



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, March 17, 2025 - 4:00 P.M.

County-City Building

Fourth-Floor Council Chambers

<https://tinyurl.com/sbplancommission-2025>

PUBLIC HEARING:

A. REZONINGS

- 1) **Location:** 3527 LINCOLNWAY **PC#0244-25**
Petitioner: CECILIA BROWN
Requested Action:
Rezoning: From S1 Suburban Neighborhood 1 to UF Urban Neighborhood Flex

B. MAJOR SUBDIVISIONS - None for consideration

C. TEXT AMENDMENTS - None for consideration

ITEMS NOT REQUIRING A PUBLIC HEARING:

A. MINOR SUBDIVISIONS

1. **Name:** THE POINTE AT RIVER WALK SECOND MINOR SUBDIVISION **PC#0245-25**
Location: 703 NORTHSIDE BLVD

B. FINDINGS OF FACT – January 21, 2025

C. MINUTES – January 21, 2025

D. UPDATES FROM STAFF

E. ADJOURNMENT

Property Information

Location: 3527 LINCOLNWAY
Owner: CECILIA BROWN

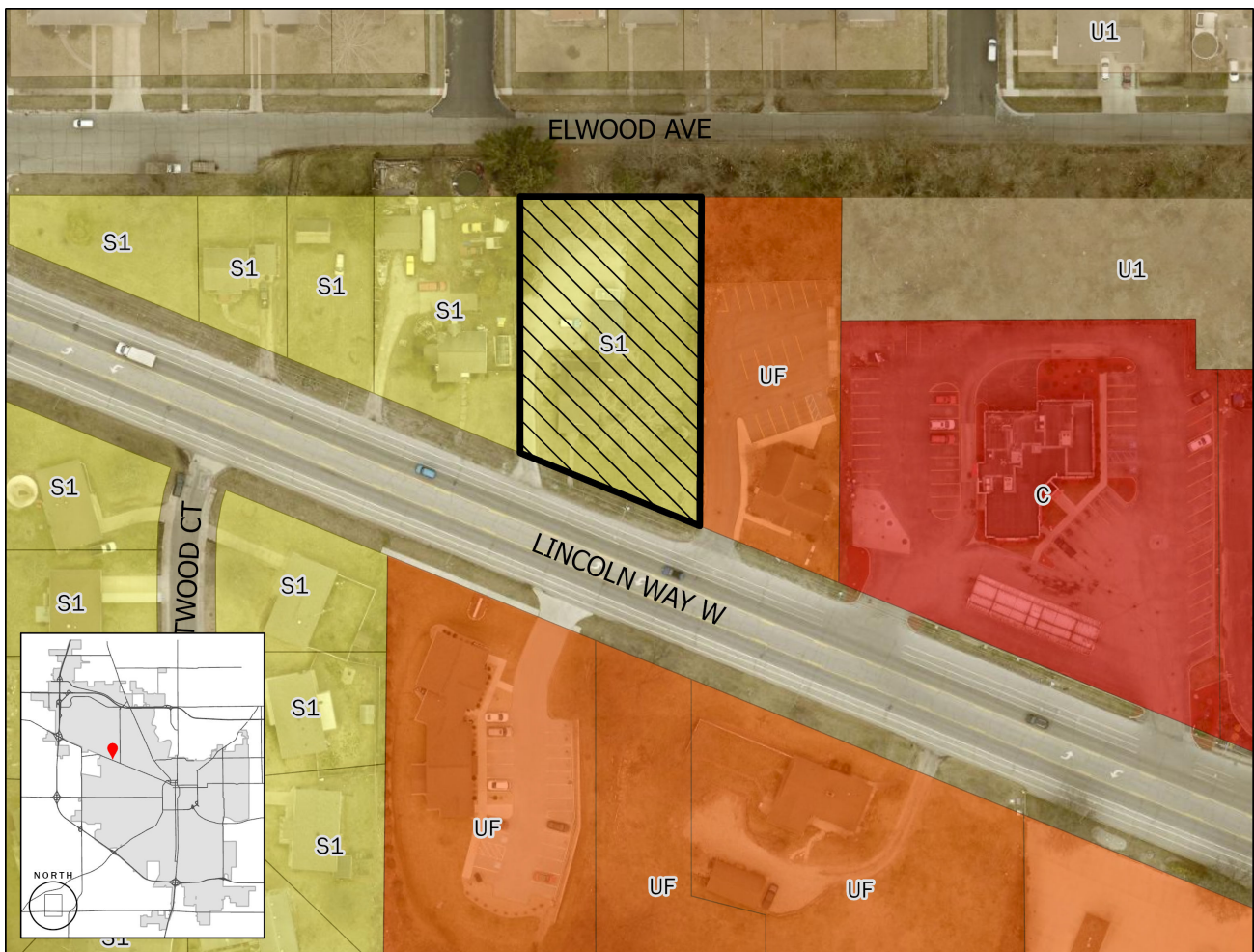
Requested Action

Rezone from S1 Suburban Neighborhood 1 to UF Urban Neighborhood Flex

Project Summary

Utilize an existing house as a day spa.

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: A 2,355 square foot house
 North: Across Elwood Avenue, residential dwellings zoned U1 Urban Neighborhood 1
 East: An office zoned UF Urban Neighborhood Flex
 South: Across Lincoln Way West, an office zoned UF Urban Neighborhood Flex
 West: A residential dwelling zoned S1 Suburban Neighborhood 1

District Intent:

The UF District is established to enhance and support a full range of housing types and small-scale commercial uses found outside neighborhood centers in core and outlying areas of the City.

Site Plan Description:

No substantial exterior work is proposed at this time. The interior of the house will be used as a day spa.

Zoning and Land Use History and Trends:

A one unit dwelling was constructed on the site in 1916. Most recently, the house was utilized as an office space and as a rental property.

Traffic and Transportation Considerations:

At this site, Lincoln Way West is a 64' wide street with one lane of traffic in each direction, a center two-way left turn lane, and bike lanes.

Agency Comments

Agency Comments:

There are no additional comments at this time.
 There are no Engineering comments at this time.

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 LU 2.2: Pursue a mix of land uses along major corridors and other locations identified on the Future Land Use Map

Land Use Plan:

The Future Land Use Plan identifies this area for Low Density Residential, though the property is adjacent to areas identified for Commercial (Office & Retail) and is proximal to an intersection highlighted as a future Regional Commercial Node

Plan Implementation/Other Plans:

There are no other plans specific to this area.

2. Current Conditions and Character:

A 2,355 square foot one unit dwelling was constructed on the site in 1916.

3. Most Desirable Use:

The most desirable use, at this time, is one that is consistent with the built form and uses of the surrounding area.

4. Conservation of Property Values:

Lincoln Way West is a major mixed-use corridor. The proposed use of the property as a day spa should not have a negative impact on property values throughout the area.

5. Responsible Development and Growth:

It is responsible development and growth to allow for the site to be developed consistently with the built form and uses of the surrounding area.

Analysis & Recommendation

Commitments: There are no commitments proposed at this time.

Analysis: Lincoln Way West is a major mixed-use corridor. Rezoning the property to UF would allow for a small scale commercial use that is consistent with the built form and land use of the surrounding area. The UF rezoning would still allow the property to host a full range of residential uses, offering flexibility to respond to the needs of the community.

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: **THE POINTE AT RIVER WALK SECOND MINOR SUBDIVISION**

Location: 703 NORTHSIDE BLVD

Requested Action

The total area of the subdivision is .98 acres and will consist of 13 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 Primary Approval, subject to the following: Addressing easements comments from Engineering.

Project Details

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

Drainage: Drainage plan provided as part of building permitting.

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: None 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 Primary Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Primary Approval, subject to the following: Addressing easements comments from Engineering.