



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 21, 2021 - 4:00 P.M.

County-City Building
Fourth-Floor Council Chambers
www.tinyurl.com/southbendplancommission

PUBLIC HEARING:

A. REZONINGS

- Location:** 233 AND 237 PAGIN ST PC#0057-21
Petitioner: ALECSANDER WOODSON
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

ITEMS NOT REQUIRING A PUBLIC HEARING:

A. MINOR SUBDIVISIONS

- Name:** Curtis Products - Goodwill Minor Subdivision PC#0055-21
Location: 401 N. BENDIX DR. SOUTH BEND, IN 46628
- Name:** Zook's Clemens Street 2nd Minor Subdivision PC#0056-21
Location: 606 CLEMENS ST. SOUTH BEND, IN 46619

B. FINDINGS OF FACT - None for consideration

C. UPDATES FROM STAFF

D. MINUTES – May 17, 2021

E. ADJOURNMENT

Property Information

Location: 233 AND 237 PAGIN ST
Owner: ALECSANDER WOODSON

Requested Action

Rezone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2

Project Summary

Combine the following lots: 233 and 237 Pagin to build (4) 1200 sq ft dwellings. Each unit is comprised of a two story townhouse. The total footprint of the structure is 40' x 64'.

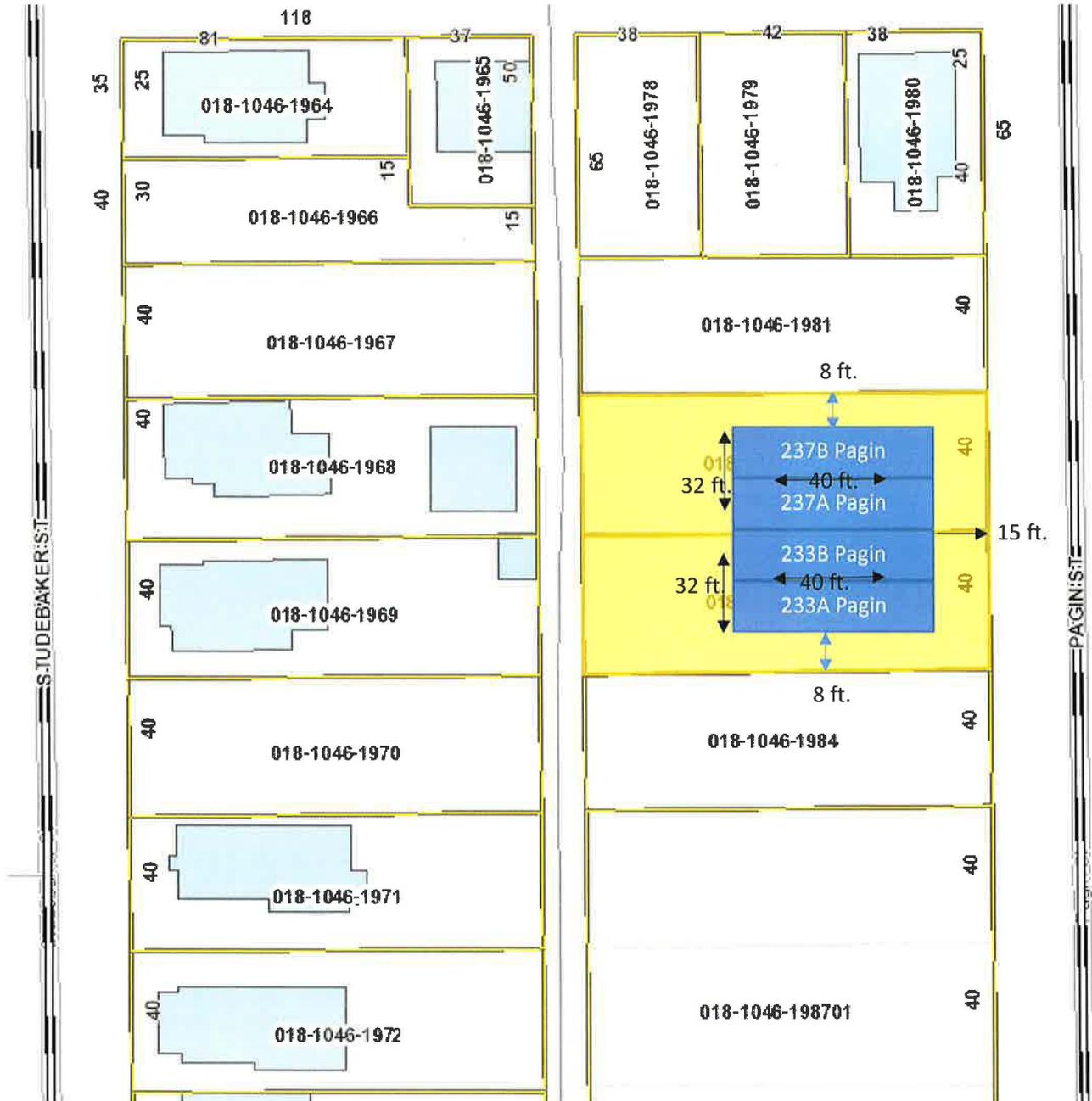
Location Map



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 site is currently vacant with a fence surrounding the property.

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

East: To the east, across Pagin Street, is a vacant lot zoned U1 Urban Neighborhood 1.

South: To the south is a vacant lot zoned U1 Urban Neighborhood 1.

West: To the west are single unit dwellings 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 current site plan shows four connected townhouses being constructed on the two lots facing Pagin Street with parking accessed by the rear alley.

Zoning and Land Use History and Trends:

The neighborhood was largely established in the late 1800s as a walkable urban single family neighborhood consisting of single family homes with the occasional duplex or triplex, accessed by rear alleys. Through the last few decades, the neighborhood has experienced severe population decline, resulting in large sections of the neighborhood consisting of numerous vacant lots.

Traffic and Transportation Considerations:

Pagin Street is a narrow two lane street with on-street parking.

Agency Comments

Agency Comments:

New sidewalks and other site improvements may be required at the time of permitting. 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 transit, this property is well suited for U2 zoning.

As the neighborhood has experienced severe population decline, adding diverse housing options will help reestablish the potential for the neighborhood corridor of Linden Avenue as well as stabilize the local population.

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:

There are no neighborhood specific plans for this area.

2. Current Conditions and Character:

The existing neighborhood was a dense urban single-family neighborhood. Over time, the demolition of homes has resulted in an increased number of vacant lots and population decline. Most of the homes in the neighborhood date from the late 1880s.

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. Adding additional population to the neighborhood should 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 written commitments proposed by the petitioner.

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. Allowing the rezoning increases the ability for housing to be built in a neighborhood which has seen severe population decline and a lack of new housing options.

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

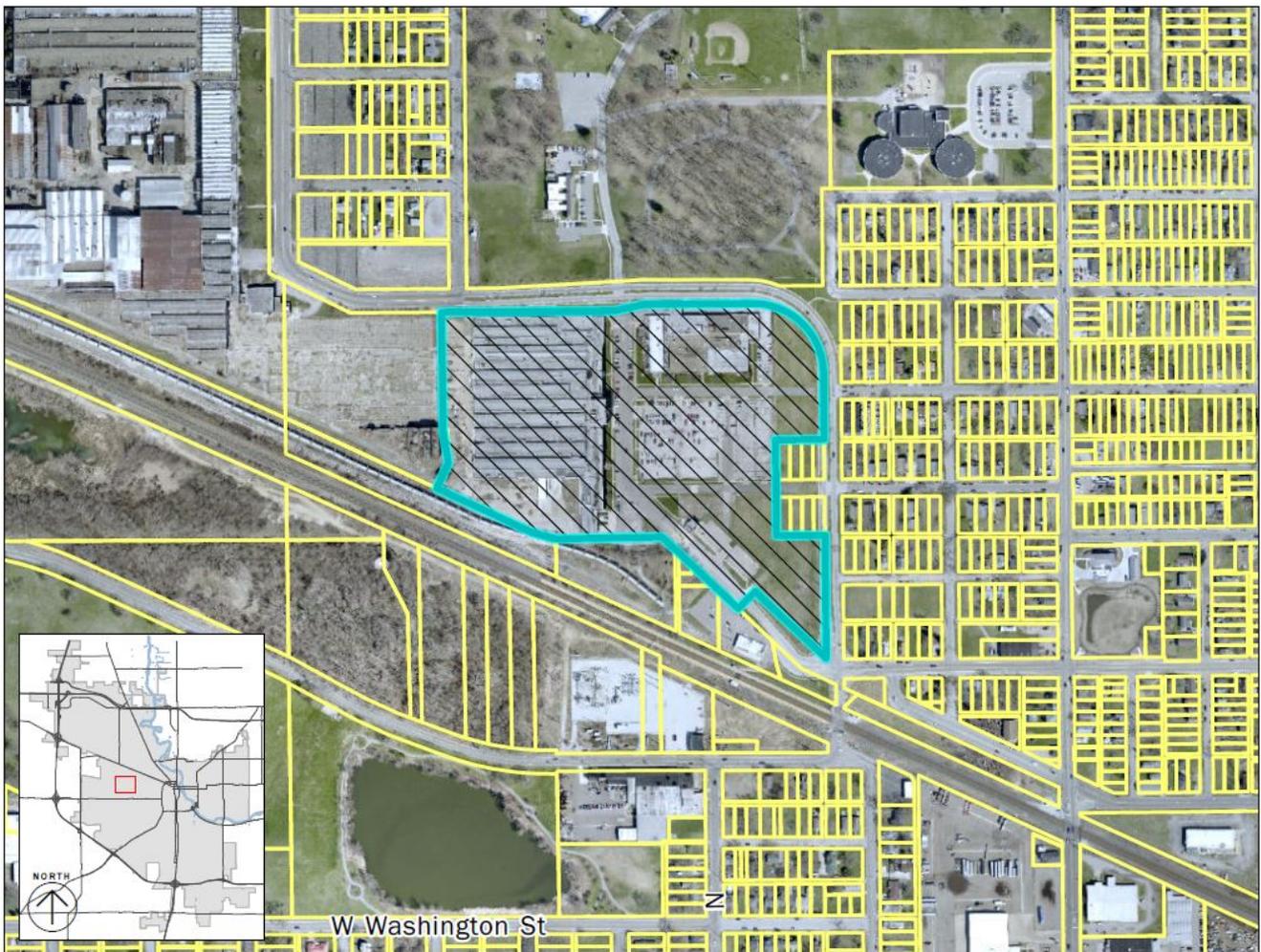
Subdivision Name: **CURTIS PRODUCTS - GOODWILL MINOR SUBDIVISION**

Location: The Minor Primary subdivision is located between the Penn Central Railroad and Bendix Street.

Requested Action

The total area of the subdivision is 23.17 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 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) Accurately showing the municipal sewer and water easements as noted by Engineering

Project Details

Environmental Data:	A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
Drainage:	On-site drainage will be addressed at the time of development.
Rights-Of-Way:	The rights-of-way are correct as shown.
Utilities:	The site will be served by Municipal Water and Sewer.
Agency Comments:	There are no additional comments at this time.

Recommendation

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

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) Accurately showing the municipal sewer and water easements as noted by Engineering

Property Information

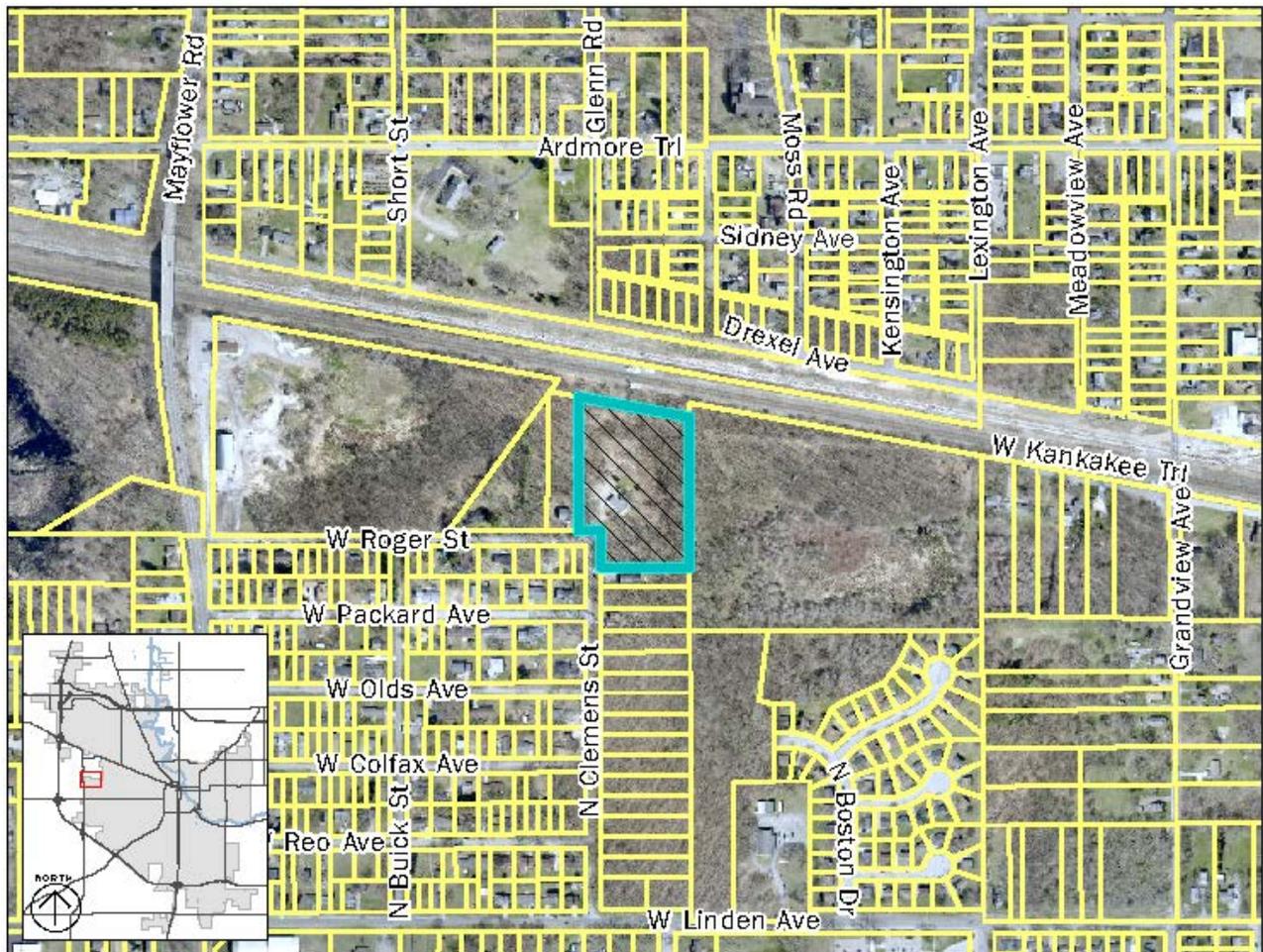
Subdivision Name: **Zook's Clemens Street 2nd Minor Subdivision**

Location: This Minor Primary subdivision is located at the intersection of Rogers Ave and Clemens Street.

Requested Action

The total area of the subdivision is 4.48 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 Primary Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Primary Approval.

Project Details

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

Drainage: No drainage plan is 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 Sewer.

Agency Comments: Access for Lot 2 will need to be from Clemens Street.

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 Primary Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Primary Approval.