOUND FROM M.C.P.
 - SET BACK W/ YELLOW C/P "ABONMARCHÉ FROM ADJACENT"
 - FOUND FROM M.C.P.
 - FOUND FROM M.C.P.
 - FOUND CHECKS X
 - AREAS OF SOIL GRAY ARE AREAS/ACCESS EASEMENTS TO BE RECORDED PER THIS PLAT.

STREET CLASSIFICATION

ST. JOSEPH ST. (85' R/W) PRINCIPAL ARTERIAL
 JEFFERSON BLVD. (R/W VARIES) MINOR ARTERIAL
 WESTERN AVE. (85' R/W) COLLECTOR
 COLUMBIA ST. (85' R/W) COLLECTOR

- NOTES**
1. LOT 1 OF SUBDIVISION 3.84 ACRES
 2. SOUTH BEND ZONING, A UNIFORM ZONING AND WATER, FIRE AND MISC. ORDINANCES, AS AMENDED BY CITY OF SOUTH BEND, INDIANA, SHALL APPLY TO THIS PLAT.
 3. ACCORDING TO THE 1997 U.S. DEPARTMENT OF THE INTERIOR, FEDERAL LAND MANAGEMENT POLICY STATEMENT, PUBLIC LANDS AND RESOURCES SHOULD BE MANAGED FOR THE LONG-TERM BENEFIT OF THE PEOPLE OF THE UNITED STATES.
 4. THESE ARE NO ENCROACHMENTS OF EXISTING PERMANENT STRUCTURES UPON LOT LINES, INCLUDING EGRESS/EASEMENTS.
 5. BEARING SETBACK LINES SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE CITY OF SOUTH BEND ZONING ORDINANCE.
 6. ALL NEW LOT CORNERS AND COMMON LOT CORNERS WITHOUT BEARING SETBACK SHALL BE IDENTIFIED BY A PLASTIC PIPE WITH TWO STAINLESS STEEL "ABONMARCHÉ FROM ADJACENT" UNLESS NOTICED OTHERWISE.
 7. THE REPRESENTATIVE NUMBER 2024-0109 IN THE OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS, EXISTING MAPS/PLATS ARE CORRECT.
 8. ACCORDING TO THE 1998 ST. JOSEPH COUNTY PERMITAL DISCRETIONARY REVIEW ACT, THE CITY OF SOUTH BEND IS NOT A DISCRETIONARY REVIEW JURISDICTION. NO ZONING OR EGRESS/EASEMENT VIOLATIONS ARE NOTICED ON-SITE OR ADJACENT TO THE SITE.
 9. ACCORDING TO THE TERRACE EMERGENCY MANAGEMENT AGENCY BRIDGEMOUNTAIN, WITH AN EFFECTIVE DATE OF JANUARY 6, 2011, THE AN AREA DESIGNATED AS "ZONE X" NO SPECIAL FLOOD HAZARD AREA.



ABONMARCHÉ

22-1642

1 of 2

CROWE CHIZEK MINOR SUBDIVISION REPLAT OF LOT 1

SEC. 12-137N-R2E

Project Details

Environmental Data: A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.

Drainage: Not required.

Rights-Of-Way: The rights-of-way are correct as shown.

Utilities: The site will be served by Municipal Water and Municipal Sewer.

Agency Comments: Note that City is developing a master plan for the area to the south.

Recommendation

Staff Comments: No additional comments at this time.

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.

Property Information

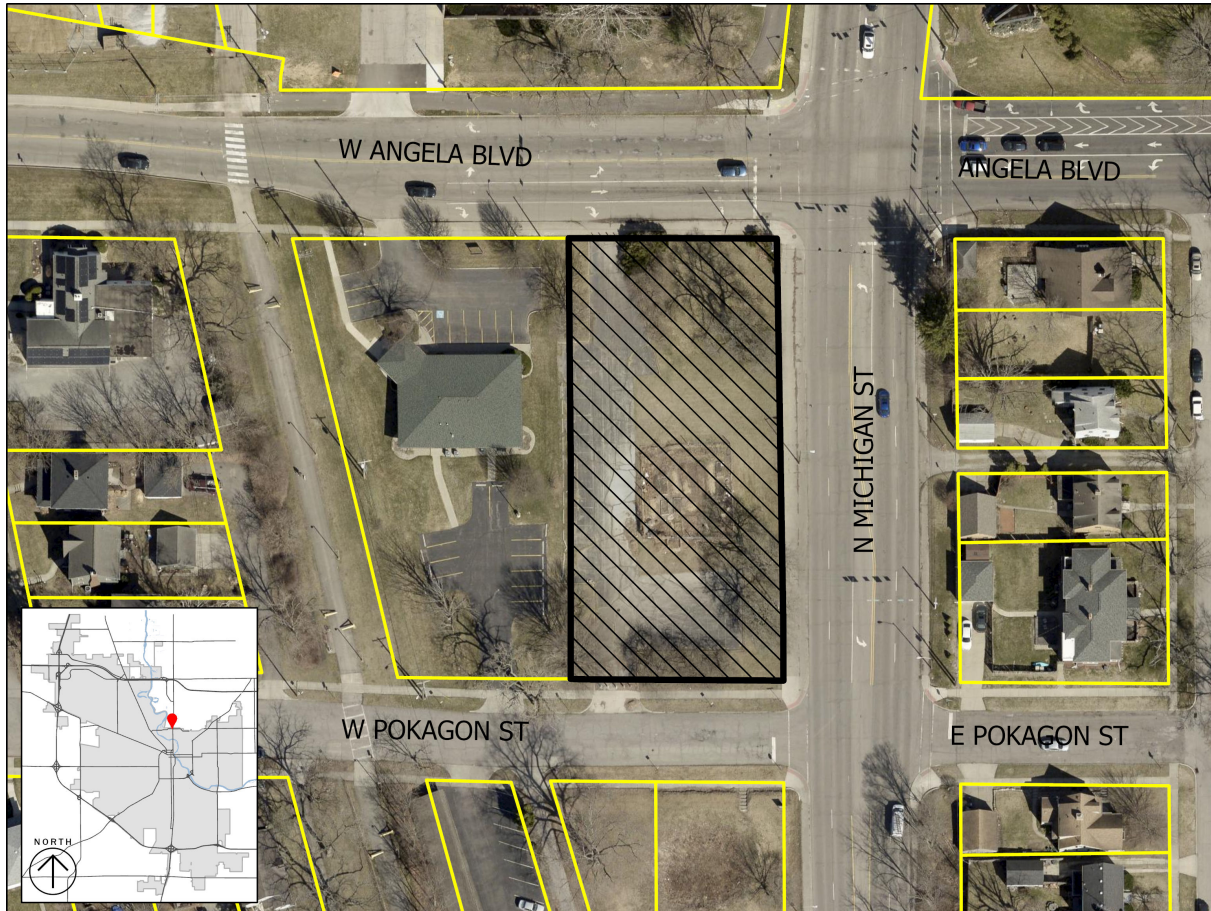
Subdivision Name: **MICHIGAN & ANGELA MINOR SUBDIVISION**

Location: Southwest corner of Michigan and Angela

Requested Action

The total area of the subdivision is .68 acres and will consist of 7 building lots.

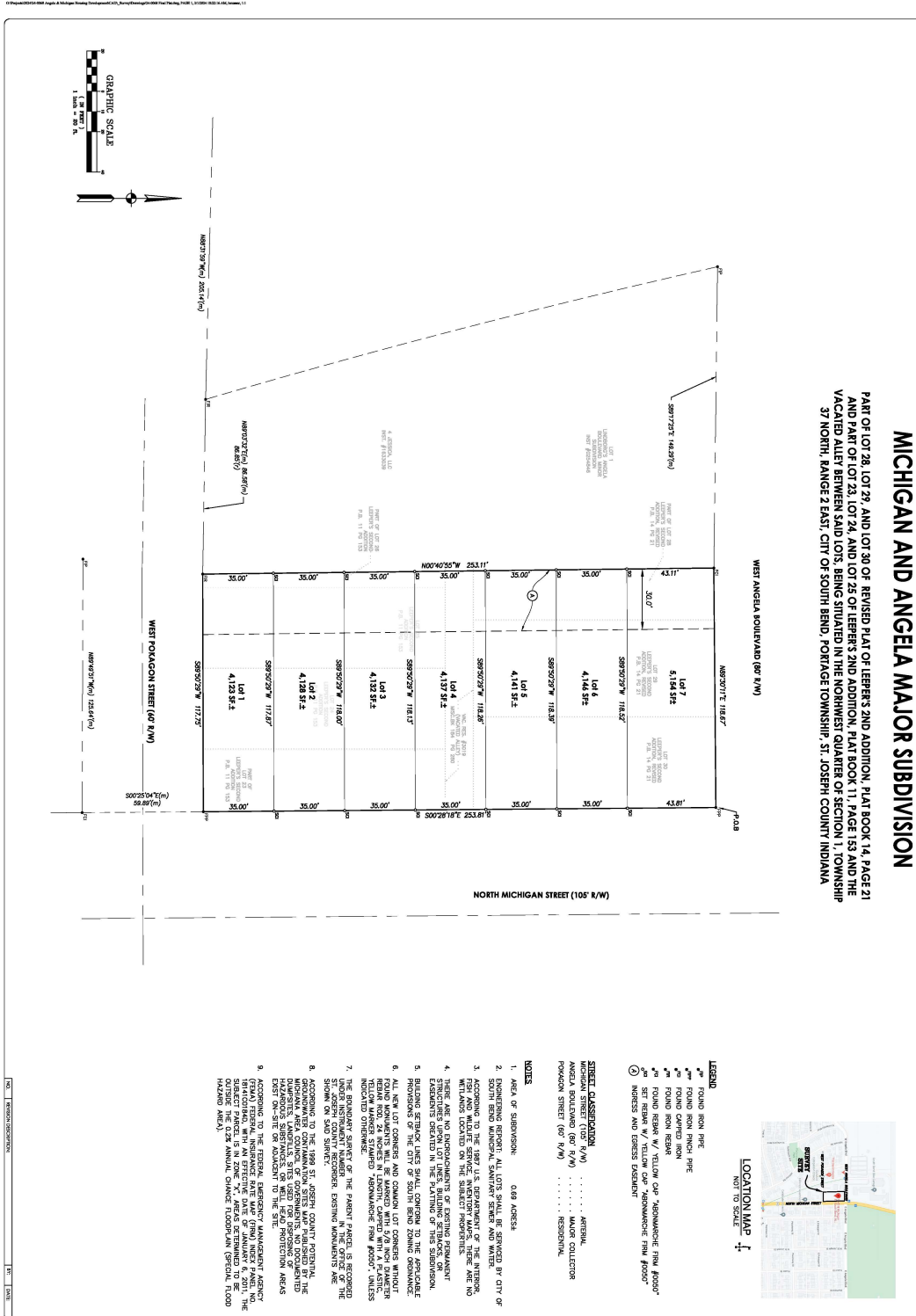
Location Map



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 subject to the following: 1) Addressing any comments required by Engineering Department prior to Plan Commission meeting; 2) Changing subdivision name from "Michigan and Angela Major Subdivision" to Michigan and Angela Minor Subdivision"; 3) Updating subdivision name in Certificate of Approval and Deed of Dedication.

Proposed Plat



Project Details

- Environmental Data:** A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
- Drainage:** To be determined.
- Rights-Of-Way:** The rights-of-way are correct as shown.
- Utilities:** The site will be served by Municipal Water and Municipal Sewer.
- Agency Comments:** Access to site only from Pokagon. Remove any hard surface drive connections to Angela and provide barrier curb in accordance with City of South Bend Engineering and Construction Standards. Provide utility layout.

Recommendation

Staff Comments: No additional comments at this time.

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 subject to the following: 1) Addressing any comments required by Engineering Department prior to Plan Commission meeting; 2) Changing subdivision name from "Michigan and Angela Major Subdivision" to Michigan and Angela Minor Subdivision"; 3) Updating subdivision name in Certificate of Approval and Deed of Dedication.