



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, June 17, 2024 - 4:00 P.M.

County-City Building

Fourth-Floor Council Chambers

www.tinyurl.com/southbendplancommission

PUBLIC HEARING:

A. REZONINGS

- 1. Location:** 712, 718, and 724 TURNOCK ST **PC#0212-24**
Petitioner: SOUTH BEND HERITAGE FOUNDATION
Requested Action:
Rezoning:
From: U1 Urban Neighborhood 1 To: U2 Urban Neighborhood 2
- 2. Location:** 215 W MARION ST & 502, 506, 520 and 530 N LAFAYETTE BLVD **PC#0213-24**
Petitioner: MEMORIAL HOSPITAL OF SOUTH BEND INC
Requested Action:
Rezoning:
From: NC Neighborhood Center To: DT Downtown
Variance(s):
1) from the required parking setback of 5' behind the building to 8' from the property line on Lafayette Blvd
2) to allow parking in the established corner yard between the building and Marion Street
- 3. Location:** 620 S ST JOSEPH ST **PC#0214-24**
Petitioner: HERSTORIC PROPERTIES LLC
Requested Action:
Rezoning:
From: U1 Urban Neighborhood 1 To: U2 Urban Neighborhood 2

B. MAJOR SUBDIVISIONS - None for consideration

C. TEXT AMENDMENTS - None for consideration

D. DEVELOPMENT PLANS - None for consideration



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ITEMS NOT REQUIRING A PUBLIC HEARING:

- A. MINOR SUBDIVISIONS - None for consideration
- B. FINDINGS OF FACT - May 20, 2024
- C. MINUTES - May 20, 2024
- D. UPDATES FROM STAFF
- E. ADJOURNMENT

NOTICE FOR HEARING AND SIGHT 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: 712, 718, and 724 TURNOCK ST
Owner: SOUTH BEND HERITAGE FOUNDATION

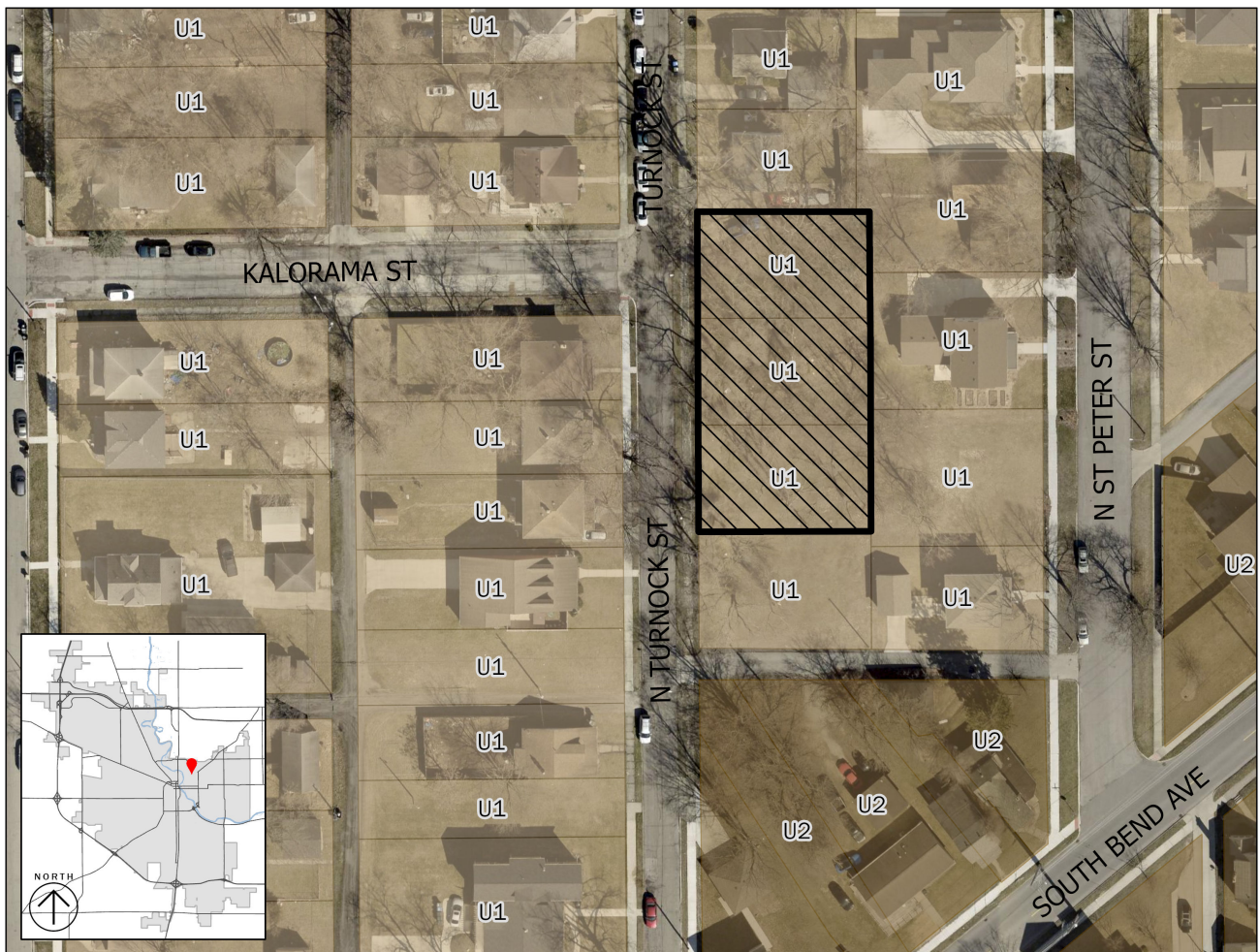
Requested Action

Rezone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2

Project Summary

To allow for two duplexes and a multi-dwelling unit (not to exceed 4 units) to be placed on three lots within the northeast neighborhood. The development is part of a larger 5-lot development designed to build affordable housing options in the neighborhood.

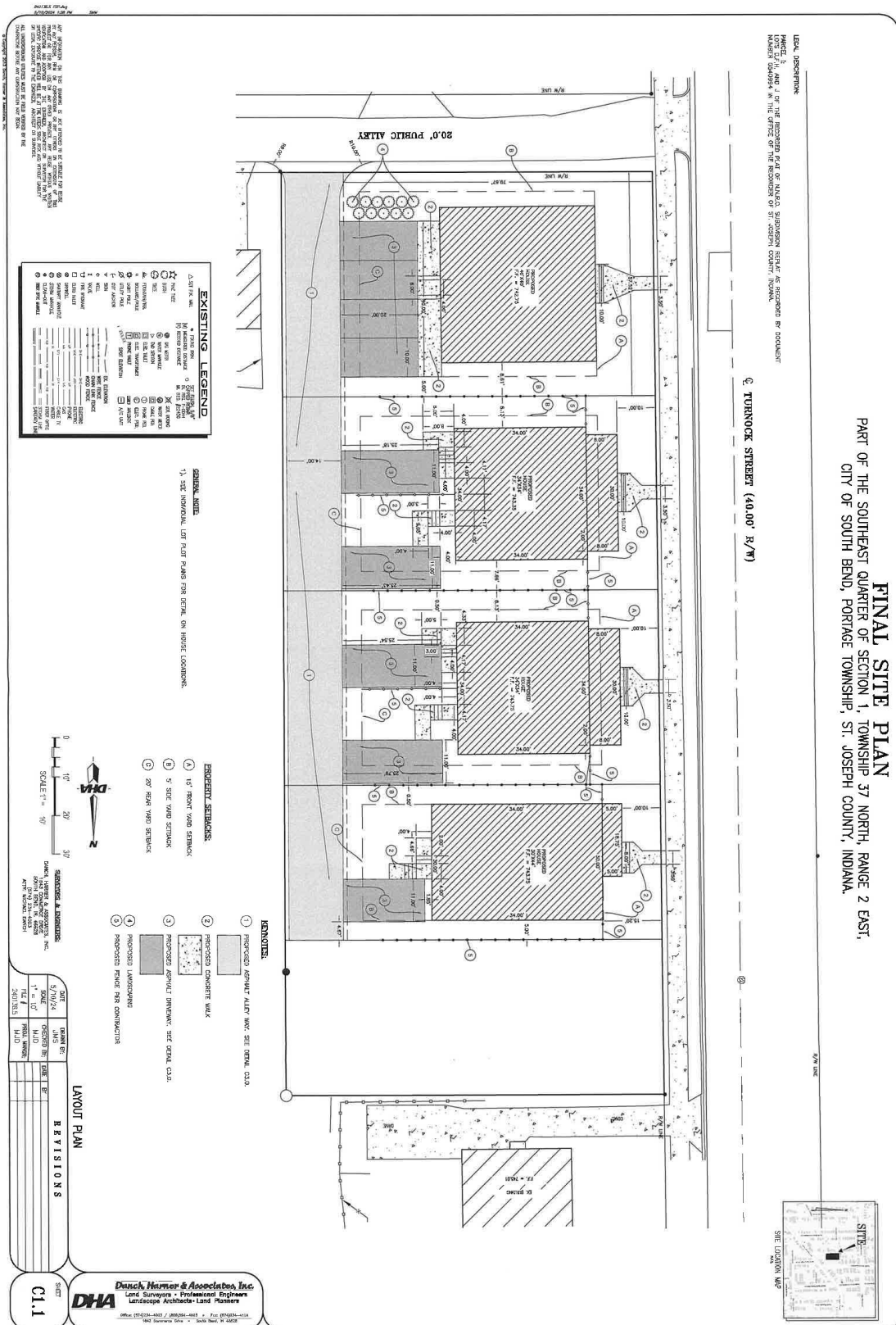
Location Map



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.

Proposed Site Plan



Site & Context

Land Uses and Zoning:

On site: The lots are currently vacant.

North: To the north is a vacant lot zoned U1 Urban Neighborhood 1

East: To the east is a one unit dwelling zoned U1 Urban Neighborhood 1

South: To the south is vacant property zoned U2 Urban Neighborhood 2

West: To the west is a one unit dwelling zoned U1 Urban Neighborhood 1

District Intent:

The U2 District is established to provide for, promote, and maintain the development of diverse housing types in urban neighborhoods located near neighborhood centers in core and outlying areas of the City.

Site Plan Description:

The site plan shows the construction of two duplexes on two of the lots and a multi-unit dwelling (not to exceed four units), on the remaining lot with parking accessed off an easement at the rear of the properties.

Zoning and Land Use History and Trends:

The surrounding neighborhood was largely established in the 1920's as a walkable urban single family neighborhood consisting of single family homes accessed by rear alleys. Through the last decade, older houses have been demolished and replaced with larger single family homes.

Traffic and Transportation Considerations:

Turnock Street is two lanes with on-street parking on the west side of the street.

Agency Comments

Agency Comments:

There were no engineering comments at this time.

Staff Comments:

Zoning of properties to U2 Urban Neighborhood 2 allows for the creation of more diverse and affordable housing types. With proper design, these housing types blend well with the character and scale of existing urban neighborhoods. With its location in a fairly walkable urban neighborhood that is close to a major corridor, its businesses, and transit, these properties are suited for U2 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 Plan, South Bend Comprehensive Plan (2006), Objective H 1: Ensure that an adequate supply of housing is available to meet the needs, preferences, and financial capabilities of households now and in the future.

Land Use Plan:

The Future Land Use Plan identifies this area for Medium Density Residential, which would allow for a range of neighborhood-scaled residential housing types. The future zoning map in the Northeast Neighborhood Plan identifies these properties as U2 Urban Neighborhood 2.

Plan Implementation/Other Plans:

The Northeast Neighborhood Plan (2022) encourages infill development on vacant and underutilized lots with medium density residential development.

2. Current Conditions and Character:

The existing neighborhood was a dense urban single-family neighborhood. Over time, older homes in poor condition have been demolished and replaced with new single family homes, townhouses, and small apartment buildings.

3. Most Desirable Use:

The most desirable use, at this time, is a range of medium density residential housing types that will seamlessly fit the established character of the neighborhood.

4. Conservation of Property Values:

If constructed in a manner consistent with the existing detached house building types, the gentle density added by the U2 District should not impact the use or value of surrounding properties in the area. Allowing new development on vacant lots should improve the overall value of the neighborhood.

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 U2 Urban Neighborhood 2 will allow for residential growth and increased housing options in the neighborhood while not drastically changing the established character.

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

Location: 215 W MARION ST & 502, 506, 520 and 530 N LAFAYETTE BLVD
Owner: MEMORIAL HOSPITAL OF SOUTH BEND INC

Requested Action

Rezone from NC Neighborhood Center to DT Downtown

Variance(s):

- 1) from the required parking setback of 5' behind the building to 8' from the property line on Lafayette Blvd
- 2) to allow parking in the established corner yard between the building and Marion St

Project Summary

A comprehensive development of employee parking for Beacon Hospital.

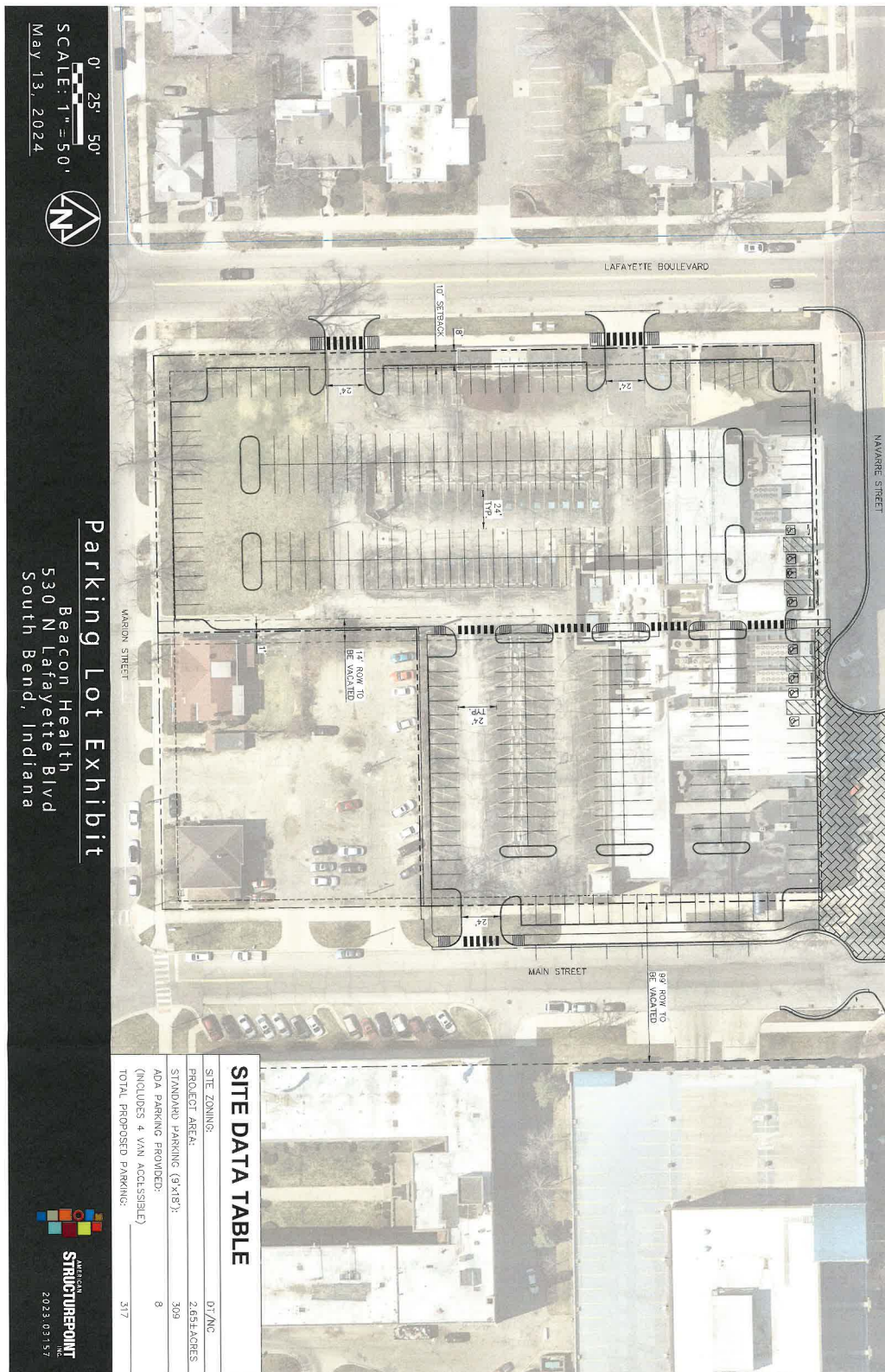
Location Map



Recommendation

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

Proposed Site Plan



Site & Context

Land Uses and Zoning:

On site: A parking lot and a vacant grass lot zoned NC Neighborhood Center
 North: A parking lot and a medical building zoned DT Downtown
 East: A house that will be moved to a new site on June 19th, and a parking lot, zoned DT Downtown
 South: Across a street, a parking lot zoned NC Neighborhood Center
 West: Across a street, a medical office and residential buildings zoned NC Neighborhood Center

District Intent:

The DT District is established to promote the development of the downtown region of the City of South Bend as a high intensity urban center for a multi-county region.

Site Plan Description:

A parking lot that will serve Beacon Memorial Hospital, particularly throughout the construction of the Madison Lifestyle District.

Zoning and Land Use History and Trends:

The parking lot on the northern parcels was introduced with the construction of the South Bend Medical Foundation between 1976 and 1986. Three houses were demolished between 2013 and 2021 to create the vacant grass lots at the northeast corner of Lafayette Boulevard and Marion Street.

Traffic and Transportation Considerations:

To the west of the parcels, Lafayette Boulevard is a 40' wide two-lane street. To the south of the parcels, Marion Street is a two-lane 45' wide street with left-turn lanes at the Lafayette Boulevard intersection.

Agency Comments

Agency Comments:

There are no engineering comments at this time.

Staff Comments:

No additional comments at this time.

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 city's comprehensive plan, City Plan (2006) Objective LU 3: Increase the urban density of the Central Business District (CBD). Upgrading the existing parking lot and vacant parcels will support major growth and development in the area.

Land Use Plan:

The Future Land Use Plan identifies this area as Central Business District.

Plan Implementation/Other Plans:

The Near Northwest Neighborhood Plan (2019) identifies this area as a gateway into downtown and encourages buildings that serve to activate and define the street. The parking lot proposed on the rezoned parcels, and the upzoning of the parcels to DT, support future development that meets these principles.

2. Current Conditions and Character:

The surrounding area consists of the Beacon Medical facilities to the north and east, an apartment building, medical offices, several civic buildings, and a compact residential neighborhood to the west.

3. Most Desirable Use:

The most desirable use is one that improves the site and allows for continued growth and development in the area.

4. Conservation of Property Values:

The use and value of the adjacent properties should not be negatively impacted.

5. Responsible Development and Growth:

It is responsible to allow for an appropriately buffered parking lot on this parcel that will support substantial development and growth in the area.

Variance(s)

The petitioner is seeking the following variance(s):

- 1) from the required parking setback of 5' behind the building to 8' from the property line on Lafayette Blvd
- 2) to allow parking in the established corner yard between the building and Marion St

State statutes and the Zoning Ordinance require that certain standards must be met before a variance can be approved. The standards and their justifications are as follows:

(1) The approval will not be injurious to the public health, safety, morals and general welfare of the community.

The approval should not be injurious to the general welfare of the community. An 8' setback between the parking and the parking lot will allow adequate space for appropriate landscape buffering along Lafayette Boulevard.

(2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

The use and value of the adjacent properties should not be adversely affected. The parking lot will be buffered with landscaping and adequate space from the property line. New street trees will be planted in the tree lawn to further buffer the parking from surrounding properties.

(3) The strict application of the terms of this Chapter would result in practical difficulties in the use of the property.

The strict application of the ordinance would result in the loss of roughly 30 parking spaces.

(4) The variance granted is the minimum necessary.

The variance granted is the minimum necessary. An 8' parking setback provides sufficient space to buffer the parking lot from pedestrians on the sidewalk and neighboring properties, while allowing for an additional 30 parking spaces in the lot.

(5) The variance granted does not correct a hardship caused by a former or current owner of the property.

The requested variances allow for a development that meets the intent of the ordinance. An 8' parking lot setback allows adequate space for buffering from the sidewalk and from neighboring properties.

Analysis & Recommendation

Commitments: There are no commitments proposed at this time.

Analysis: Rezoning to DT Downtown will allow these parcels to develop collectively with the abutting DT zoned parcels under common ownership. The variances reducing the parking lot setback will allow for a full utilization of the site while still providing appropriate buffering to the sidewalk and neighboring properties. The parking setback could be reduced to 5' if the primary building – the parking garage to the north – were built up to the property line. If Navarre Street were not vacated, the proposed parking lot would not be located in a corner yard because there would be no primary building on the property.

Recommendation: Based on information available prior to the public hearing, the staff recommends the Plan Commission approve the variances as presented and send the rezoning petition to the Common Council with a favorable recommendation.

Property Information

Location: 620 S ST JOSEPH ST
Owner: HERSTORIC PROPERTIES LLC

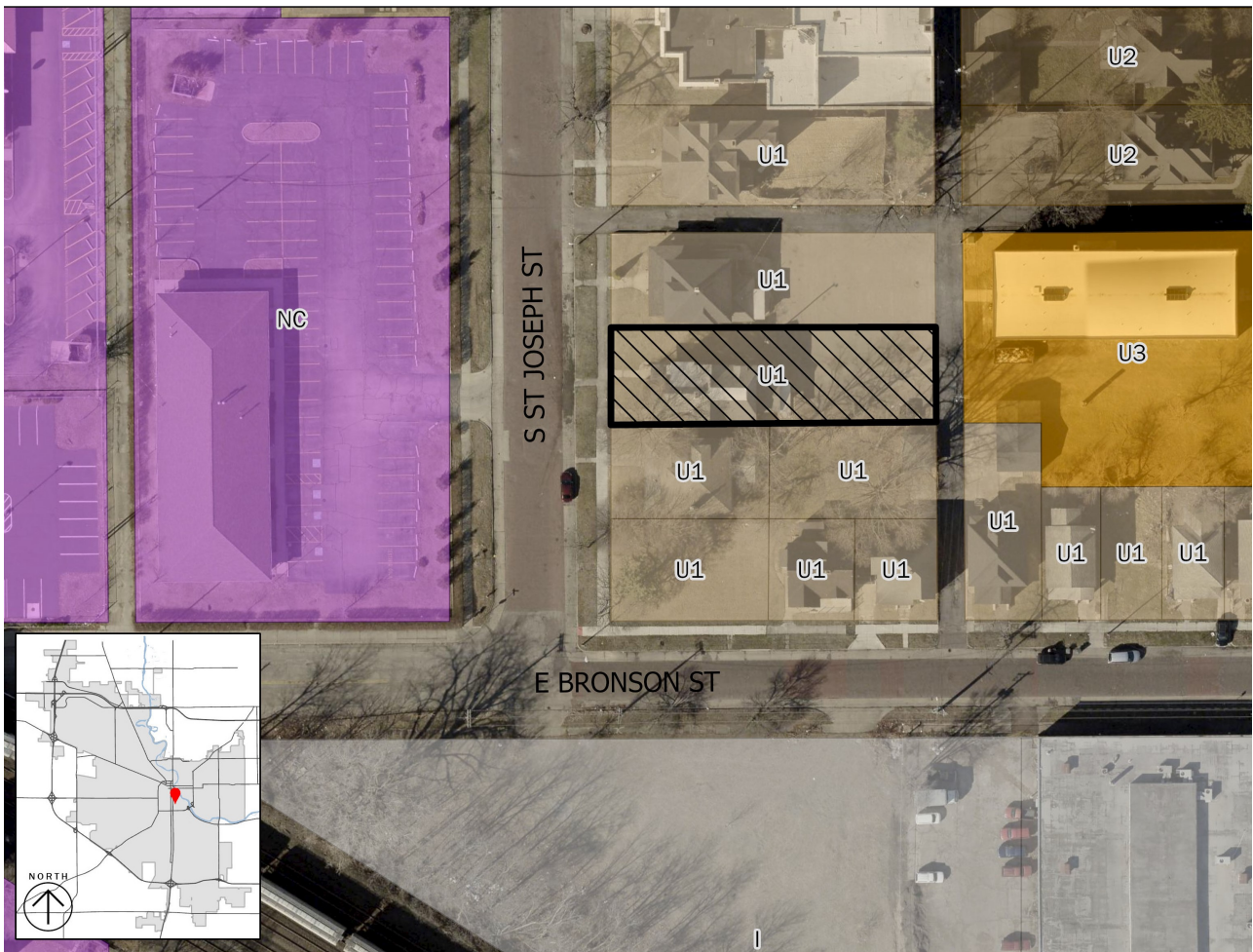
Requested Action

Rezone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2

Project Summary

This property was most recently leased as 4 separate units. A fire has created the need for extensive repairs, which the property owner seeks to make while maintaining the existing 4 dwelling layout.

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.

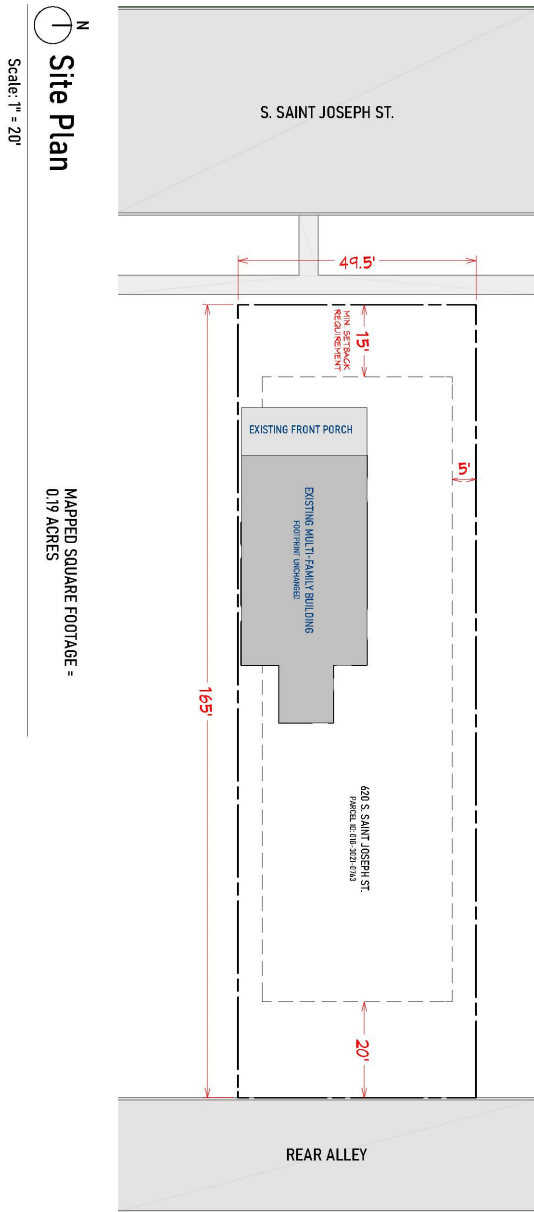
Proposed Site Plan

Property Location Map



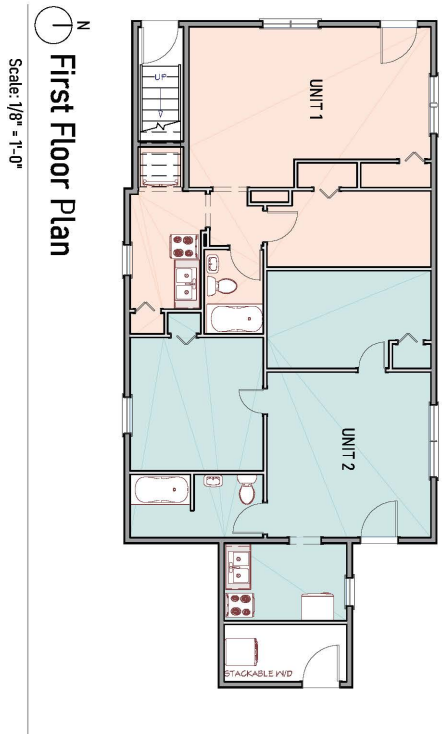
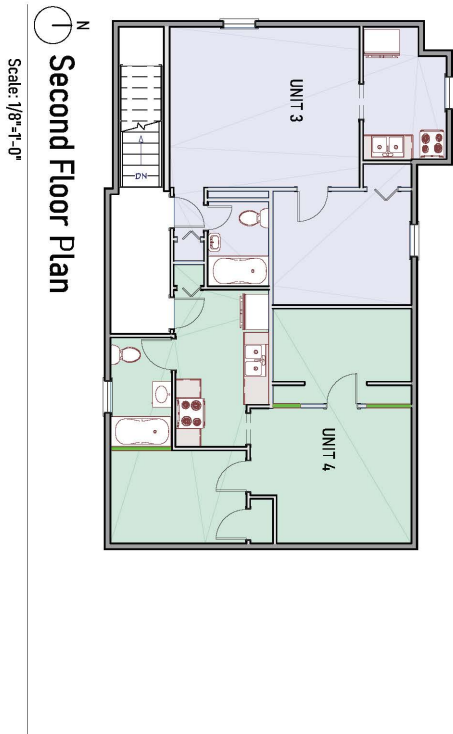
<p>A-1 Site Location Map</p>	<p>Herstoric Development 616 S Saint Joseph St. South Bend, IN 46601 Phone : 574-308-8841 email : charlyherdevelopment@gmail.com</p>	<p>Ethel Multi Family 620 S. Saint Joseph St. South Bend, IN 46601</p>
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Proposed Site Plan



<p>A-2 Site Plan</p>	<p>Herstoric Development 614 S Saint Joseph St. South Bend, IN 46601 Phone : 574-300-8041 email : charity.herdevelopment@gmail.com</p>	<p>Ethel Multi Family 620 S. Saint Joseph St. South Bend, IN 46601</p>
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Proposed Site Plan



A-3 Floor Plans	Herstoric Development 614 S Saint Joseph St. South Bend, IN 46601 Phone : 574-300-8041 email : charity.herdevelopment@gmail.com	Ethel Multi Family 620 S. Saint Joseph St. South Bend, IN 46601
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Site & Context

Land Uses and Zoning:

On site: A residential building, previously leased as a four-unit multifamily dwelling, that requires repair due to fire damage.

North: A residential property zoned U1

East: Across an alley, an apartment building zoned U3

South: A residential property zoned U1

West: Across a street, a civic building zoned NC

District Intent:

The U2 District is established to provide for, promote, and maintain the development of diverse housing types in urban neighborhoods located near neighborhood centers in core and outlying areas of the City.

Site Plan Description:

The building will be restored as a four-unit multifamily dwelling.

Zoning and Land Use History and Trends:

The property is shown as a duplex on the 1945 Sanborn map and was later converted to a four-unit multifamily dwelling.

Traffic and Transportation Considerations:

To the west, S St. Joseph Street is a 42' wide brick street with on street parking.

Agency Comments

Agency Comments:

There are no engineering comments at this time.

Staff Comments:

Zoning of properties to U2 Urban Neighborhood 2 allows for the creation of more diverse and affordable housing types. With proper design, these housing types blend well with the character and scale of existing urban neighborhoods. Located in a fairly walkable urban neighborhood that is close to a major corridor, businesses, and transit, this property is suited for U2 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 Plan, South Bend Comprehensive Plan (2006), Objective H 1: Ensure that an adequate supply of housing is available to meet the needs, preferences, and financial capabilities of households now and in the future.

Land Use Plan:

The Future Land Use Plan identifies this area for Medium Density Residential, which would allow for a range of neighborhood-scaled residential housing types.

Plan Implementation/Other Plans:

The Monroe Park | Edgewater Neighborhood Plan (2023) supports rezoning properties within the U1 District south of South Street to the U2 District for sensitively designed buildings of up to four units built at a scale compatible with surrounding residential properties.

2. Current Conditions and Character:

A dense, primarily residential neighborhood with a combination of single-family, multi-family, and apartment housing types.

3. Most Desirable Use:

The most desirable use, at this time, is a range of medium-density residential housing types that will seamlessly fit the established character of the neighborhood.

4. Conservation of Property Values:

The use and value of the adjacent properties should not be negatively impacted. Rezoning to U2 would allow for the restoration of a fire damaged property that will introduce more housing units to the neighborhood.

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 U2 Urban Neighborhood 2 will allow for the restoration of a fire damaged multifamily dwelling unit that matches the character of the neighborhood and meets the intent of the Monroe Park | Edgewater Neighborhood Plan (2023).

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.