



# City of South Bend PLAN COMMISSION

City Hall  
215 S. Martin Luther King, Jr. Blvd.  
Suite 500  
South Bend, IN 46601  
(574) 235-7627  
[www.southbendin.gov/zoning](http://www.southbendin.gov/zoning)

## SOUTH BEND PLAN COMMISSION AGENDA

**Monday, June 15, 2026 - 4:00 P.M.**

City Hall

Third-Floor Council Chambers

Meeting Link - <https://www.southbendin.gov/sbpc>

Meeting Recordings - <https://tinyurl.com/PlanCommission2026>

### PUBLIC HEARING:

#### A. REZONINGS

1) PC#0307-26

**Location:** 1241 RIVERSIDE DR (Five parcels with no. 018-1094-3937)

**Petitioner:** CIVIL CITY OF SOUTH BEND

**Requested Action:** Rezoning from Unzoned to OS Open Space

2) PC#0310-26

**Location:** 4101 MAIN ST and 4115 MAIN ST

**Petitioner:** DEBUYSSER RIC ALAN & JANET ALICE REVOCABLE TRUST &  
AS TRUSTEES

**Requested Action:** Rezoning from S1 Suburban Neighborhood 1 to C  
Commercial

3) PC#0311-26

**Location:** 223 SCOTT ST, 227 SCOTT ST, 705 W. WAYNE ST, 711 W.  
WAYNE ST, 713 W. WAYNE ST, 717 W. WAYNE ST, 723 W. WAYNE ST, 725 W.  
WAYNE ST, 729 W. WAYNE ST, and 710 HOOSE CT

**Petitioner:** SOUTH BEND HERITAGE FOUNDATION INC

**Requested Action:** Rezoning from U1 Urban Neighborhood 1 to U2 Urban  
Neighborhood 2

#### B. COMBINED HEARING

4) PC#0308-26 (part 1)

**Location:** 1801 S MICHIGAN ST

**Petitioner:** BENEDICT XVI, LLC regarding a Minor Subdivision

**Requested Action:** Variances from Section 21-03.07(d) to allow a side setback  
from 0', or minimum 5' if side setback provided, to 2.5' for Lot 2 and from Section  
21-03.07(d) to allow a lot depth of 50' from the required 60' for Lot 3.

B. MAJOR SUBDIVISIONS - None for consideration

C. TEXT AMENDMENTS - None for consideration



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## ITEMS NOT REQUIRING A PUBLIC HEARING:

### A. MINOR SUBDIVISIONS

#### 5) PC#0308-26 (part 2)

**Name:** Benedict XVI Minor Subdivision  
**Location:** 1801 S MICHIGAN ST

#### 6) PC#0319-26

**Name:** Ironwood Plaza, LLC Minor Subdivision  
**Location:** 2081 South Bend Ave

### B. FINDINGS OF FACT – March 16, 2026

### C. UPDATES FROM STAFF

### D. MINUTES – May 18, 2026

### E. ADJOURNMENT

<b>Commissioner</b>	<b>Appointing Agency</b>	<b>Term Start</b>	<b>Term End</b>
Dr. Oliver Davis	Council Appointee		Until reappointed
John Martinez	Venues, Parks and Arts Appointee		Until reappointed
Rebecca Plantz	City Engineer Appointee		Until reappointed
Scott Ford	Board of Public Works Appointee		Until reappointed
Francisco Fotia	Mayoral Appointee	12/22/2025	12/31/2028
Caitlin Stevens	Mayoral Appointee	1/1/2024	12/31/2027
Tyler Gillean	Mayoral Appointee	7/25/2024	12/31/2027
Maureen Miller	Mayoral Appointee	11/4/2025	12/31/2028
Taylor Lewis	Mayoral Appointee	9/4/2025	12/31/2028

**Property Information**

Location: Common address of 1241 RIVERSIDE DR for five city parcels with ID# 018-1094-3937  
Owner: CIVIL CITY OF SOUTH BEND

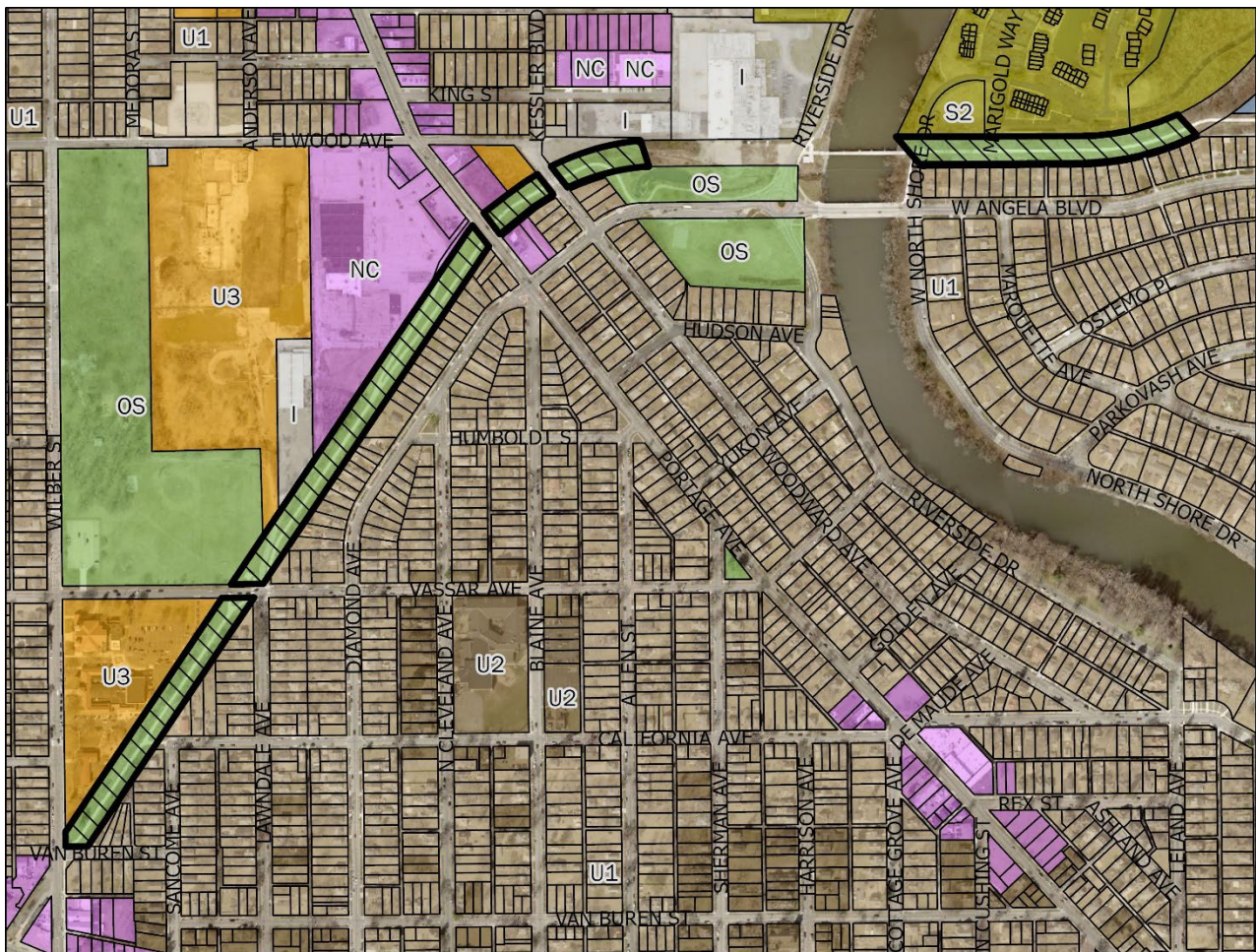
**Requested Action**

Rezone from Unzoned to OS Open Space

**Project Summary**

The City recently completed part of the Coal Line Trail, for which new parcels were created that are currently unzoned.

**Location Map and Proposed Site Plan**



**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.

## Site & Context

### Land Uses and Zoning:

- On site: Trail without a zoning district
- North: A mix of industrial, institutional, multi-unit residential, and park uses, as well as vacant land, zoned U3 Urban Neighborhood 3, OS Open Space, I Industrial, S2 Suburban Neighborhood 2, and NC Neighborhood Center
- East: Predominantly low-density residential uses zoned U1 Urban Neighborhood 1, as well as park space zoned OS Open Space and commercial uses zoned NC Neighborhood Center
- South: Predominantly low-density residential uses zoned U1 Urban Neighborhood 1, as well as park space zoned OS Open Space and commercial uses zoned NC Neighborhood Center
- West: A mix of industrial, institutional, and park uses, as well as vacant land, zoned U3 Urban Neighborhood 3, OS Open Space, I Industrial, and NC Neighborhood Center

### District Intent:

The OS District is established to promote the development of a range of public shared open spaces dispersed through the City.

### Site Plan Description:

These properties constitute most of the Coal Line Trail, a new path for cyclists and pedestrians that connects the East Bank Trail in the Northeast to the western part of the city. Since the trail was built on former railroad right-of-way, these are new parcels that were not given a zoning district when they were created. The petitioner therefore wishes to zone them as OS Open Space to align with their use.

### Zoning and Land Use History and Trends:

These parcels used to contain railroad tracks for the Notre Dame & Western railroad, which was built in 1902. The rail line was used for a number of things, but especially for the purpose of delivering coal to the power plant on Notre Dame's campus. It ceased operations in the 1990s, but the tracks remained until the 2010s when the city acquired the land and began the process of converting it into a multi-use trail. The first phase was opened in 2022 and the second in 2024, while the third phase is currently being designed.

### Traffic and Transportation Considerations:

These properties are intended to be utilized strictly by pedestrians, cyclists, and people using non-motorized forms of transportation. They can be accessed via a number of cross-streets, and the trail itself connects from the East Bank Trail to Lincoln Way West, with the intention of having it continue southward to the Martin Luther King Jr. Dream Center in the third phase.

## Agency Comments

### Agency Comments:

No 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:

In the city's comprehensive plan, Objective LU 8 calls upon the city to "preserve green space land uses." More specifically, policy LU 8.2 says to "encourage the retention of open spaces for recreational purposes."

**Land Use Plan:**

These properties fall within the Near Northwest and Northeast neighborhoods. The Coal Line Trail was identified as a target project within the neighborhood plans for both of these areas.

**Plan Implementation/Other Plans:**

In the Near Northwest Neighborhood plan, this project was identified as a way to provide better bike and pedestrian connectivity with the broader city. In the Northeast Neighborhood plan, this project was identified as a way to "extend the current multi-use trail system" in the city.

**2. Current Conditions and Character:**

These properties are surrounded by a wide variety of uses, include low- and medium-density residential, commercial, industrial, institutional, and recreational uses.

**3. Most Desirable Use:**

The most desirable use for these properties would be to maintain them as city-owned park land.

**4. Conservation of Property Values:**

Rezoning these properties to OS should not significantly affect their property values or those of neighboring properties. They are already serving as public open space, and this process is simply trying to assign them a zoning district that reflects that.

**5. Responsible Development and Growth:**

No development is being proposed on these properties.

## Analysis & Recommendation

**Commitments:** No commitments are proposed.

**Analysis:** Every property in the city should be assigned a zoning district. These properties contain most of the current Coal Line Trail, a publicly accessible recreational space owned and operated by the City of South Bend. Therefore, assigning the OS district to these properties makes the most sense.

**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**

Location: 4101 MAIN ST and 4115 MAIN ST  
Owner: DEBUYSSER RIC ALAN & JANET ALICE REVOCABLE TRUST & AS TRUSTEES

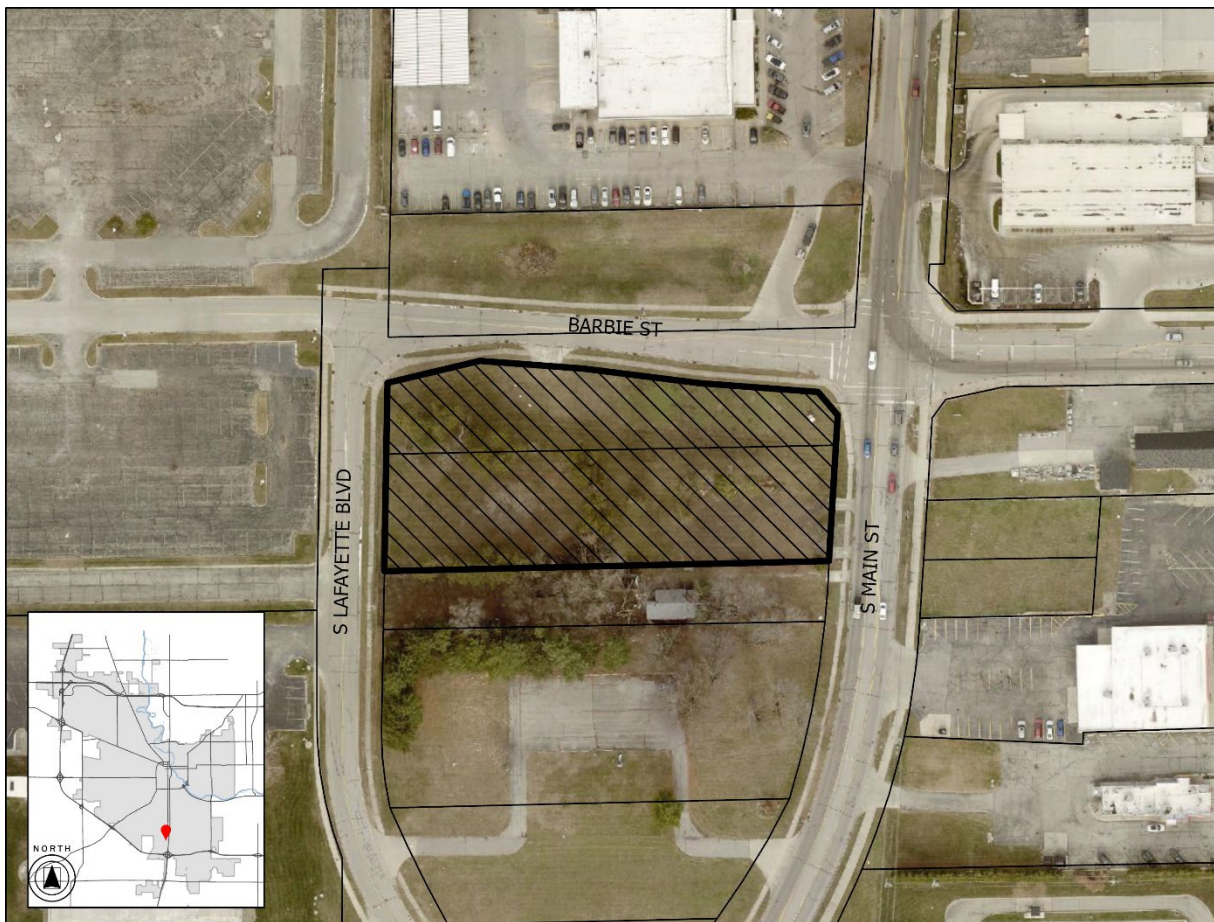
**Requested Action**

Rezone from S1 Suburban Neighborhood 1 to C Commercial

**Project Summary**

The petitioner intends to build a commercial flex building with multiple workshop type spaces to be rented out individually.

**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.



## Site & Context

### Land Uses and Zoning:

On site: Undeveloped land zoned S1 Suburban Neighborhood 1  
 North: Undeveloped land zoned C Commercial  
 East: An undeveloped parcel and a Funeral Services use zoned C Commercial  
 South: An abandoned dwelling zoned S1 Suburban Neighborhood 1  
 West: An Entertainment/Recreation Facility, Indoor zoned C Commercial

### District Intent:

The C District is established to provide a location for medium- to high-intensity commercial uses that are auto-oriented, typically located along major corridors at the fringe of the City or as small groupings located outside of neighborhood centers.

### Site Plan Description:

The petitioner wishes to rezone these properties to C in order to construct a commercial flex building to be used by various tenants for the manufacture, storage, and/or sale of various products.

### Zoning and Land Use History and Trends:

4101 S. Main Street appears to have had some structures built on it in previous decades, but it was never the site of any significant development. Barbie Street was extended along its northern property boundary sometime between 2013 and 2015 on similarly undeveloped land. A house was built on 4115 S. Main Street sometime in the mid to late 1900s and was demolished sometime between 2021 and 2023.

### Traffic and Transportation Considerations:

These properties are surrounded by streets on three sides: Lafayette Boulevard to the west, Barbie Street to the north, and S. Main Street to the east. Lafayette Boulevard is a 27' wide two-way street that runs north and south with one lane of traffic going in each direction; Barbie Street is a 26' wide two-way street that runs east and west with one lane of travel in each direction, although the road does expand in width near the intersection with S. Main Street to accommodate left-turn lanes; and S. Main Street is a 38' wide two-way street that runs north and south with one lane of travel in each direction and a center left-turn lane.

## Agency Comments

### Agency Comments:

This property is only served by sewer off of S. Main Street. If the desire is to get sewer to the building from a different location, a sewer extension agreement would be required.

## Criteria for Decision Making

### Rezoning

Per State Law, the Plan Commission and Common Council shall pay reasonable regard to:

#### 1. Comprehensive Plan:

##### Policy Plan:

In the city's comprehensive plan, Policy ED 1.2 calls upon the city to "encourage reuse of abandoned and underutilized land and structures" for economic development.

##### Land Use Plan:

In the 2006 comprehensive plan, the future land use map calls for this area to be largely a mix of commercial and industrial uses. These properties are located near the north end of a regional commercial node.

**Plan Implementation/Other Plans:**

N/A

**2. Current Conditions and Character:**

These properties are surrounded by vacant, undeveloped land and one-story, car-oriented commercial structures.

**3. Most Desirable Use:**

The most desirable use for these properties would be commercial development.

**4. Conservation of Property Values:**

Rezoning these properties should not negatively affect their own property values, or the value of neighboring properties. This project will raise the values of the properties being rezoned, as a developed property will have a higher value than a vacant one. C also allows for more intense development than S1, meaning that the rezoning could allow for higher property values to be generated on site.

**5. Responsible Development and Growth:**

Rezoning these properties to C aligns with the principles of responsible development and growth, as it will allow for more intense development on two vacant parcels bordered by streets with existing city utilities.

## Analysis & Recommendation

**Commitments:** No commitments are proposed.

**Analysis:** Commercial is the appropriate zoning district for these properties. Since both of them are currently vacant -- meaning that there is no existing use to guide their zoning -- it makes sense to look to adjacent properties and the local context for the right zone. All of the properties surrounding the site are already zoned Commercial because their layout and use align within the district's intent to provide a location for auto-oriented commercial development. Therefore, it makes sense to align the zoning of these two properties with those surrounding them, especially since the proposed development would similarly be an auto-oriented commercial use.

**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**

Location: 223 SCOTT ST, 227 SCOTT ST, 705 W. WAYNE ST, 711 W. WAYNE ST, 713 W. WAYNE ST, 717 W. WAYNE ST, 723 W. WAYNE ST, 725 W. WAYNE ST, 729 W. WAYNE ST, and 710 HOOSE CT  
Owner: SOUTH BEND HERITAGE FOUNDATION

**Requested Action**

Rezone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2

**Project Summary**

The petitioner, South Bend Heritage, has built duplexes on some of these lots and intends to build more.

**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

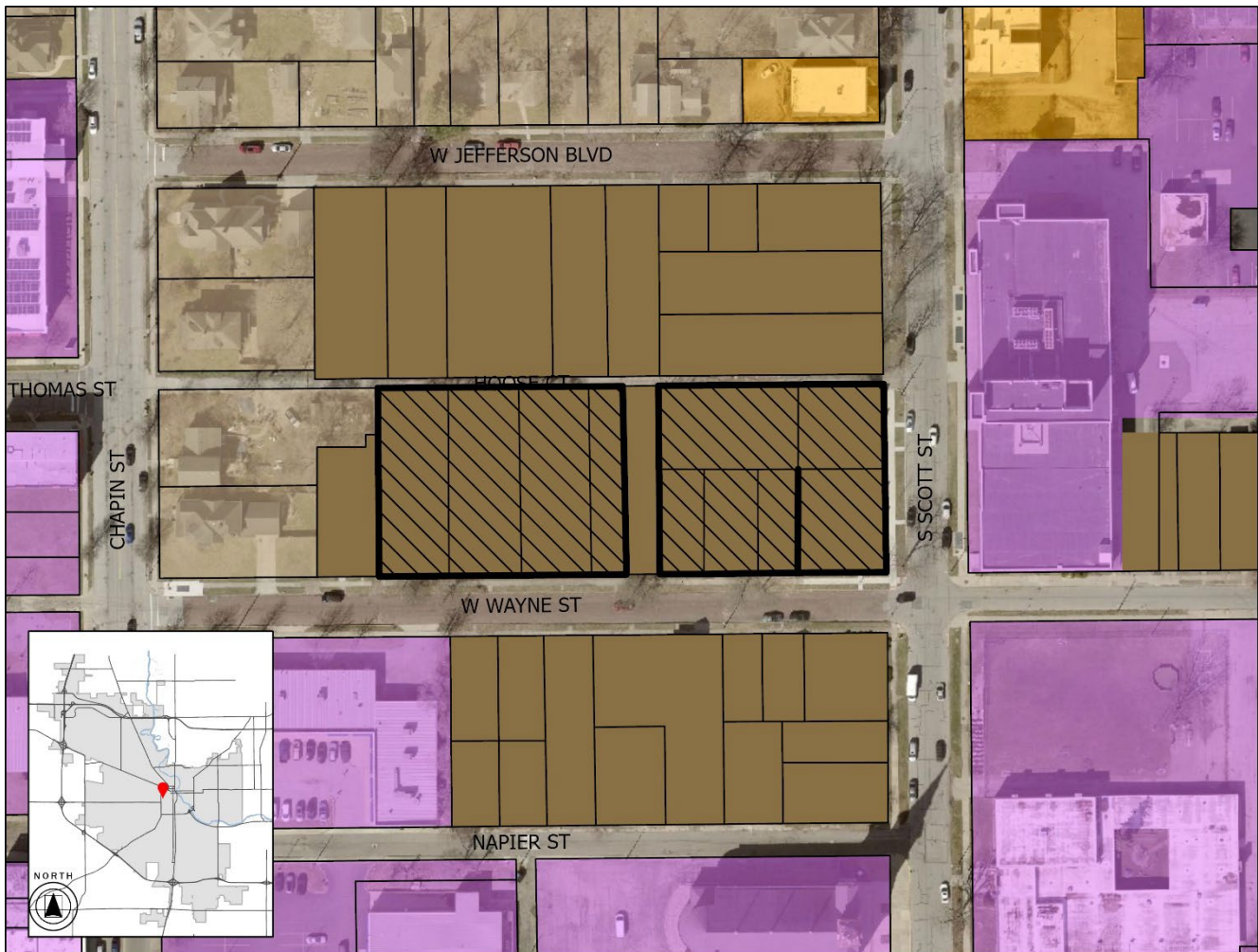


\*The project will comply with all applicable development standards not reflected on the conceptual site plan.

South Bend Heritage Foundation  
Wayne Street Rezoning

**ABONMARCHE**  
1" : 60' ▲

Future Zoning from Near West Side Neighborhood Plan



**Site & Context**

**Land Uses and Zoning:**

- On site: Vacant land and two unit dwellings zoned U1 Urban Neighborhood 1
- North: One unit dwellings and a vacant parcel zoned U1 Urban Neighborhood 1
- East: A Utilities, Minor use zoned NC Neighborhood Center
- South: One unit dwellings and vacant land zoned U1 Urban Neighborhood 1, and a shopping center zoned NC Neighborhood Center
- West: One unit dwellings 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 petitioner wishes to rezone some of these properties to U2, which allows for two unit dwellings by right, in order to build multiple duplexes. They are also wishing to rezone multiple nearby parcels to U2 that have already been developed with duplexes that were granted a Special Exception.

**Zoning and Land Use History and Trends:**

Although all of these parcels are now vacant, they were originally developed with one unit dwellings, all of which were built by 1891. By 1917, the properties near the corner of Scott and Wayne were further developed with additional dwellings, and the building at the northeast corner of 223 S. Scott Street was converted into apartments by 1945. Over time, these buildings were all demolished. 729 W. Wayne Street was the first one to be taken down, which happened sometime between 1917 and 1945. 723 W. Wayne Street seems to have been demolished sometime between 1960 and 1976; 705, 711, and 713 W. Wayne Street, 710 Hoose Court, and 223 S. and 227 S. Scott Street were demolished sometime in the late 1970s or early 1980s; 725 W. Wayne Street was between 2013 and 2015; and 717 W. Wayne Street was removed in either 2016 or 2017.

**Traffic and Transportation Considerations:**

These properties are located on W. Wayne Street, a 26' wide two-way street that runs east and west with one lane of traffic going in each direction, between S. Scott Street and Chapin Street. Each one is served by an alley at the rear of the property.

**Agency Comments**

**Agency Comments:**

West Wayne Street is a brick street. When performing water & sewer taps, the intention should be to restore the bricks in the right-of-way.

**Criteria for Decision Making**

**Rezoning**

**Per State Law, the Plan Commission and Common Council shall pay reasonable regard to:**

**1. Comprehensive Plan:**

**Policy Plan:**

In the city's comprehensive plan, Objective H 1 calls upon the city to "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:**

These properties fall within the Near West Side neighborhood. In the 2022 neighborhood plan, the future zoning map calls for these properties to be rezoned to U2.

**Plan Implementation/Other Plans:**

In the 2022 Near West Side neighborhood plan, project idea 13, "Wayne Street Area/Hoose Court," says to "fill vacant lots with a mix of residential development."

**2. Current Conditions and Character:**

These properties are surrounded by predominantly low-density, one- and two-story residential structures and vacant lots. There is also a one-story commercial building to the south of 729 W. Wayne Street.

**3. Most Desirable Use:**

The most desirable use for these properties would be small-scale multi-family development.

**4. Conservation of Property Values:**

Rezoning these properties should not negatively affect their own property values, or the value of neighboring properties. The value of neighboring properties should increase with the elimination of vacant lots through new house construction.

**5. Responsible Development and Growth:**

Rezoning these properties to U2 aligns with the principles of responsible development and growth, as it will allow for denser infill development in an established neighborhood on a street with existing city utilities.

## Analysis & Recommendation

**Commitments:** No commitments are proposed.

**Analysis:** Rezoning these properties to U2 aligns with the future zoning map and a specific project idea from the 2022 Near West Side neighborhood plan. The duplexes being proposed, and the ones that have already been built, match the scale and character of the surrounding neighborhood while activating vacant lots and providing additional housing units close to downtown.

**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.

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### Property Information

Location: 1801 MICHIGAN ST  
Owner: Benedict XVI, LLC C/O Nicole Primrose, President

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### Requested Action – Variances for a Minor Subdivision

The total area of the subdivision is .19 acres and will consist of 3 building lots.

Variance(s):

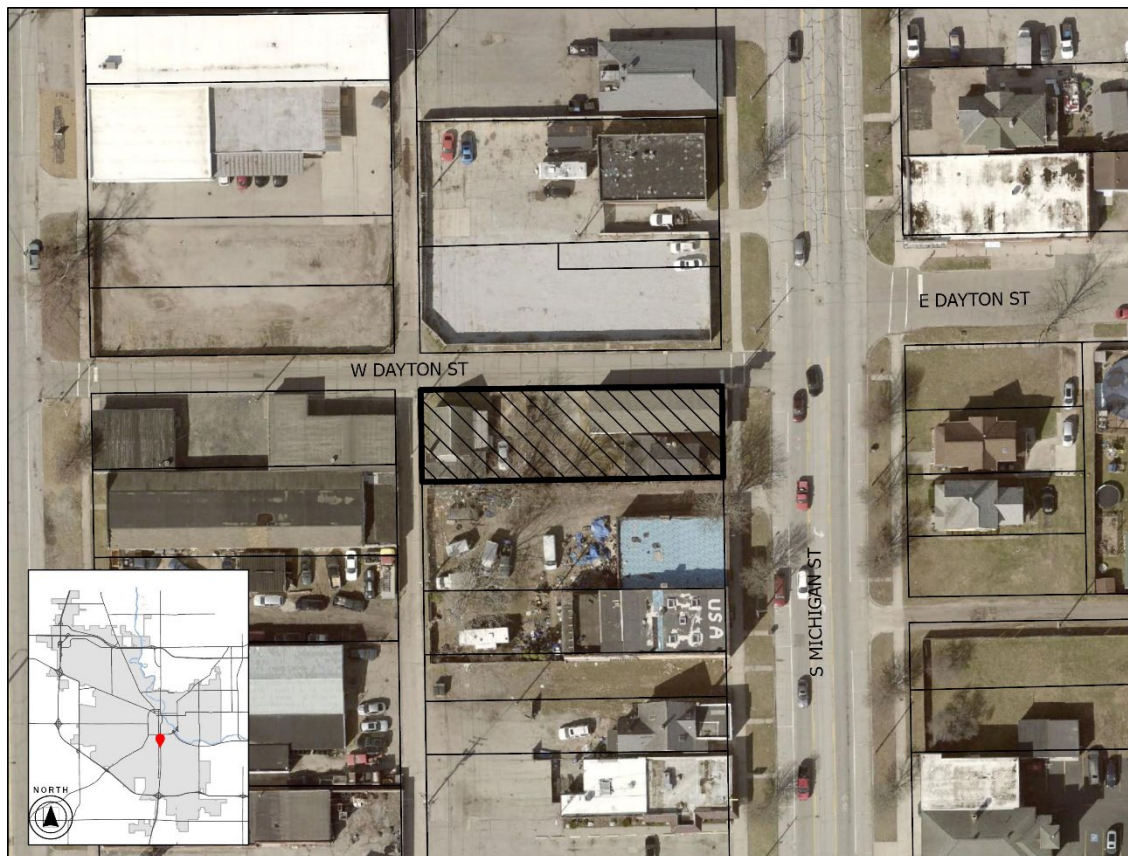
- From Section 21-03.07(d) to allow a side setback from 0', or minimum 5' if side setback provided, to 2.5' for Lot 2.
  - From Section 21-03.07(d) to allow a lot depth of 50' from the required 60' for Lot 3.
- 

### Project Summary

The petitioner intends to subdivide a lot with existing buildings into three parcels.

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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 approve the variances as presented.



## Site & Context

### Variance(s)

The petitioner is seeking the following variance(s):

- From Section 21-03.07(d) to allow a side setback from 0', or minimum 5' if side setback provided, to 2.5' for Lot 2.
- From Section 21-03.07(d) to allow a lot depth of 50' from the required 60' for Lot 3.

**State statutes and the Zoning Ordinance require that certain standards must be met before a variance can be approved. The standards and their justifications are as follows:**

**(1) The approval will not be injurious to the public health, safety, morals and general welfare of the community.**

The approval will not be injurious to the public health, safety, morals, and general welfare of the community. The variances simply allow long-existing structures to be placed on separate lots.

**(2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. The existing buildings will remain.

**(3) The strict application of the terms of this Chapter would result in practical difficulties in the use of the property.**

The strict application of the terms of this chapter would result in practical difficulties in the use of the property. For this 3-lot subdivision, all subdivided lots would be wide enough to meet the lot width requirement. Lot 3, however, is not deep enough and would not be compliant without a lot width variance. The existing buildings could not be placed as is on separate properties without the variances.

**(4) The variance granted is the minimum necessary.**

The variance granted is the minimum necessary. Initially the petitioner requested Lot 1 and Lot 2 to be evenly split but this created a side setback issue for the existing buildings. They subsequently moved the side setback for Lot 1 to 0' minimizing the need for a side setback variance to just Lot 2. Lot 3 is the only lot needing a lot size variance.

**(5) The variance granted does not correct a hardship caused by a former or current owner of the property.**

The variance does not correct a hardship caused by the property owner.

## Analysis & Recommendation

**Commitments:** No commitments are proposed.

**Analysis:** This minor subdivision is creating three lots from one, each with an existing primary structure. Subdividing the lots will allow for future sale of each lot individually. Granting the side setback (Lot 1) and lot width (Lot 3) variances allow the lot to be legally subdivided. These variances, if granted, will be the minimum necessary.

**Recommendation:** Based on information available prior to the public hearing, the staff recommends the Plan Commission approve the variances as presented.

### Property Information

Subdivision Name: **Benedict XVI Minor Subdivision**

Location: 1801 S MICHIGAN ST

### Requested Action – Minor Subdivision

The total area of the minor subdivision is .19 acres and will consist of 3 building lots.

### Location Map



### Recommendation

**Staff Recommendation:** Subject to the granting of the side setback and lot width variances, the staff has reviewed this subdivision and finds it complies with the requirements for approval as specified by the South Bend Subdivision Control Ordinance. The staff therefore recommends that this subdivision be granted approval.



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**Project Details**

- Environmental Data:** A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
- Drainage:** A drainage plan will be needed depending on how/if the lots are redeveloped.
- 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:** Engineering - Lot 3 will be required to access from the alley. Curb cut along W. Dayton Street should be replaced. Utility easement should be documented during subdivision process. All lots need to be served by separate laterals. A sewer extension agreement and possible water extension agreement will be required for Lot 3, depending on how the site is currently served.

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**Recommendation**

**Staff Recommendation:** Subject to the granting of the side setback and lot width variances, the staff has reviewed this subdivision and finds it complies with the requirements for approval as specified by the South Bend Subdivision Control Ordinance. The staff therefore recommends that this subdivision be granted approval.

**Property Information**

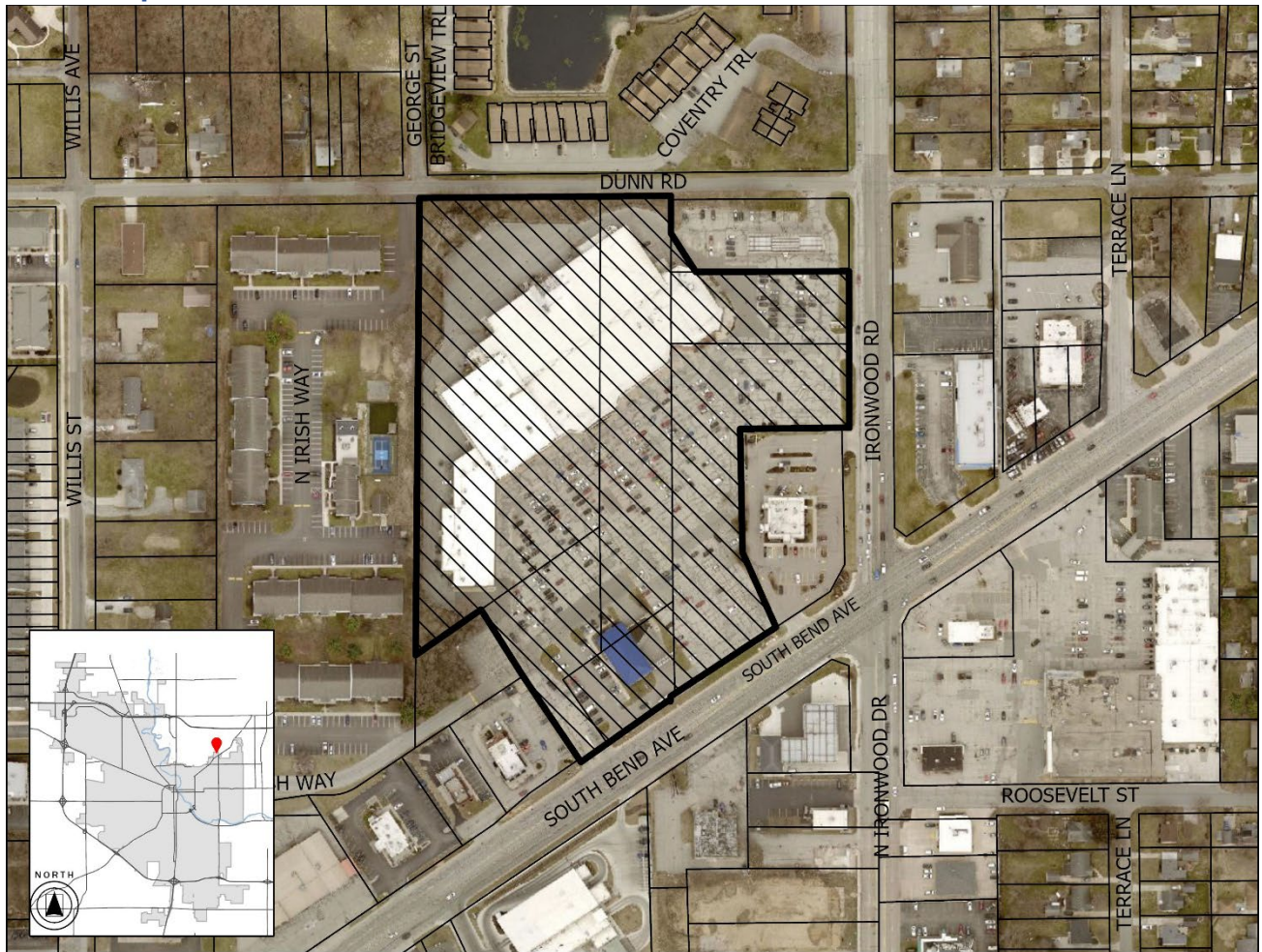
Subdivision Name: **Ironwood Plaza, LLC Minor Subdivision**

Location: 2081 South Bend Ave

**Requested Action**

The total area of the subdivision is .19 acres and will consist of 3 building lots.

**Location Map**



**Recommendation**

**Staff Recommendation:** The staff has reviewed this subdivision and finds it complies with the requirements for approval as specified by the South Bend Subdivision Control Ordinance. The staff therefore recommends that this subdivision be granted approval.



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**Project Details**

- Environmental Data:** A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
- Drainage:** Drainage for the sites would likely need to be upgraded upon redevelopment.
- 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:** Sewer is available on Ironwood Road, but not on South Bend Avenue. Utility easement should be documented during subdivision process. Drainage for the sites would likely need to be upgraded upon redevelopment. Curb and sidewalk should be installed along Ironwood Lot 3 (no new install needed on SR 23 Lot 2). Access plan would need to be submitted upon redevelopment. The non-access easements and ingress/egress easements are confusing and seem to conflict. Easement language should be added to clarify the purpose of the easements and who has rights to the ingress/egress easements.

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**Recommendation**

**Staff Recommendation:** The staff has reviewed this subdivision and finds it complies with the requirements for approval as specified by the South Bend Subdivision Control Ordinance. The staff therefore recommends that this subdivision be granted approval.