



# 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](http://www.southbendin.gov/zoning)

## AGENDA

**Monday, November 15, 2021 - 4:00 P.M.**

County-City Building  
Fourth-Floor Council Chambers  
[www.tinyurl.com/southbendplancommission](http://www.tinyurl.com/southbendplancommission)

### PUBLIC HEARING:

A. REZONINGS

1. **Location:** 602 Dayton PC#0074-21  
**Petitioner:** INDIANA #602 LAND TRUST  
**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 - None for consideration

B. FINDINGS OF FACT – October 18, 2021

C. UPDATES FROM STAFF

D. MINUTES – October 18, 2021

E. ADJOURNMENT



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**Property Information**

Location: 602 Dayton  
Owner: INDIANA #602 LAND TRUST

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**Requested Action**

Rezone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2

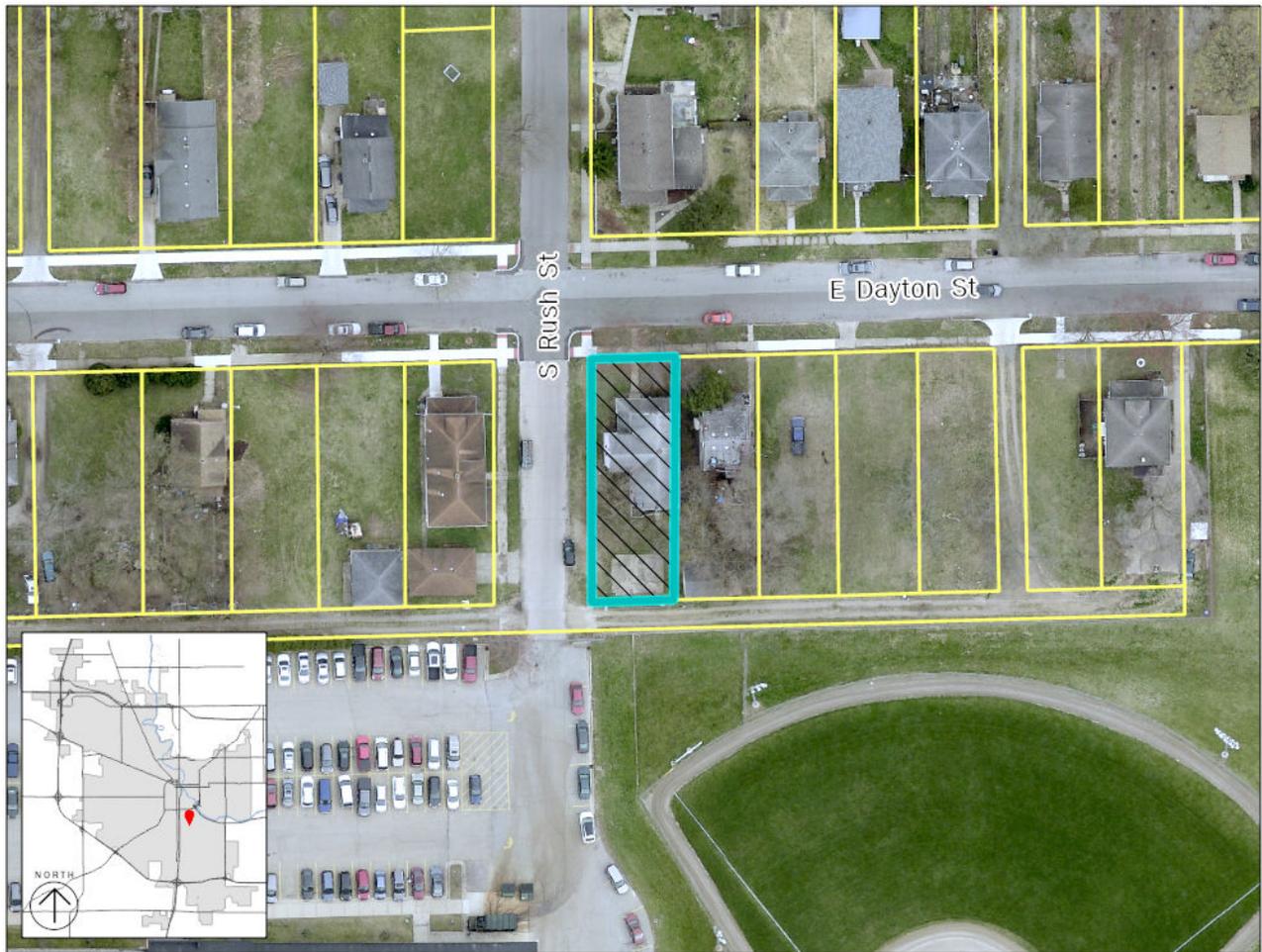
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**Project Summary**

To continue the use as a multi unit structure.

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**Location Map**



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**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, subject to acquiring a Certificate of Rental Safety from Code Enforcement.

Proposed Site Plan



## Site & Context

### Land Uses and Zoning:

- On site: On site is a residential structure already in use as a multi-unit dwelling.
- North: Across E Dayton Street are residential structures zoned U1 Urban Neighborhood 1 District.
- East: A residential structure and several vacant lots zoned U1 Urban Neighborhood 1 District.
- South: Riley High School sports fields zoned U2 Urban Neighborhood 2 District.
- West: Across S Rush Street property 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 no major alterations to the existing site.

### Zoning and Land Use History and Trends:

The neighborhood was largely established in the early 1900s as a walkable urban single family neighborhood consisting of single family homes with the occasional small scale multi-family building. However, like many of the South Bend neighborhoods which were well established by the 1950's, the Southeast Neighborhood was impacted by the economic, social, and cultural decline that took place following the closing of Studebaker and other industrial employers. Since the mid to late 1990's there have been a number of large scale redevelopment efforts that impacted over 20% of the neighborhoods area – mainly focused on land north of Broadway. These efforts resulted in the removal of residential to accommodate development that was institutional – Boys and Girls Club and Juvenile Justice Center; educational - Ivy Tech Community College and Riley High School expansion; and recreational – Southeast Neighborhood Park.

Through the last few decades, the neighborhood has experienced severe population decline, resulting in large sections of the neighborhood consisting of numerous vacant lots. Recent public-private partnerships with neighborhood groups have resulted in the construction of new residential units in the area.

### Traffic and Transportation Considerations:

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

## Agency Comments

### Agency Comments:

The property should comply with all City Ordinances, including parking location, land lord registration and all property maintenance requirements.

There were no engineering comments at this time.

### Staff Comments:

The larger Southeast Neighborhood has seen housing units demolished and an increase in vacant lots over the past half decade as the population of the neighborhood has continued to decline resulting in declining housing stock for residents. Recent efforts to build new residential structures in the neighborhood would be complimented by the incorporation of multi-unit structures in the area as well.

## 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 Southeast Neighborhood Master Plan (2015) Strategy 5.3 Support the production of a range of housing types, including new construction and rehabilitation of market rate and affordable rental housing.

##### Land Use Plan:

The Southeast Neighborhood Master Plan (2015) identifies this area Institutional. The City Plan, South Bend Comprehensive Plan (2006) identifies this area for Medium Density Residential.

##### Plan Implementation/Other Plans:

City Plan, South Bend Comprehensive Plan (2006), Objective H1: Ensure that an adequate supply of housing available to meet the needs, preferences, and financial capabilities of households now and in the future.

#### 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 early 1900s. A mix of multi-unit residential has developed on various sites throughout the neighborhood, most of which were single unit structures than have been converted.

#### 3. Most Desirable Use:

The most desirable use, at this time, is a range of low to medium density residential housing types that will seamlessly fit the established character of the neighborhood. Institutional uses would also be permitted.

#### 4. Conservation of Property Values:

Allowing for the continued use of the property should help stabilize property values throughout the area as opposed to the building being torn down.

#### 5. Responsible Development and Growth:

It is responsible development and growth to allow for a variety of housing options within this neighborhood.

## Analysis & Recommendation

**Commitments:** There are no commitment proposed at this time.

**Analysis:** Rezoning the site to U2 Urban Neighborhood 2 District will allow for the structure to continue to be used as a multi-unit dwelling, which will provide increased housing options while not drastically changing the established character of the neighborhood.

**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, subject to acquiring a Certificate of Rental Safety from Code Enforcement.