



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, April 21, 2025 - 4:00 P.M.
County-City Building
Fourth-Floor Council Chambers
www.tinyurl.com/southbendplancommission

PUBLIC HEARING:

- A. REZONINGS - None for consideration
- B. MAJOR SUBDIVISIONS - None for consideration
- C. TEXT AMENDMENTS - None for consideration

ITEMS NOT REQUIRING A PUBLIC HEARING:

- A. MINOR SUBDIVISIONS
 - 1 **Name:** UND VELDMAN FAMILY PSYCHOLOGY CLINIC MINOR
SUBDIVISION PC#0246-25
 - Location:** 501 N HILL St
- B. FINDINGS OF FACT - None for consideration
- C. UPDATES FROM STAFF
- D. MINUTES – March, 17,2025
- E. ADJOURNMENT

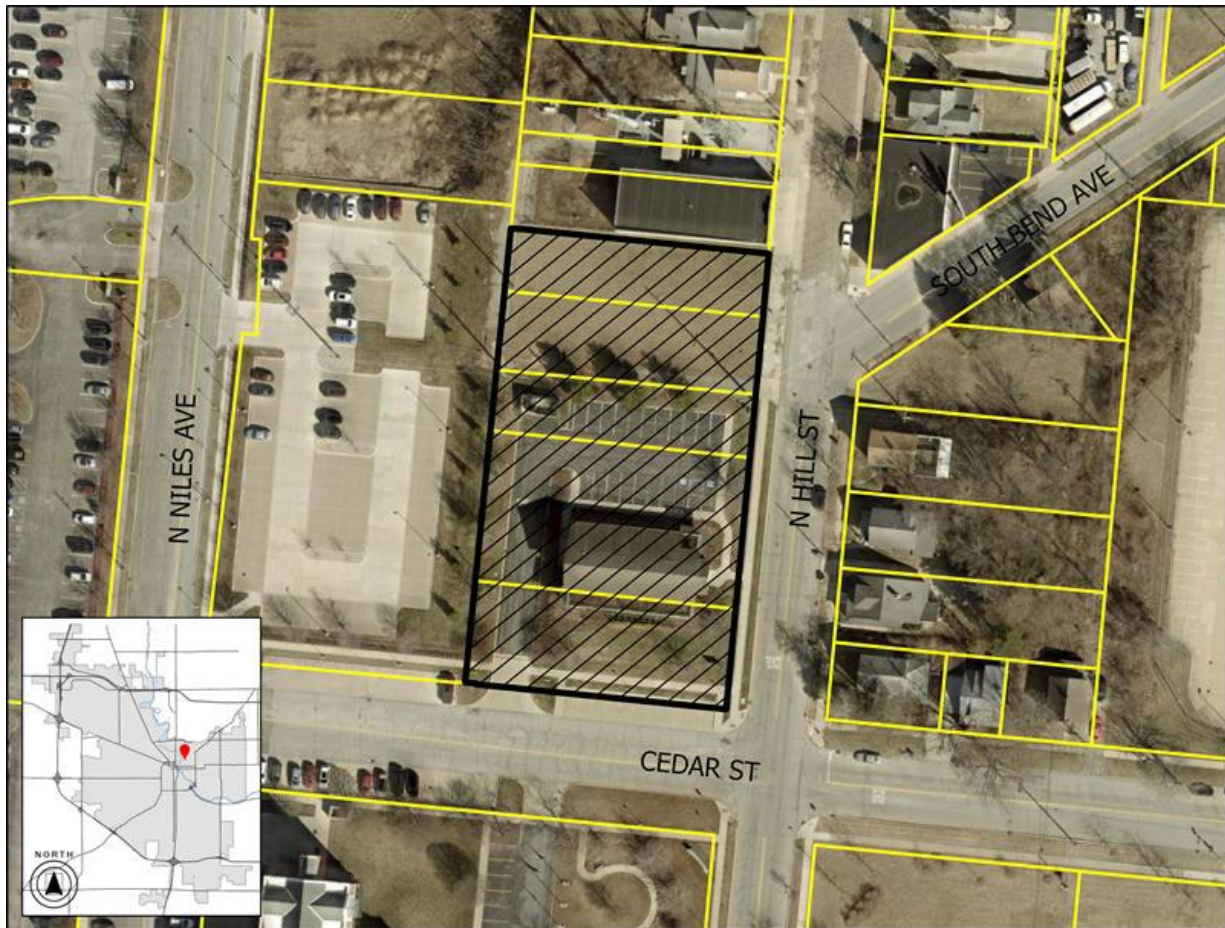
Property Information

Subdivision Name: **UND VELDMAN FAMILY PSYCHOLOGY CLINIC MINOR SUBDIVISION**

Location: 501 N HILL St

Requested Action

The total area of the subdivision is 1.18 acres and will consist of 1 building lot.

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.

Proposed Plat

File: J:\Papers\2023 Projects\2023-0367102_Survey\Subdivision Plot\K-32662 Plot along Savad Bypasses District 2023-03-27 8:55 A.m

[illegible]

Project Details

Environmental Data:	A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
Drainage:	Received and approved through Building Permit process.
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:	Not at this time.

Recommendation

Staff Comments: There are 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.