



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, February 17, 2025 - 4:00 P.M.
County-City Building
Fourth-Floor Council Chambers
<https://tinyurl.com/sbplancommission-2025>

PUBLIC HEARING:

A. REZONINGS

- 1) **Location:** 3527 LINCOLN WAY WEST **PC#0244-25**
Petitioner: CECILIA BROWN
Requested Action:
Rezoning: From S1 Suburban Neighborhood 1 to UF Urban Neighborhood Flex

B. MAJOR SUBDIVISIONS - None for consideration

C. TEXT AMENDMENTS - None for consideration

ITEMS NOT REQUIRING A PUBLIC HEARING:

A. MINOR SUBDIVISIONS - None for consideration

B. FINDINGS OF FACT – January 21, 2025

C. MINUTES – January 21, 2025

D. UPDATES FROM STAFF

E. ADJOURNMENT

Property Information

Location: 3527 LINCOLNWAY
Owner: CECILIA BROWN

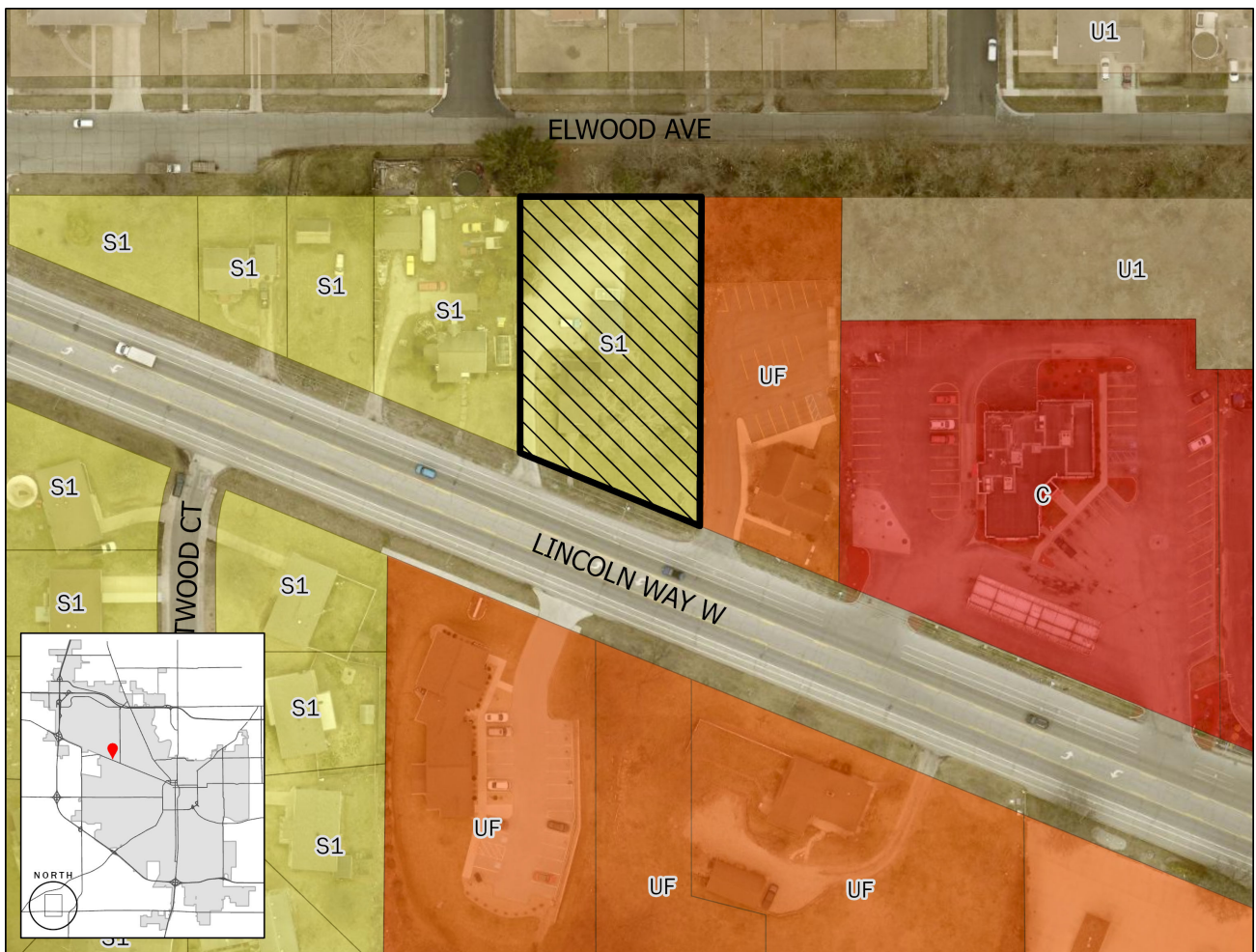
Requested Action

Rezone from S1 Suburban Neighborhood 1 to UF Urban Neighborhood Flex

Project Summary

Utilize an existing house as a day spa.

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: A 2,355 square foot house
- North: Across Elwood Avenue, residential dwellings zoned U1 Urban Neighborhood 1
- East: An office zoned UF Urban Neighborhood Flex
- South: Across Lincoln Way West, an office zoned UF Urban Neighborhood Flex
- West: A residential dwelling zoned S1 Suburban Neighborhood 1

District Intent:

The UF District is established to enhance and support a full range of housing types and small-scale commercial uses found outside neighborhood centers in core and outlying areas of the City.

Site Plan Description:

No substantial exterior work is proposed at this time. The interior of the house will be used as a day spa.

Zoning and Land Use History and Trends:

A one unit dwelling was constructed on the site in 1916. Most recently, the house was utilized as an office space and as a rental property.

Traffic and Transportation Considerations:

At this site, Lincoln Way West is a 64' wide street with one lane of traffic in each direction, a center two-way left turn lane, and bike lanes.

Agency Comments

Agency Comments:

- There are no additional comments at this time.
- There are no Engineering 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 the City Plan, South Bend Comprehensive Plan (2006), Objective LU 2.2: Pursue a mix of land uses along major corridors and other locations identified on the Future Land Use Map

Land Use Plan:

The Future Land Use Plan identifies this area for Low Density Residential, though the property is adjacent to areas identified for Commercial (Office & Retail) and is proximal to an intersection highlighted as a future Regional Commercial Node

Plan Implementation/Other Plans:

There are no other plans specific to this area.

2. Current Conditions and Character:

A 2,355 square foot one unit dwelling was constructed on the site in 1916.

3. Most Desirable Use:

The most desirable use, at this time, is one that is consistent with the built form and uses of the surrounding area.

4. Conservation of Property Values:

Lincoln Way West is a major mixed-use corridor. The proposed use of the property as a day spa should not have a negative impact on property values throughout the area.

5. Responsible Development and Growth:

It is responsible development and growth to allow for the site to be developed consistently with the built form and uses of the surrounding area.

Analysis & Recommendation

Commitments: There are no commitments proposed at this time.

Analysis: Lincoln Way West is a major mixed-use corridor. Rezoning the property to UF would allow for a small scale commercial use that is consistent with the built form and land use of the surrounding area. The UF rezoning would still allow the property to host a full range of residential uses, offering flexibility to respond to the needs of the community.

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.