



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, August 16, 2021 - 4:00 P.M.

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

PUBLIC HEARING:

A. REZONINGS

- Location:** 912, 914, and 918 DUBAIL AVE and 1711 DALE AVE - PC#0065-21
Petitioner: 2010 INVESTMENT GROUP
Requested Action:
Rezoning: From U1 Urban Neighborhood 1 to U3 Urban Neighborhood 3
Tabled to September 20, 2021
- Location:** 1905 COLLEGE ST PC#0066-21
Petitioner: SOUTH BEND SCHOOL CORPORATION
Requested Action:
Rezoning: From U1 Urban Neighborhood 1 to U3 Urban Neighborhood 3

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 - None for consideration

B. FINDINGS OF FACT - None for consideration

C. UPDATES FROM STAFF

D. MINUTES – July 19, 2021

E. ADJOURNMENT

Property Information

Location: 1905 COLLEGE ST
Owner: SOUTH BEND SCHOOL CORPORATION

Requested Action

Rezone from U1 Urban Neighborhood 1 to U3 Urban Neighborhood 3

Project Summary

Proposed project would rehabilitate and adaptively reuse the former Marquette Elementary School as approximately 46 affordable apartments.

Location Map



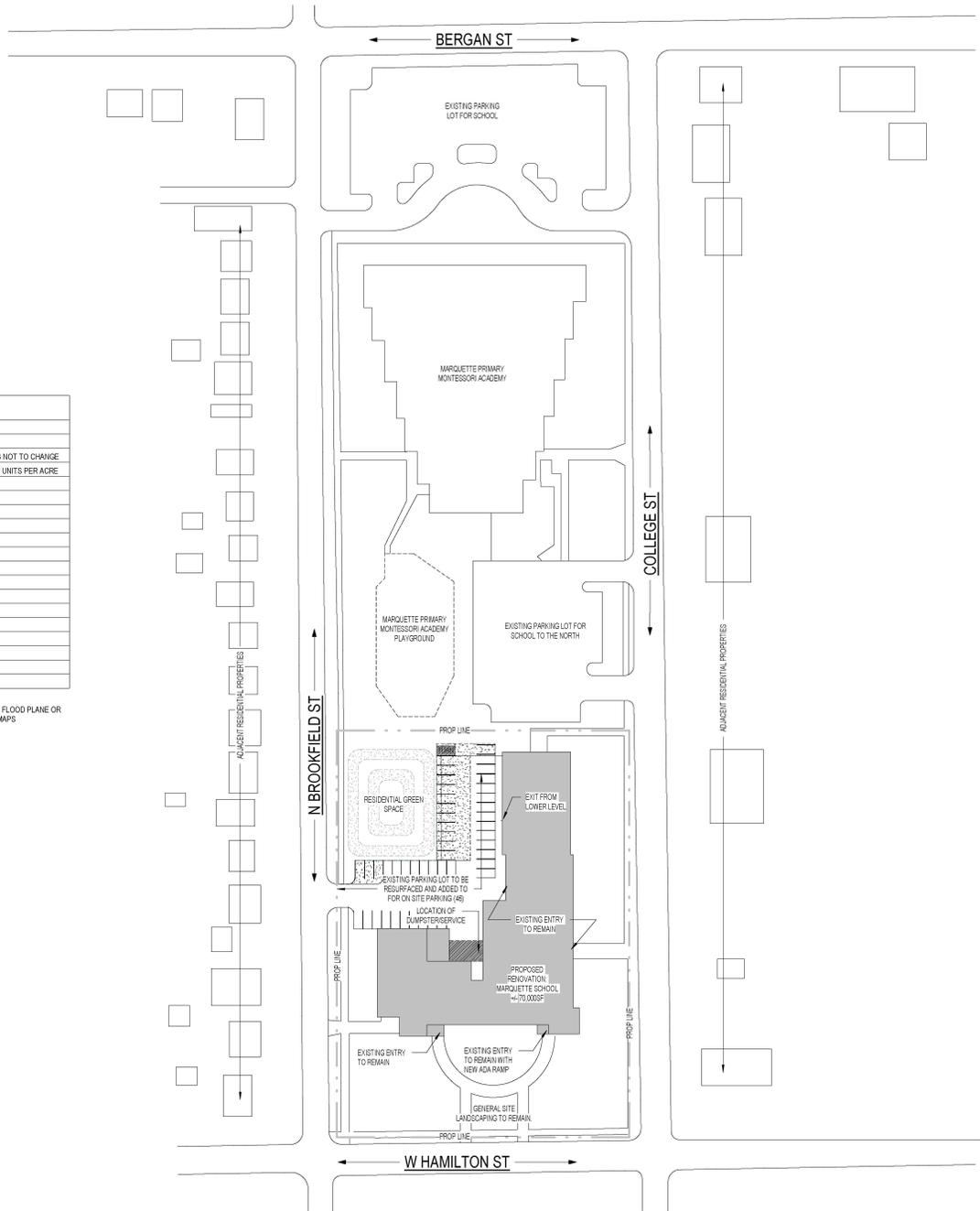
Recommendation

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

PROJECT INFORMATION	
TOTAL LOT ACREAGE (AC)	2.87 ACRES
TOTAL LOT COVERAGE (AC)	1.75 ACRES (1 EXG NOT TO CHANGE)
DENSITY (UNITS PER ACRE)	46 UNIT/2.87 = 16 UNITS PER ACRE
UNIT ADA TYPE BREAKDOWN	
Fully Accessible Units	2
Type 'A' Unit	1
Type 'B' Units	43
Total Units	46
PARKING BREAKDOWN	
ADA Parking Spaces	2 MN
Non ADA Parking	44
Total Parking Spots	46
BUILDING AREAS	
Total Residential Area	54,026 GSF
Total Gross Area	70,433 GSF

*** NOTE: NO PORTION OF THIS SITE IS LOCATED IN A FLOOD PLANE OR CONTAINS WETLANDS BASED ON FLOOD AND USGS MAPS



Site & Context

Land Uses and Zoning:

- On site: Currently on site is the original Marquette School, now vacant, with an adjacent parking lot.
- North: To the north is Marquette Primary Montessori School zoned S1 Surban Neighborhood 1.
- East: To the east, across N College Street, are single family homes and occasional vacant lots zoned S1 Suburban Neighborhood 1.
- South: To the south, across W Hamilton, are single family homes zoned U1 Urban Neighborhood 1 and S1 Suburban Neighborhood 1.
- West: To the west, across N Brookfield, are single family homes zoned U1 Urban Neighborhood 1.

District Intent:

The U3 District is established to provide for, promote, and maintain the development of a full range of housing types located near neighborhood centers and along major streets in urban neighborhood centers and along major streets in urban neighborhoods in core and outlying areas of the City.

Site Plan Description:

The site plan shows the former Marquette School rehabilitated and converted into approximately 46 affordable apartments. General site landscaping and existing entries are identified as remaining with existing north parking lot resurfaced and slightly expanded for onsite parking. Three of the additional parking spaces would require a variance for parking spaces in the corner yard. The project will need to include streetscape landscaping and parking area screening as part of the rezoning process.

Zoning and Land Use History and Trends:

The neighborhood was largely established between the 1920s -1950s. The neighborhood serves as one of the last examples of fast housing growth within the city limits. The house styles vacillate between more urban styled pre-World War II housing and post-World War II suburban style housing. This has resulted in a neighborhood with some blocks being zoned U1 Urban Neighborhood 1 District on slightly smaller lots than others zoned S1 Suburban Neighborhood 1 District.

While the neighborhood has some vacant lots scattered near the school property, most of these lots were never built on and have been vacant since the original platting of the neighborhood. Over the past two to three decades the neighborhood has seen population decline and a scattering of housing demolition. Since a peak population of the broader census tract in 1970, the area has lost 29% of its population.

Traffic and Transportation Considerations:

All streets bordering the property - W Bergan, N Johnson, W Hamilton, and N College - are two lane streets with on-street parking in limited locations.

Agency Comments

Agency Comments:

There are no additional comments at this time.

Staff Comments:

Rezoning property within an established single-family neighborhood to multi-family should always be considered with care. This is a unique case of an adaptive reuse of an historic landmark already existing within the neighborhood. Due to the historic protection provided by the historic landmark designation, rezoning the property to allow for multifamily will be accomplished in a manner appropriate for the surrounding neighborhood as well as giving new use to a local landmark.

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 local amendments to the Comprehensive Plan for this neighborhood.

2. Current Conditions and Character:

The existing neighborhood consists of medium density residential single family housing and large groupings of more suburban auto-orientated housing. Over time, the neighborhood has lost population through decreasing household sizes and the loss of housing units.

The building was constructed in 1937 as an elementary school for the growing neighborhood and was expanded in the 1940s and 1950s. The building was last used as an elementary school in 2011 as a new school, Marquette Primary Montessori Academy, was built to the immediate north of the former school. Since 2015, the building has been boarded up and has had no use.

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:

Allowing the reuse of a currently vacant building, which has been left unused for over a decade, should not impact the use or value of surrounding properties. The proposed development should not create negative impacts on the surrounding properties. Additional residential units should improve the overall value of the neighborhood by helping to stabilize a declining population.

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:

Analysis: Rezoning the site to U3 Urban Neighborhood 3 would allow for residential growth and increased housing options in the neighborhood. The vacant former school is a risk to future growth in the neighborhood, as well as a negative pressure on current housing values. As a protected landmark, there are limited possibilities for the reuse of the building. By adaptively reusing the building for housing, a local landmark would find a new life without drastically changing the established character of the neighborhood. Because the building is under the protection of the Historic Preservation Commission, the risk of a multifamily in any other form than the existing building would be minimal.

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