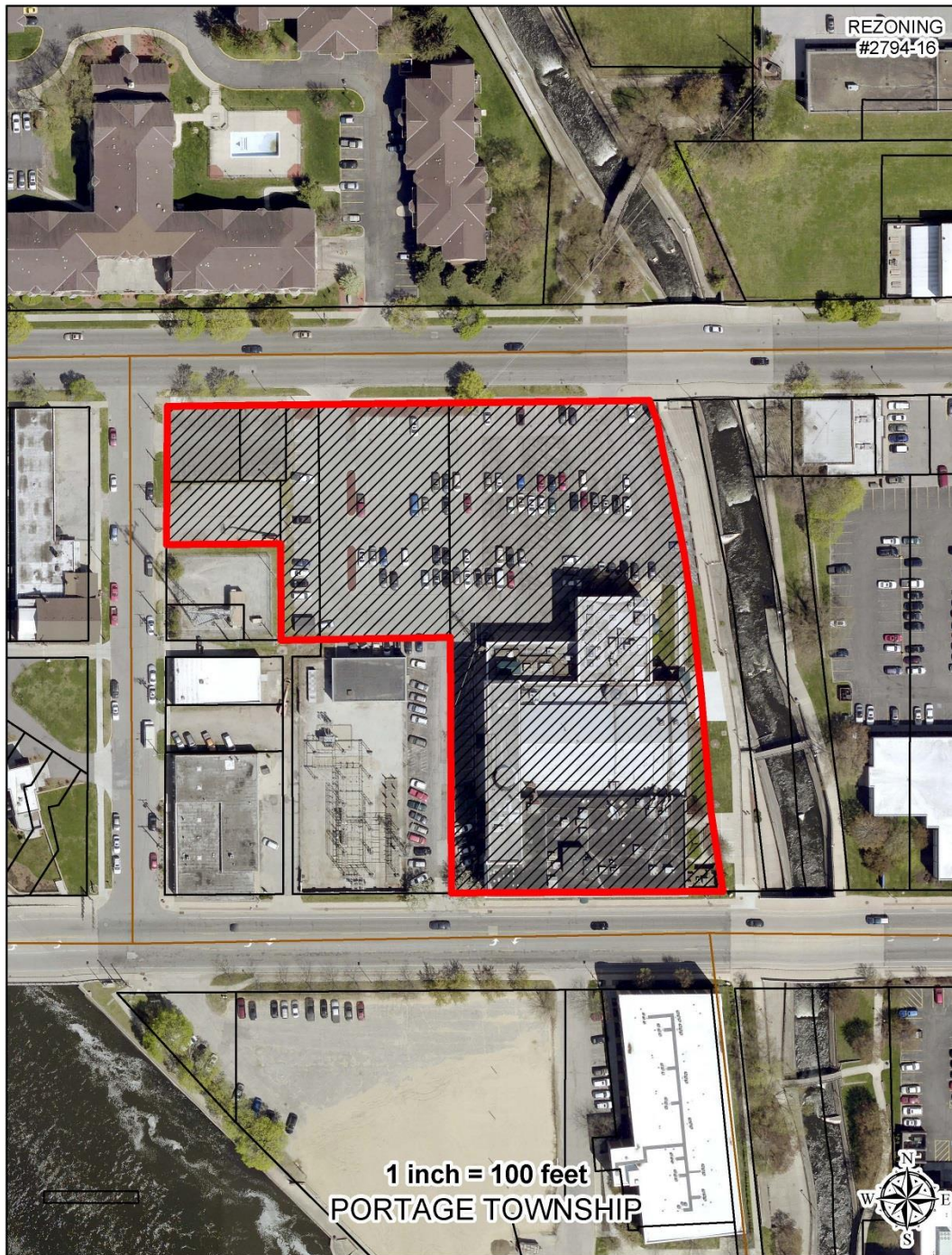
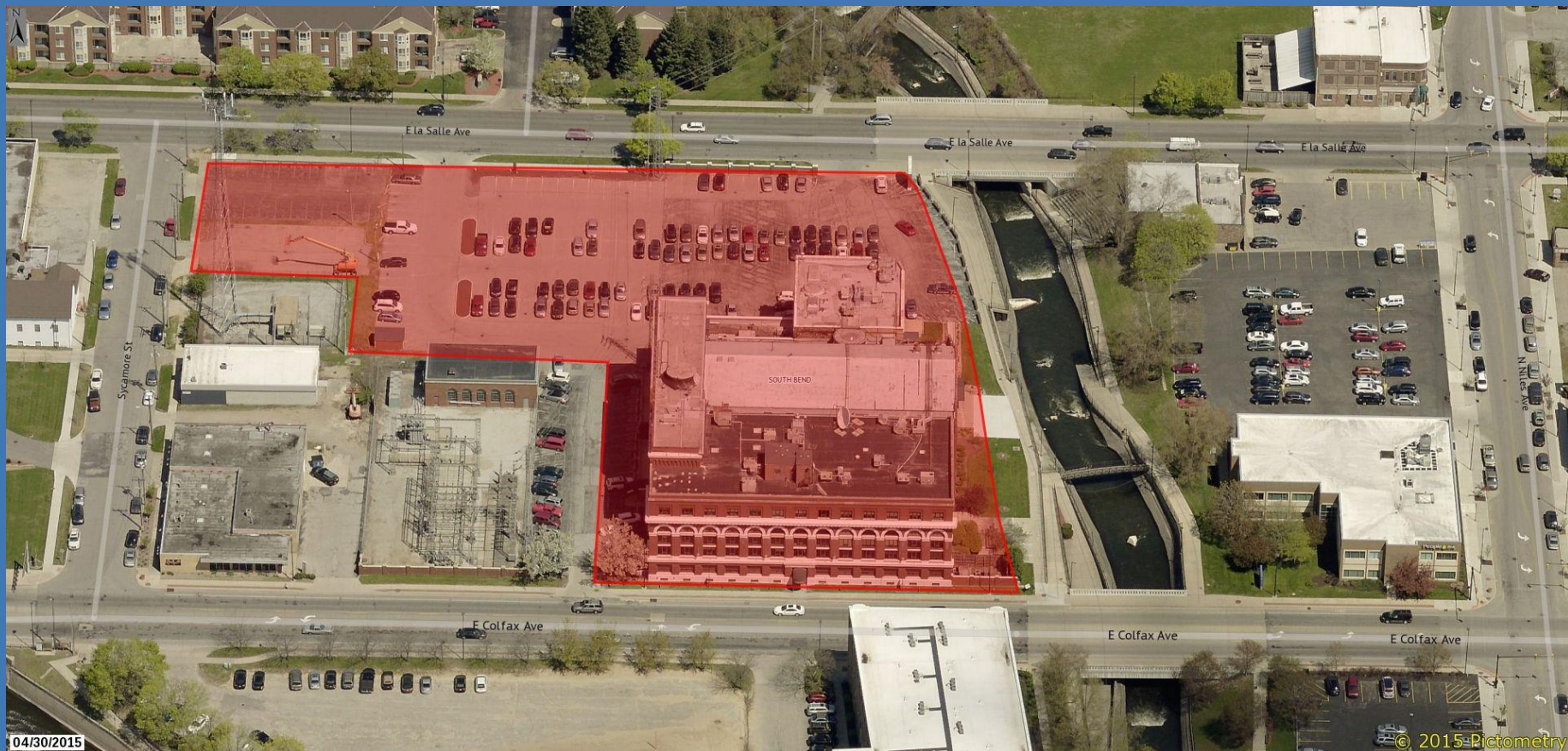
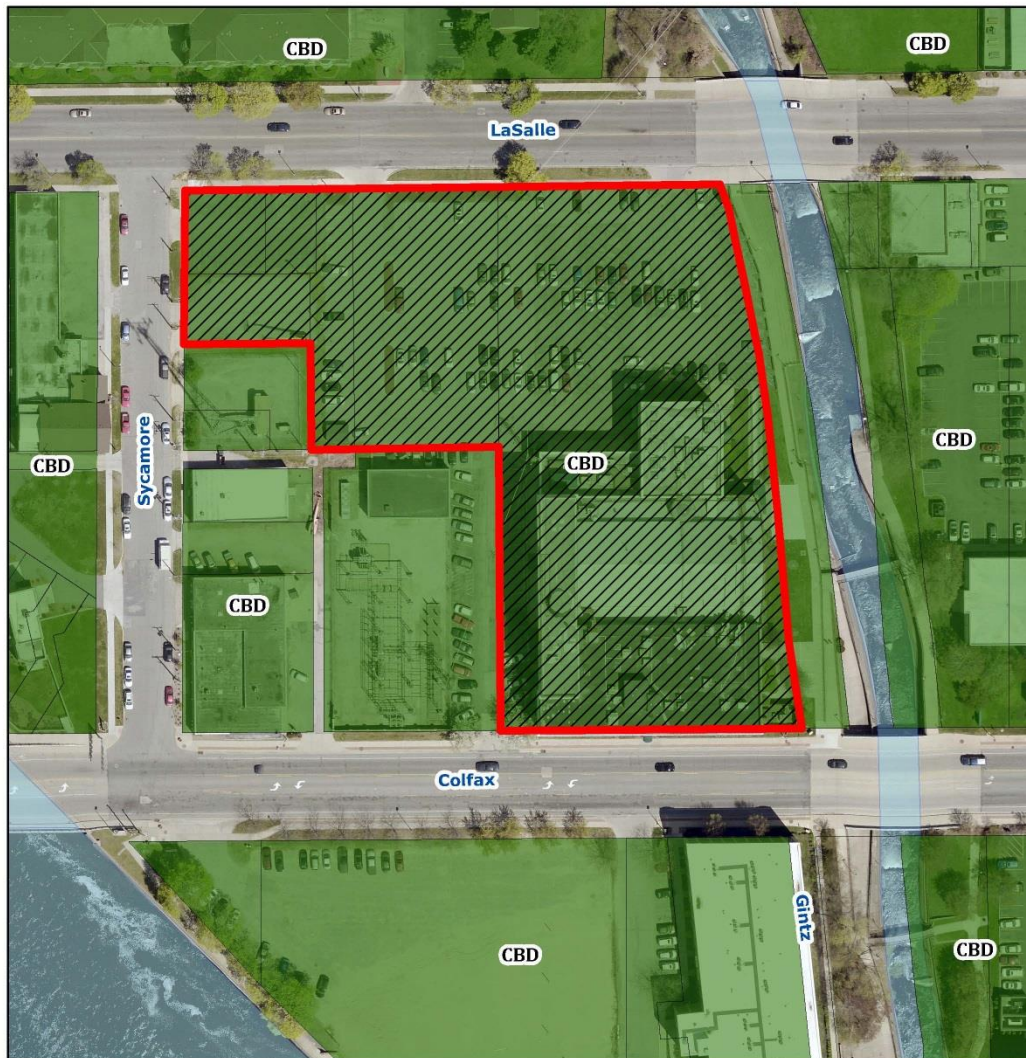


APC # 2794-16



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2794-16

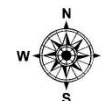




**Rezoning from: CITY OF SOUTH BEND
"CBD" CENTRAL BUSINESS DISTRICT
to "PUD" PLANNED UNIT DEVELOPMENT DISTRICT**

MASTER ZONING KEY

 SOUTH BEND "CBD" CENTRAL BUSINESS DISTRICT



1 inch = 100 feet

APC # 2794-16

APC #
2794-16



View looking West across the East Race

APC #
2794-16



View looking South across LaSalle Ave.

APC #
2794-16

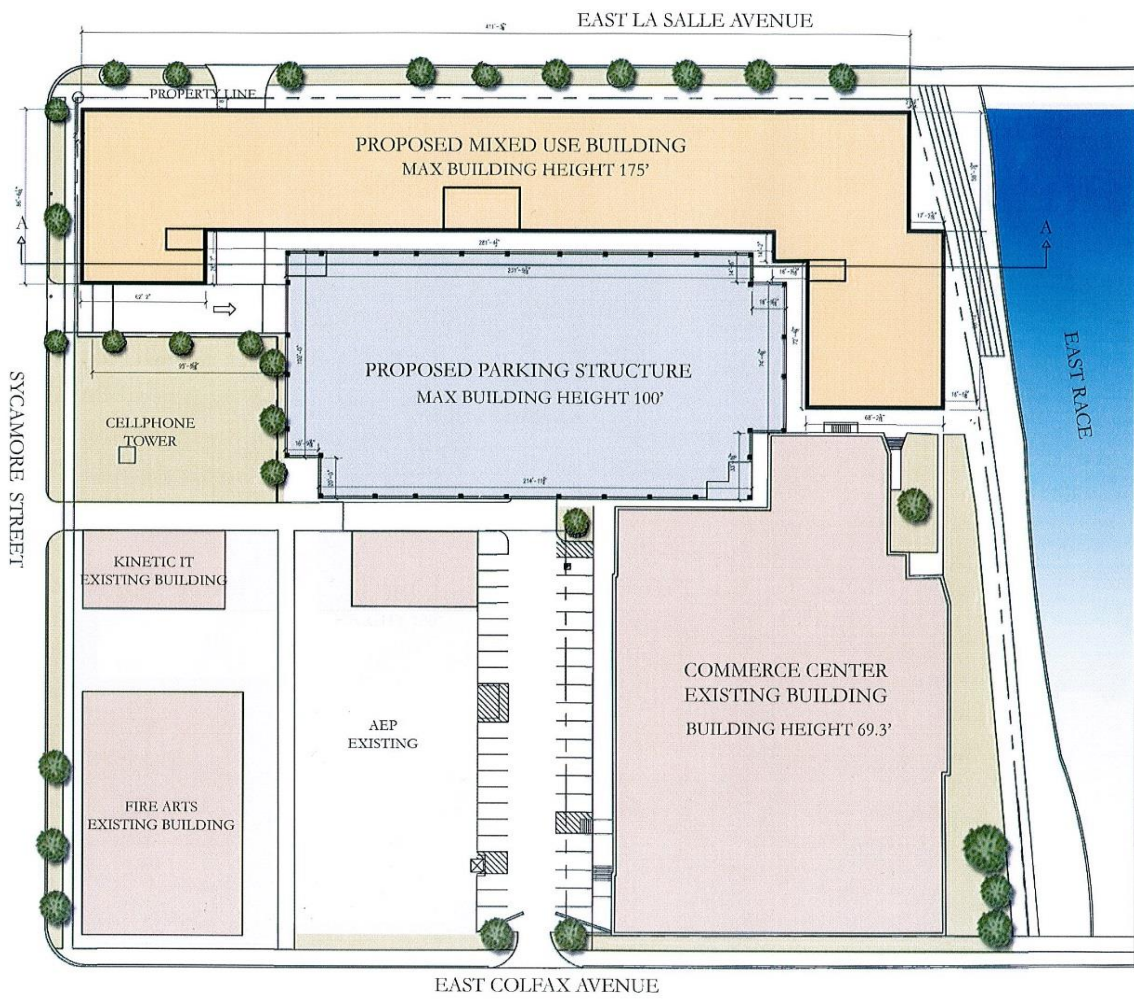


View looking Southeast across Lasalle Ave.

APC #
2794-16



View looking Southeast across Sycamore St.

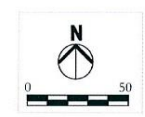


FILED
SEP 07 2016
AREA PLAN COMMISSION
APPLICATION NO. 2794-16

COMMERCE CENTER PUD

SITE PLAN

SCALE 1:30



MATTHEWS, LLC
SOUTH BEND, IN

8/30/2016

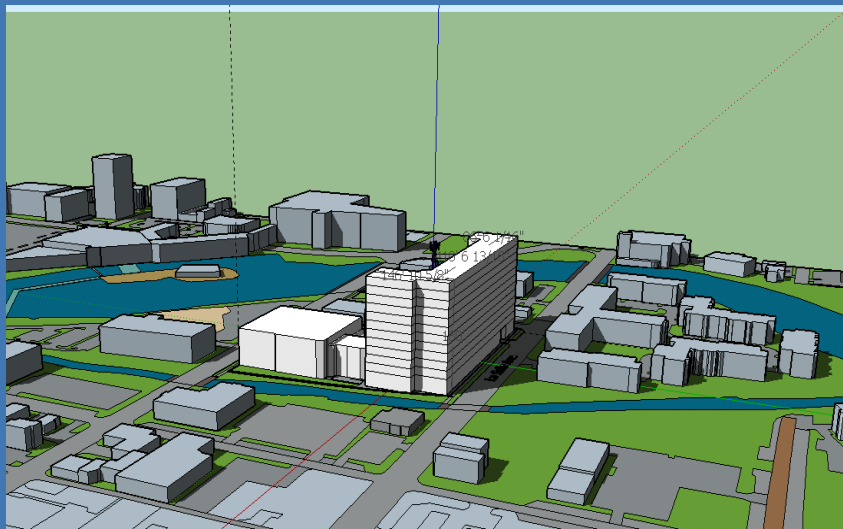
March 20, 2016



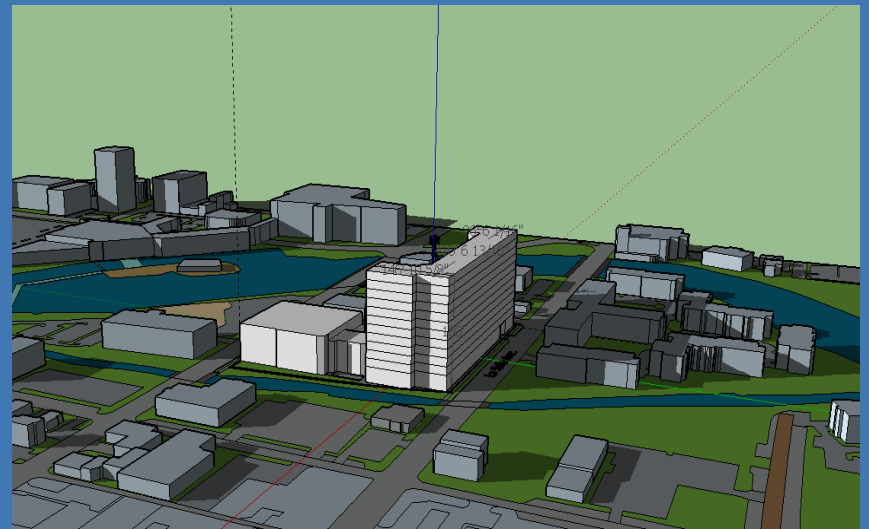
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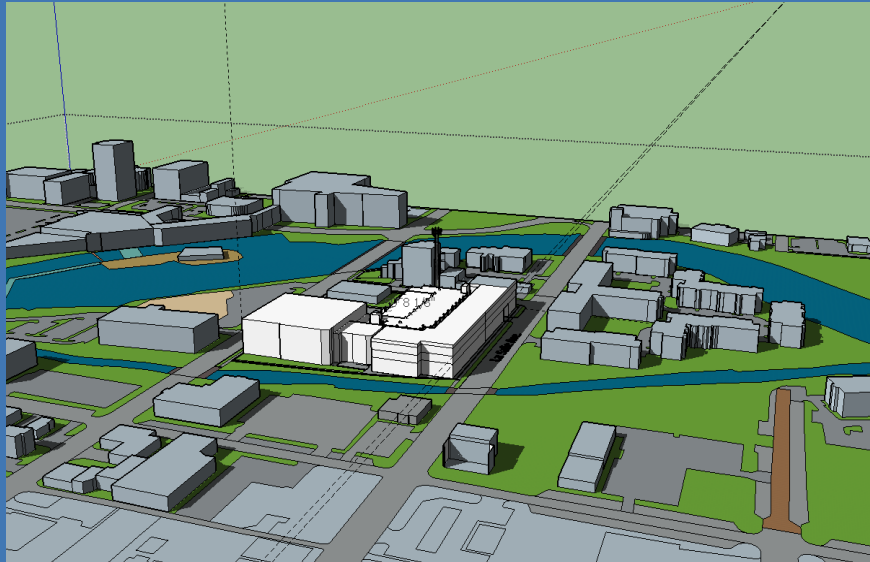
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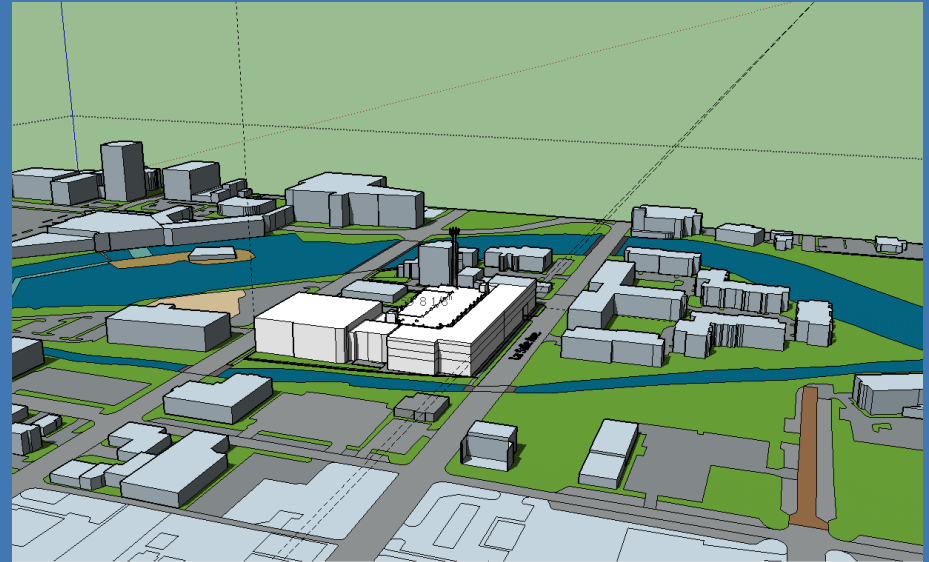
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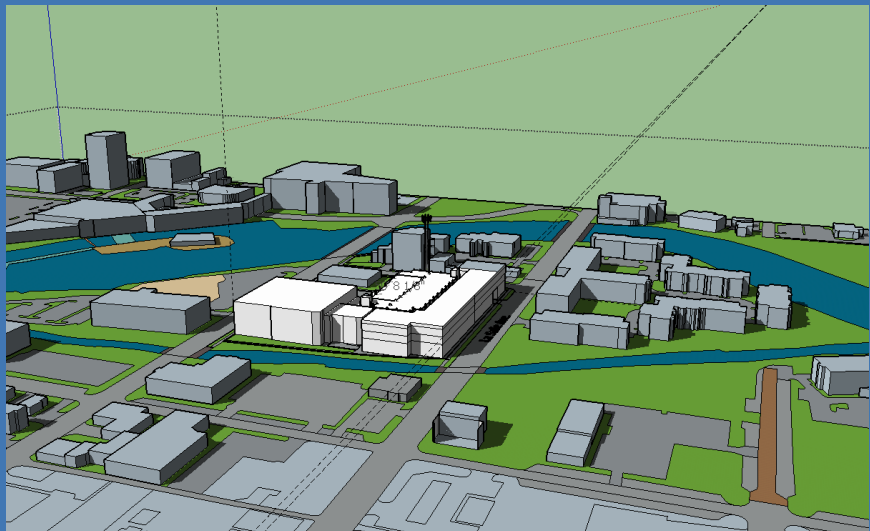
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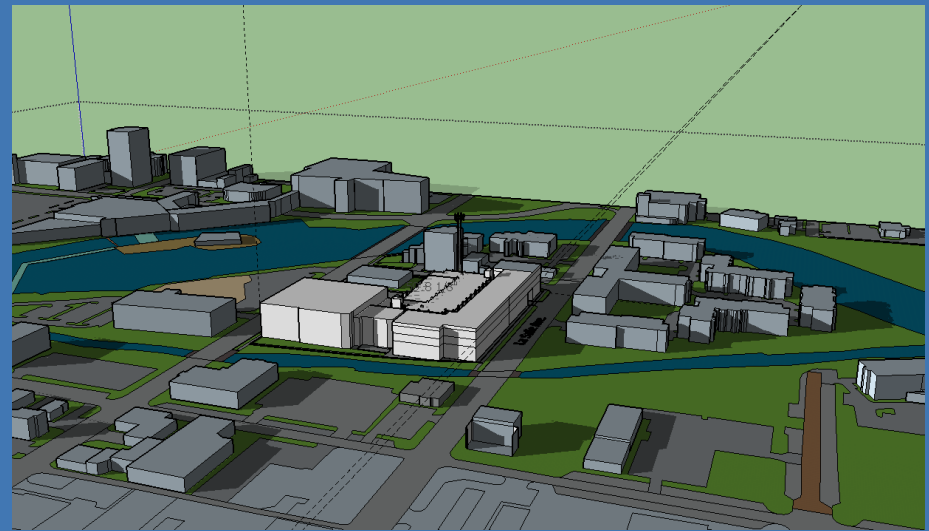
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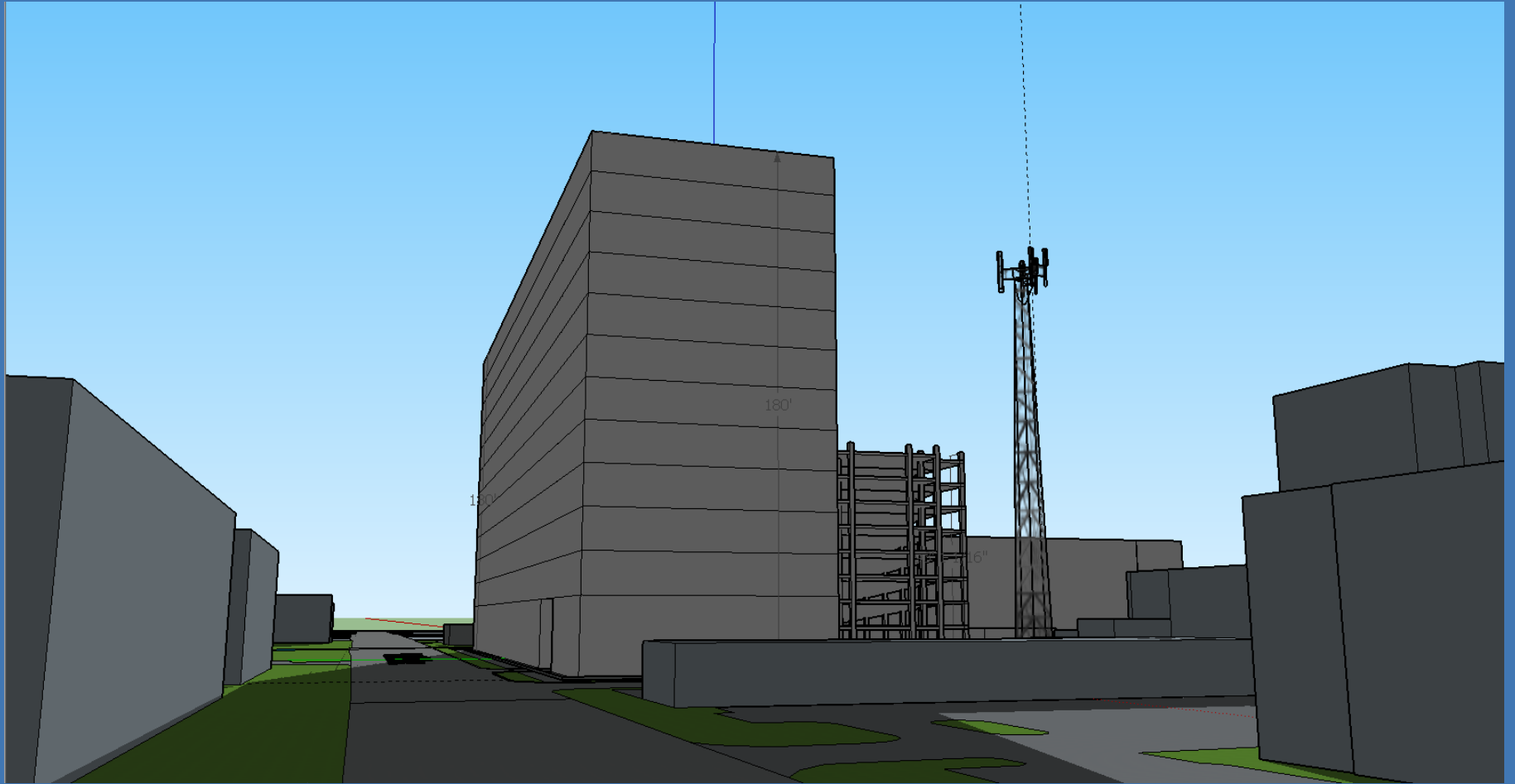
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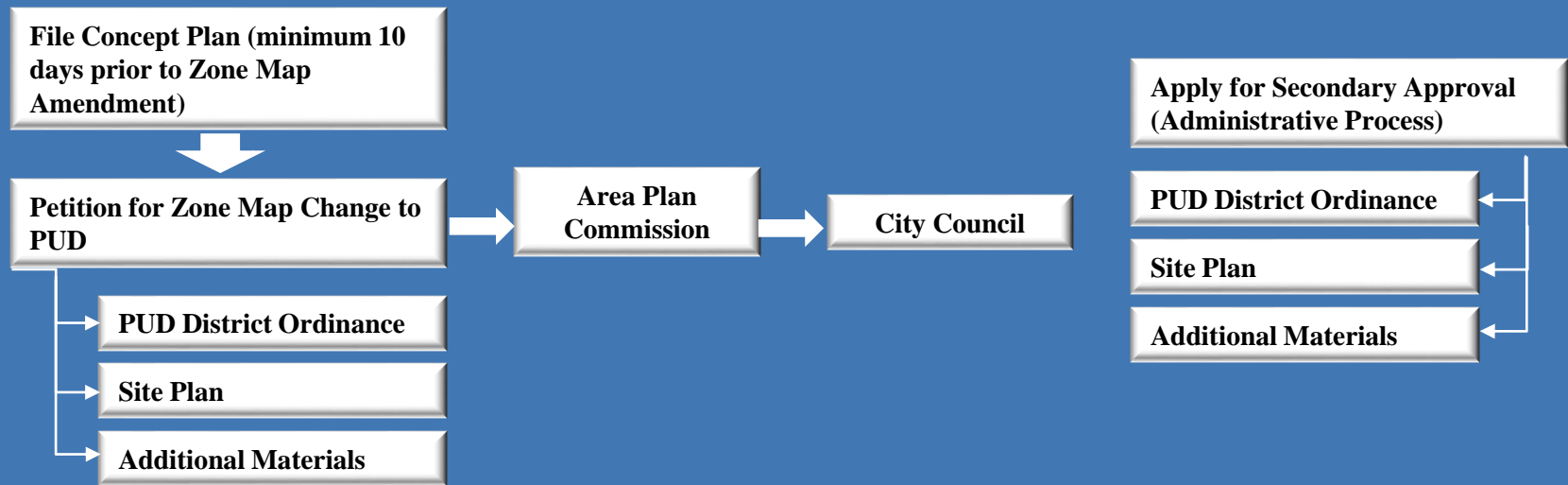


APC #
2794-16



2015 – South Bend Zoning Ordinance Amended to update Planned Unit Development District

- Intent simplified and strengthened
 - Not intended for the development of residential subdivisions, permitted uses or special exception uses which are provided for within any district of the zoning ordinance
 - Not intended for developments seeking relief from within any district of the zoning Ordinance
- Removed Area Requirement
- Added Concept Plan procedures
- Restructured filing requirements and components [District Ordinance (Standards) & Site Plan]



APC # 2794-16



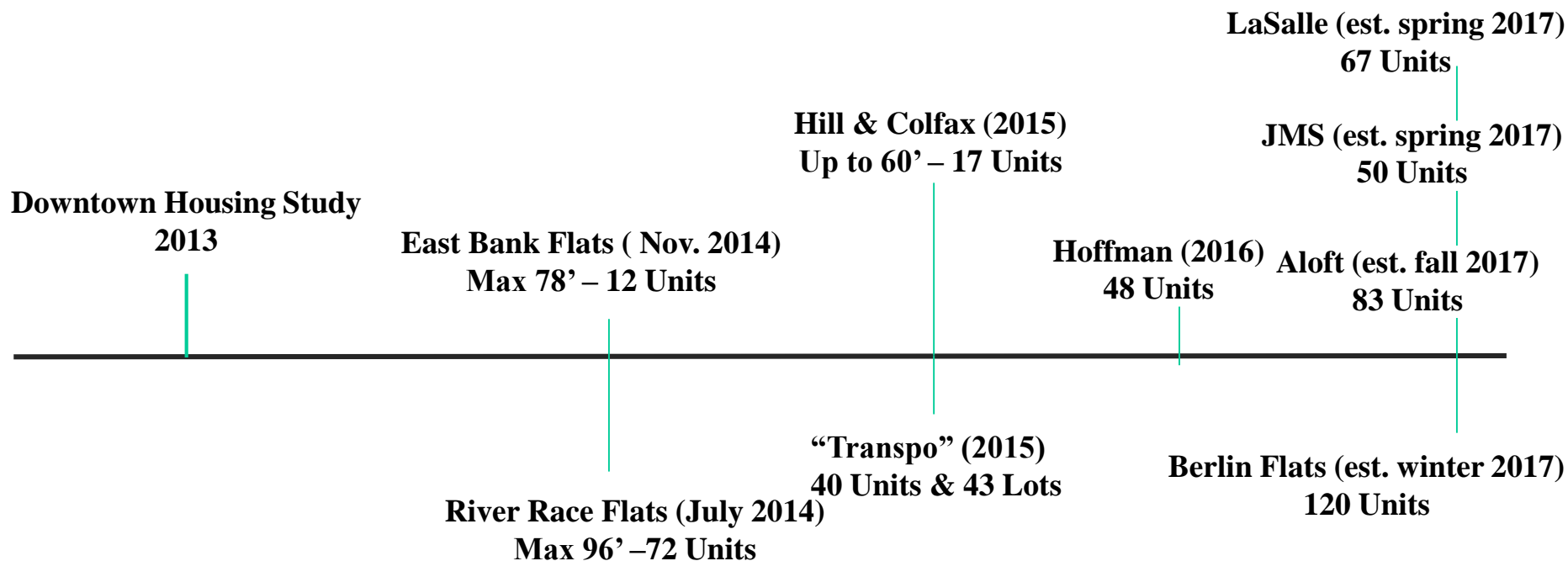
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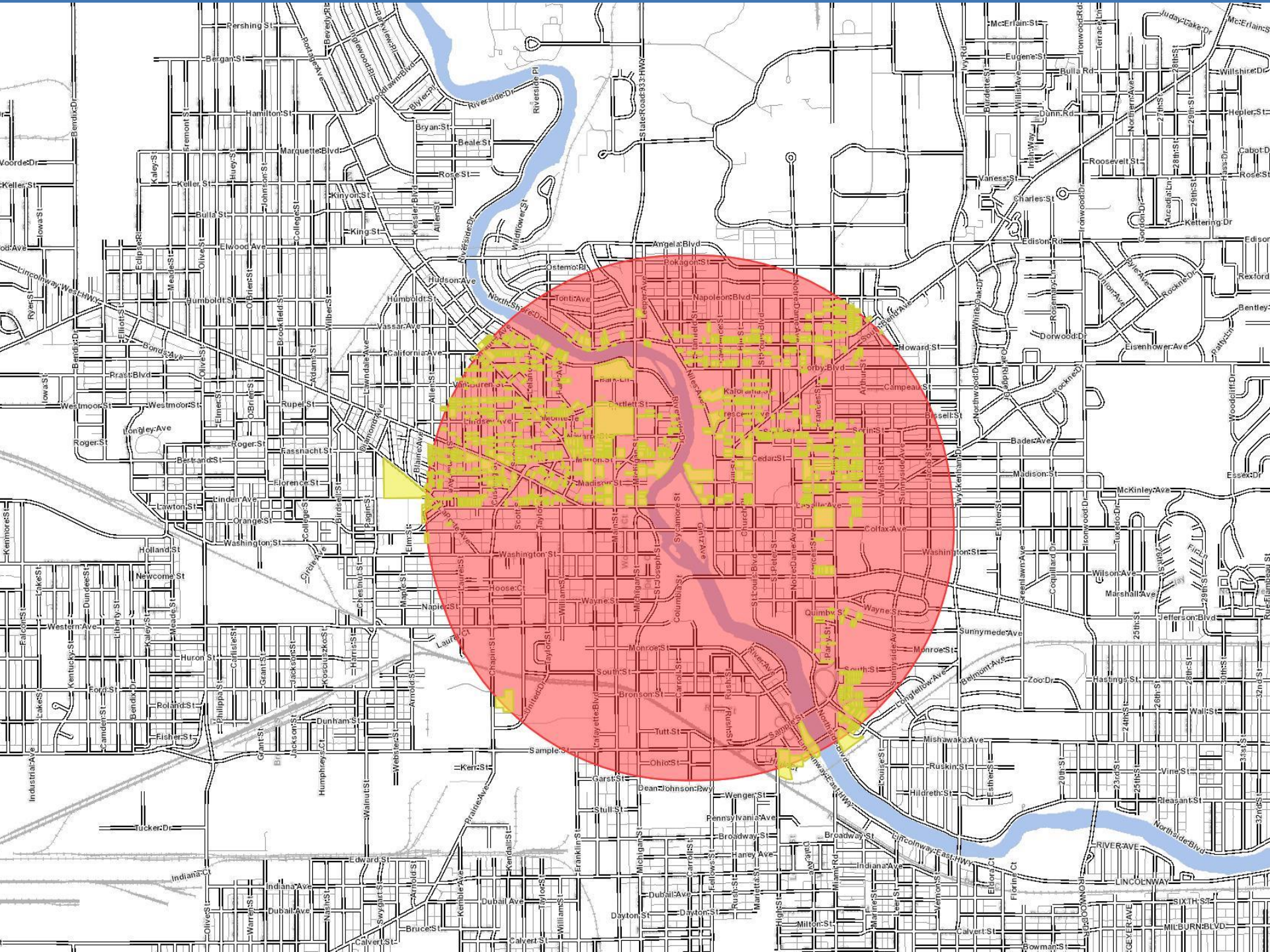
2004 – City adopts new Zoning Ordinance, establishing height differences between west and east side of River

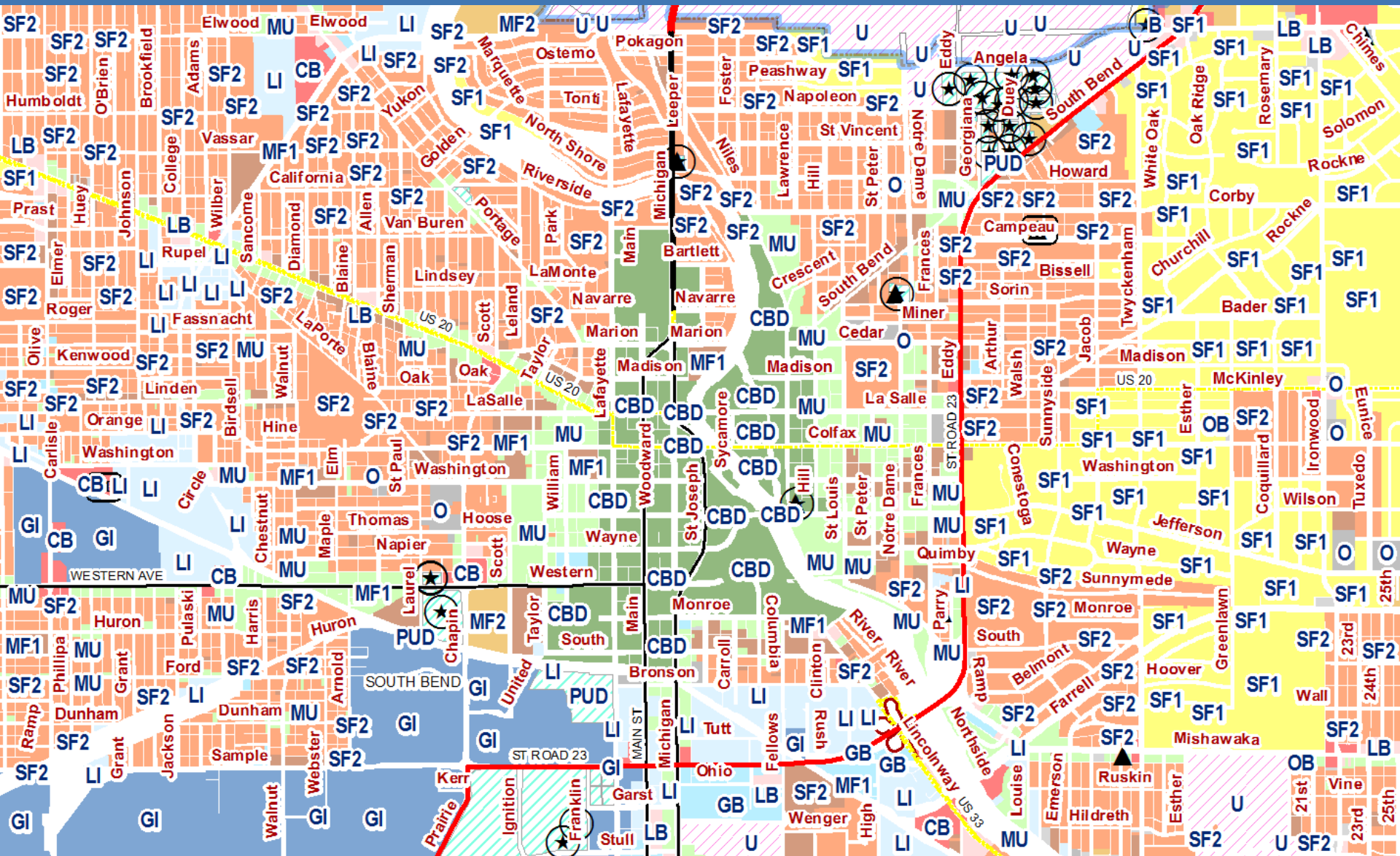
2006 – City adopts City Plan, The City of South Bend Comprehensive Plan

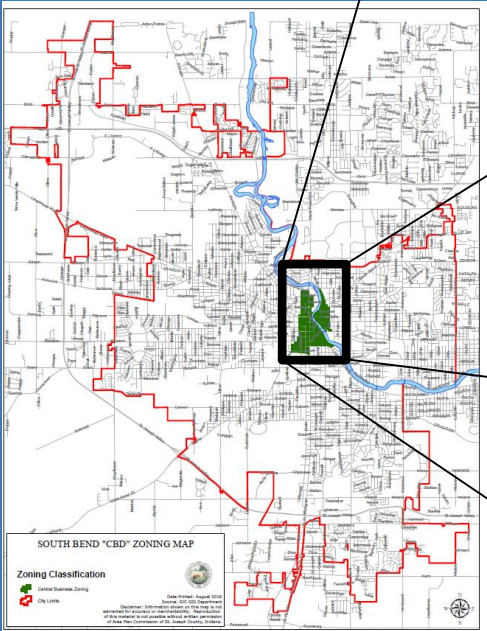
2008 – East Bank Village Plan – Phase 1 Plan adopted

2015 - Planned Unit Development (PUD) Chapter Amended









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