



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

Tuesday, January 19, 2021 - 4:00 P.M.

<https://tinyurl.com/sbplancommission>

ADMINISTRATIVE ITEMS:

- A. ELECTION OF OFFICERS
- B. APPOINTMENT TO THE BZA

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
 - 1. **Name:** ST. ANTHONY'S MINOR SUBDIVISION PC#0037-21
Location: SW CORNER OF IRONWOOD AND JEFFERSON BLVD.
- B. FINDINGS OF FACT – None for consideration
- C. MINUTES – December 21, 2020
- D. UPDATES FROM STAFF
- E. ADJOURNMENT

Property Information

Subdivision Name: **ST. ANTHONY'S MINOR SUBDIVISION**

Location: This Minor Primary subdivision is located at the southwest corner of Ironwood and Jefferson Blvd.

Requested Action

The total area of the subdivision is 1.48 acres and will consist of 2 building lots.

Location Map



Recommendation

Staff Recommendation: The Staff has reviewed this subdivision and finds that if the conditions are met it complies with the requirements for Primary 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) Modifying the encroachment note to state: The existing deck on Lot 2 encroaches into an adjacent parcel not included in the plat.

Project Details

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

Drainage: There is no drainage plan required at this time.

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: Engineering noted that the adjacent sidewalks are in need of repair and may be required to be improved if new structures or improvements are made on site.

Recommendation

Staff Comments: The existing deck on Lot 2 crosses the rear lot line into a property not included in the plat. Because the lot line is an existing lot line, the staff cannot require the adjacent property be included in this plat. An encroachment note should be added to allow this to be known during any title research. The staff also notes that the structure on Lot 1 shall only be used for uses allowed within the appropriate zoning district.

Staff Recommendation: The Staff has reviewed this subdivision and finds that if the conditions are met 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) Modifying the encroachment note to state: The existing deck on Lot 2 encroaches into an adjacent parcel not included in the plat.