



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, December 20, 2021 - 4:00 P.M.

County-City Building
Fourth-Floor Council Chambers

www.tinyurl.com/southbendplancommission

PUBLIC HEARING:

A. REZONINGS

1. **Location:** 446 CARLISLE ST PC#0075-21
Petitioner: TORRES RIGOBERTO
Requested Action:
Rezoning: From U1 Urban Neighborhood 1 to NC Neighborhood Center
2. **Location:** 2430 Prairie Ave. PC#0077-21
Petitioner: LEOPOLD EMMA 1/2 AND HANCZ SCOTT E & HANCZ ERIC J & BULLINGTON AMY L 1/2 INT
Requested Action:
Rezoning: From S1 Suburban Neighborhood 1 to C Commercial
Tabled to January 18, 2022

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:** DEV HT IRELAND ROAD MINOR SUBDIVISION PC#0073-21
Location: 1881 AND 1897 E IRELAND RD

B. FINDINGS OF FACT - None for consideration

C. UPDATES FROM STAFF

D. MINUTES - November 15, 2021

E. ADJOURNMENT

Property Information

Location: 446 CARLISLE ST
Owner: TORRES RIGOBERTO

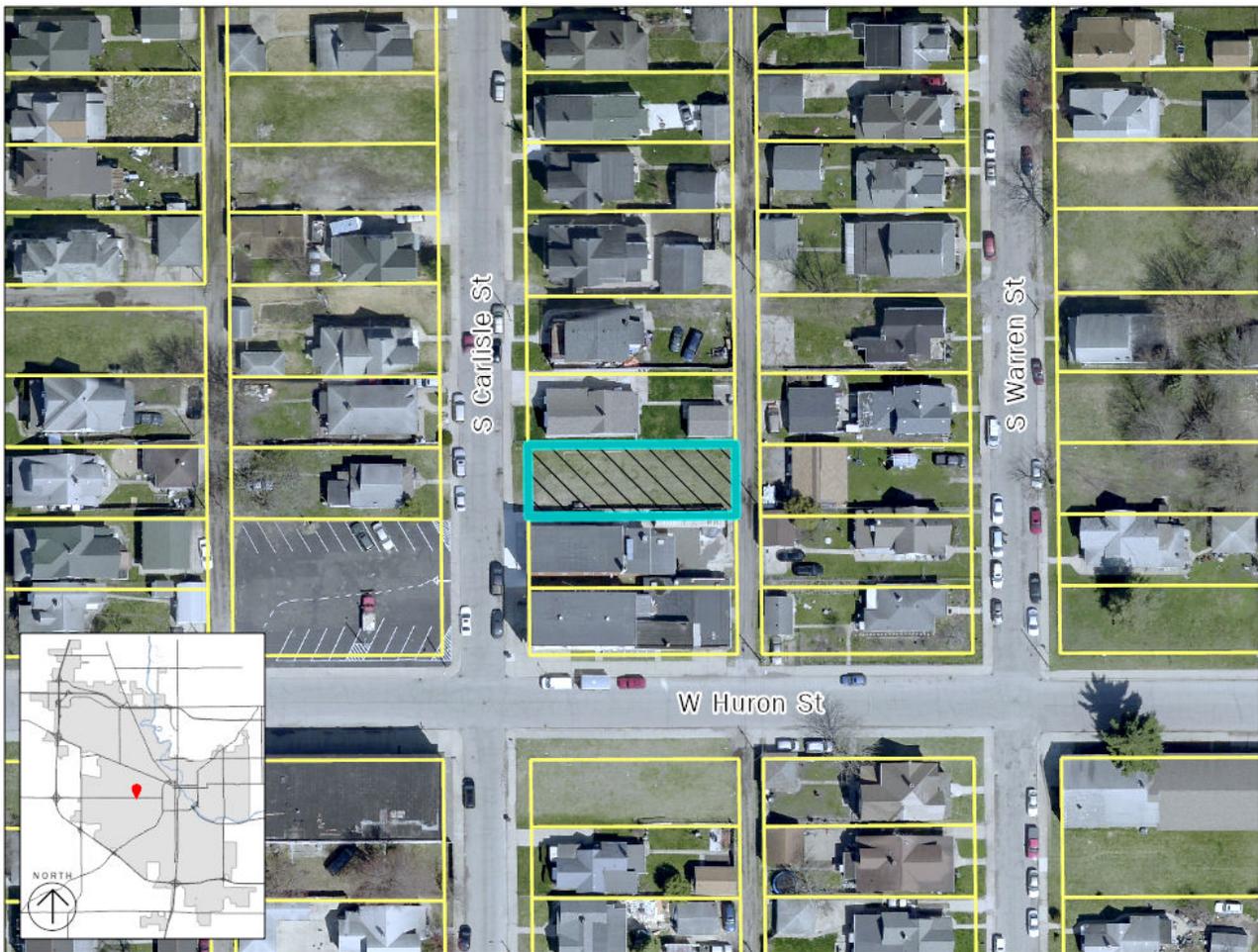
Requested Action

Rezone from U1 Urban Neighborhood 1 to NC Neighborhood Center

Project Summary

Constructing an addition to the business located at 450 S. Carlisle.

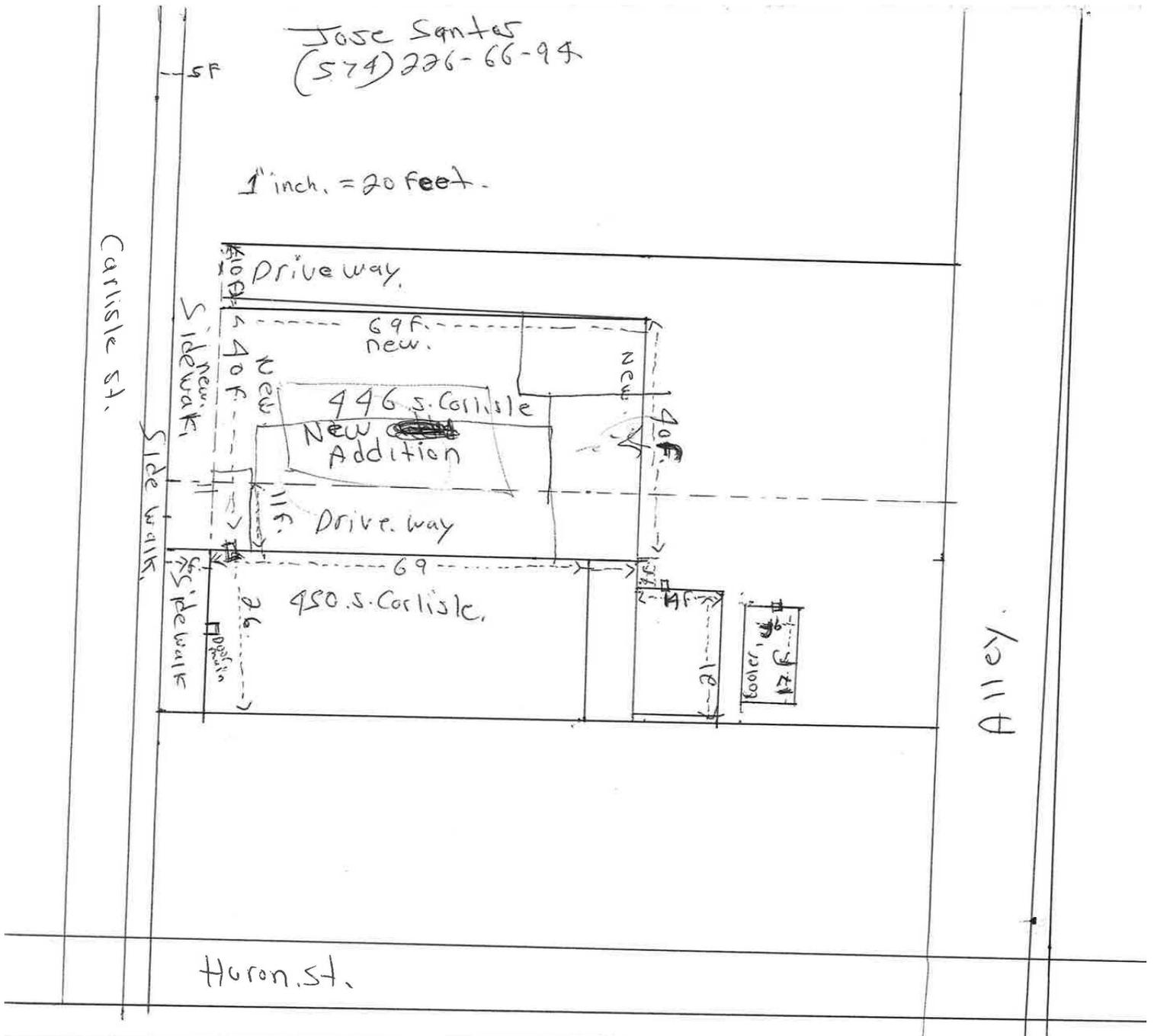
Location Map



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: On site is a vacant lot under common ownership with petitioner's current business to the south.
- North: To the north is a single unit dwelling zoned U1 Urban Neighborhood 1 District.
- East: To the east, across an alley, are single unit dwellings zoned U1 Urban Neighborhood 1 District.
- South: To the south is a restaurant zoned NC Neighborhood Center.
- West: To the west, across Carlisle, are single unit dwellings zoned U1 Urban Neighborhood 1 District and a parking lot zoned NC Neighborhood Center District.

District Intent:

The NC District is established to promote higher intensity, urban neighborhood centers, typically located near the intersection of major streets, in core and outlying areas of the City that are well connected to surrounding neighborhoods.

Site Plan Description:

The current site plan shows an addition added to the current business at 450 S. Carlisle to increase the size of the restaurant. The final design and size have not been determined.

Zoning and Land Use History and Trends:

The building of the current business dates to 1904, a similar beginning point for the surrounding neighborhood. Most of the homes and commercial structures date to the early 1900s when the area experienced large scale growth through growing manufacturing employment opportunities and incoming immigration.

The neighborhood is dotted with a number of small scale restaurants and commercial establishments at corner properties zoned appropriately.

Traffic and Transportation Considerations:

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

Agency Comments

Agency Comments:

There were no engineering comments at this time.

Staff Comments:

The proposed rezoning will allow for the expansion of an existing building and business in line with the traditional development of the surrounding urban neighborhood.

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 city's comprehensive plan, City Plan (2006) (Objective ED2) Retain existing businesses and recruit new ones to the city. Allowing the rezoning of the site will allow for the expansion and retention of a current business in the city.

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 is a dense urban single-family neighborhood. Most of the homes in the neighborhood date from the early 1900s. Many small scale commercial buildings exist on corner lots which continue to serve the neighborhood.

3. Most Desirable Use:

The most desirable use, at this time, is to allow for the expansion of an already existing business which fits into the established character of the neighborhood.

4. Conservation of Property Values:

If constructed to the current Neighborhood Center district standards, the expansion and investment of a current neighborhood business should not negatively impact the use or value of surrounding properties in the area. Allowing new development on a vacant lot should improve the overall value of the neighborhood.

5. Responsible Development and Growth:

It is responsible development to allow for the expansion of an existing neighborhood business within this urban neighborhood.

Analysis & Recommendation

Commitments: There are not commitments proposed at this time.

Analysis: Rezoning the site to NC Neighborhood Center will allow for the growth of an existing neighborhood business while not drastically changing the established character. The proposed rezoning increases allows for the expansion of a business in a matter that conforms to the established development pattern.

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

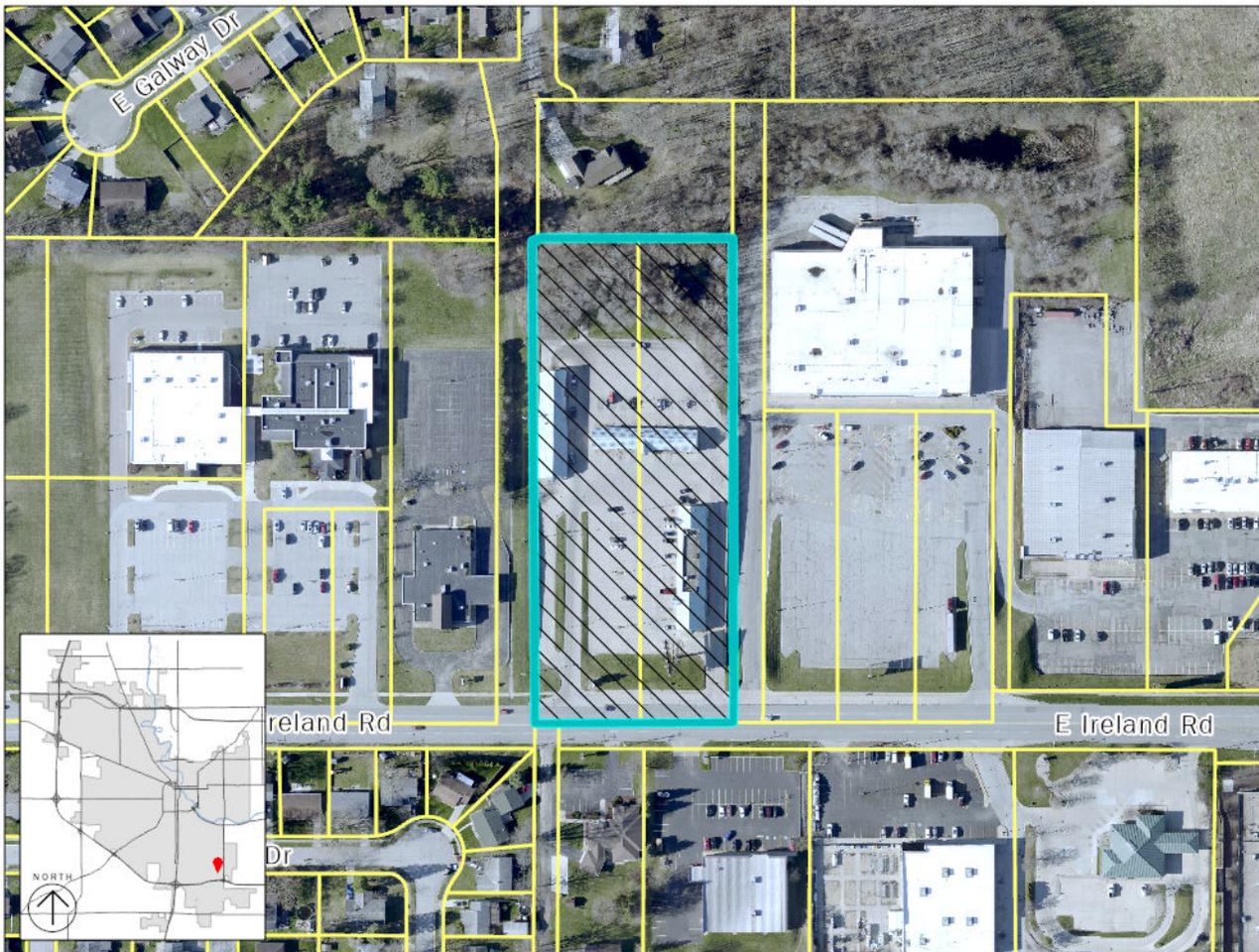
Subdivision Name: **DEV HT IRELAND ROAD MINOR SUBDIVISION**

Location: This Minor Primary subdivision is located 1881 AND 1897 E IRELAND RD

Requested Action

The total area of the subdivision is 4.12 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: 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 Municipal Sewer.

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

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.

