



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, February 21, 2022 - 4:00 P.M.

County-City Building
Fourth-Floor Council Chambers

www.tinyurl.com/southbendplancommission

PUBLIC HEARING:

A. REZONINGS

1. **Location:** 2430 W Prairie Ave PC#0077-21
Petitioner: LEOPOLD EMMA 1/2 AND HANCZ SCOTT E & HANCZ ERIC J & BULLINGTON AMY L 1/2 INT *Tabled from January 19, 2022*
Requested Action:
Rezoning: From S1 Suburban Neighborhood 1 to C Commercial and S2 Suburban Neighborhood 2
2. **Location:** 2240 PRAIRIE AVE PC#0086-22
Petitioner: RMD REAL ESTATE LLC
Requested Action:
Rezoning: From S1 Suburban Neighborhood 1 to C Commercial
3. **Location:** 239 CHAPIN ST PC#0087-22
Petitioner: NORTHERN INDIANA HISTORICAL SOCIETY INC
Requested Action:
Rezoning: From U1 Urban Neighborhood 1 to NC Neighborhood Center
Request to table indefinitely
4. **Location:** 2122 and 2128 SOUTH BEND AVE PC#0088-22
Petitioner: DEV 2122 28 SR 23 LLC
Requested Action:
Rezoning: From NC Neighborhood Center to C Commercial

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

Name: Campus View Redevelopment Minor Subdivision PC#0085-22
Location: South side of Vaness St approximately 375' west of South Bend Ave (SR-23)

B. FINDINGS OF FACT – January 18, 2022

C. UPDATES FROM STAFF

D. MINUTES – January 18, 2022

E. ADJOURNMENT

Property Information

Location: 2430 W PRAIRIE AVE
Owner: LEOPOLD EMMA 1/2 AND HANCZ SCOTT E & HANCZ ERIC J &
BULLINGTON AMY L 1/2 INT

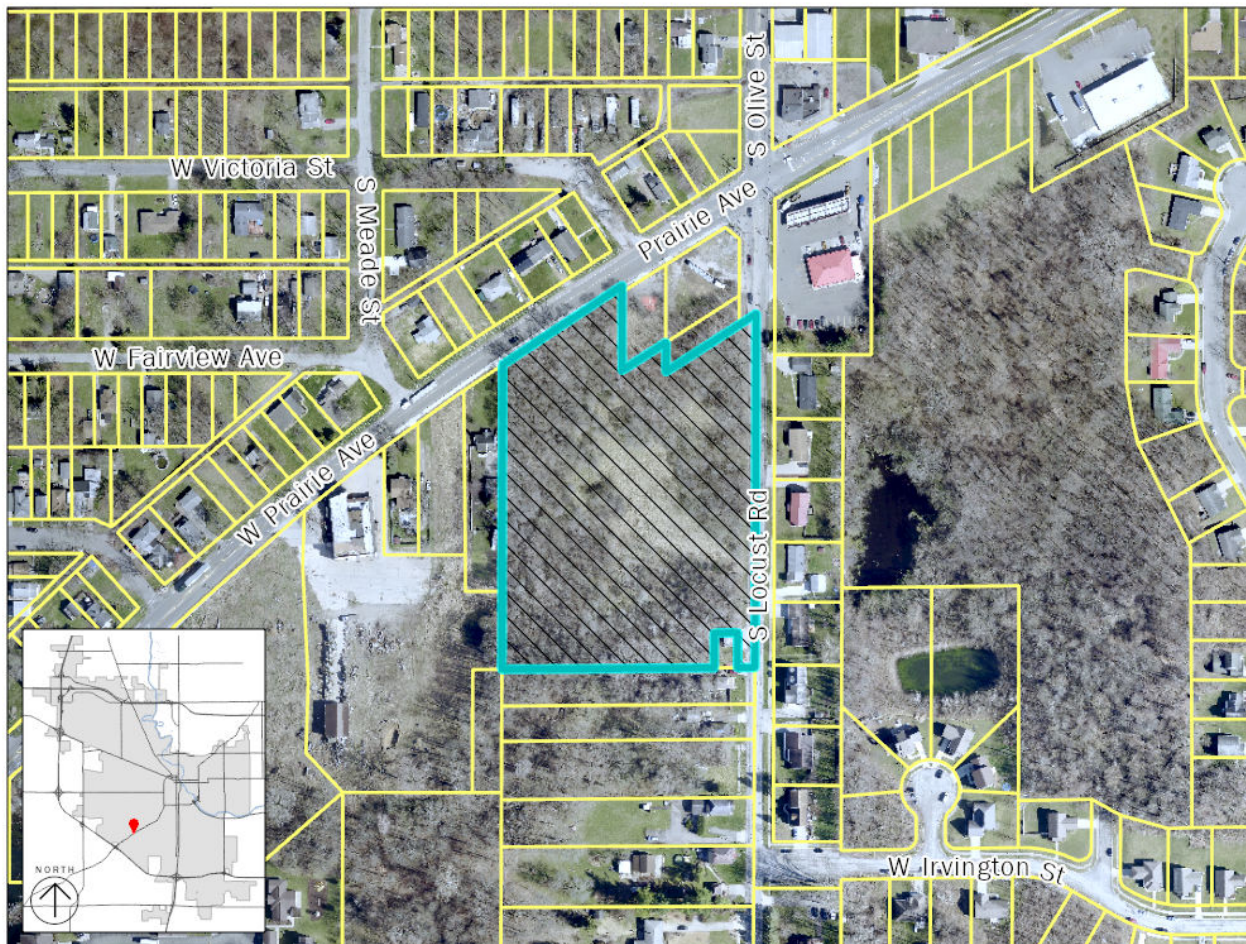
Requested Action

Rezone from S1 Suburban Neighborhood 1 to C Commercial and S2 Suburban Neighborhood 2

Project Summary

Construction of a commercial strip with 4 spaces on the northern portion of the lot, with the remainder reserved for future development.

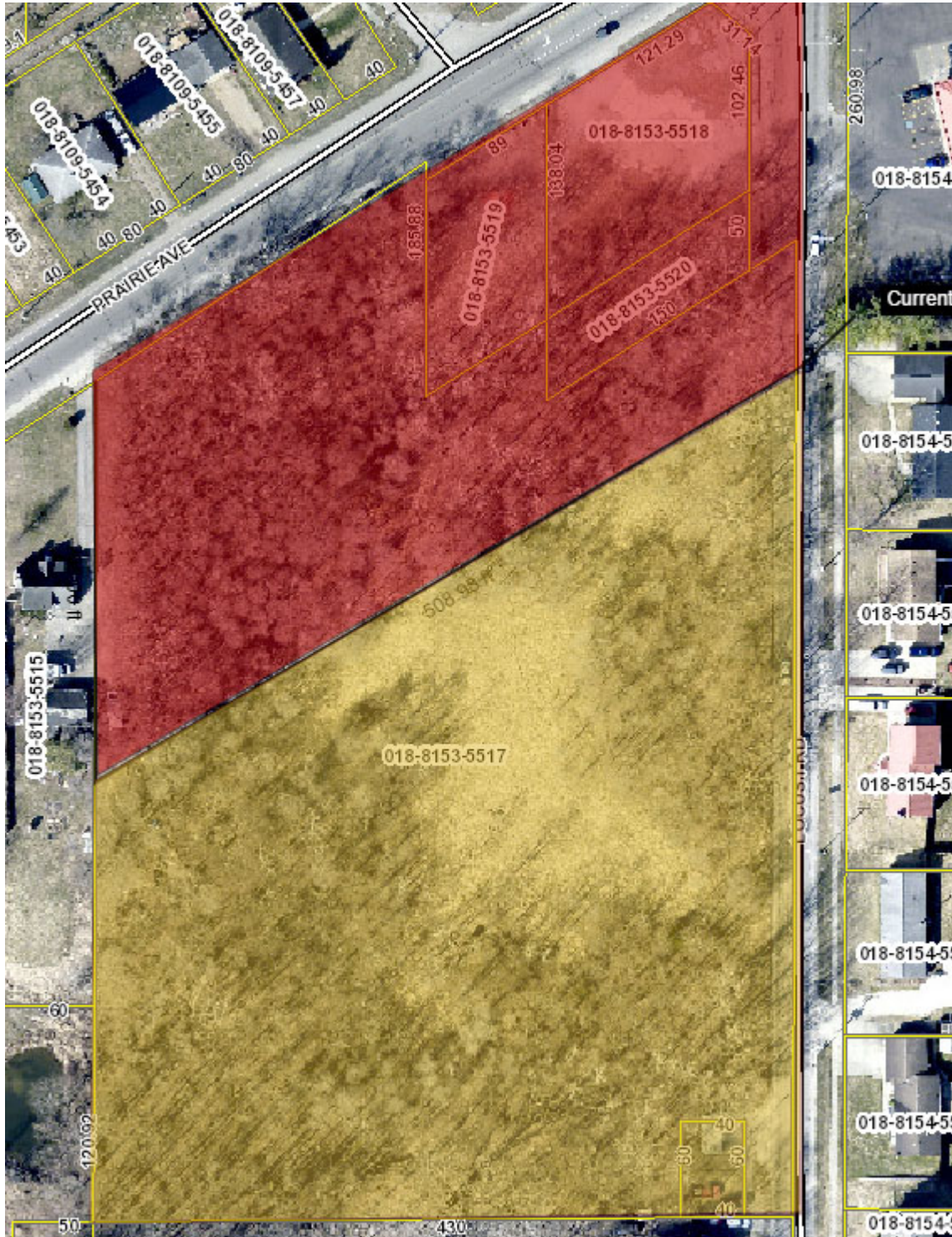
Location Map



Recommendation

Staff Recommendation: Based on information available prior to the public hearing, the staff recommends the Plan Commission send the amended rezoning petition to the Common Council with an favorable recommendation, subject to the following: 1) limiting the commercial space to the northern 250'; 2) no commercial access to Locust; and 3) a subdivision to separate the two differently zoned portions.

Proposed Site Plan



Site & Context

Land Uses and Zoning:

On site: On site is a wooded vacant lot.

North: To the north, across Prairie, are single unit dwellings zoned S1 Suburban Neighborhood 1.

East: To the east, across Locust, are single unit dwellings zoned S1 Suburban Neighborhood 1. At the southwest corner of Prairie and Locust is a vacant lot zoned C Commercial.

South: To the south is a single unit dwelling zoned S1 Suburban Neighborhood 1.

West: To the west is a single unit dwelling zoned S1 Suburban Neighborhood 1.

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. The S2 District is established to provide for, maintain, and enhance suburban neighborhoods or primarily apartment complexes or houses grouped together outside of the City's core.

Site Plan Description:

The most recent site plan shows a proposed commercial space on the northern 250'. The remainder of the lot is shown as S2 Suburban Neighborhood 2, which is designed for multi-family development. No specific site plan has been developed either portion. The site will need to comply with all the development standards of the appropriate district.

Zoning and Land Use History and Trends:

The far south western portion of the city was developed slowly during the middle of the 20th Century with small suburban ranch homes and small scale commercial along Prairie.

With the construction and expansion of the Four Winds Casino in the past decade, there has been an increase in small commercial activity along Prairie.

Traffic and Transportation Considerations:

Prairie avenue is a two lane State-Highway with no on-street parking. Locust is a narrow two lane road with no on-street parking.

Agency Comments

Agency Comments:

The Engineering Department stated that a traffic study would be needed and possible upgrades provided to Locust before access could be granted along the eastern property edge.

A traffic study would be needed and possible upgrades provided to Locust before access was granted along the eastern property edge.

Staff Comments:

Commercial activity along the northern portion of the lot may be beneficial to the surrounding neighborhood if developed in a manner compatible with the other small scale commercial properties nearby. By limiting the commercial development to the northern 250' of the site, it will allow sufficient room for commercial development along Prairie without substantially impacting the surrounding residential uses. Commercial access to Locust should be prohibited. A plan for tree preservation will need to be considered.

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 with 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. By limiting the commercial to the northern 250', it is consistent with Objective LU2.4 Provide buffer spaces between non-compatible land uses.

Land Use Plan:

The future land use plan identifies this area as medium density residential.

Plan Implementation/Other Plans:

The neighborhood and City Planning Staff are in an ongoing planning process for the greater Rum Village Neighborhood.

2. Current Conditions and Character:

The current character of the area is a mix of low-to medium density residential and small-scale commercial uses.

3. Most Desirable Use:

The most desirable use for the land would be medium density residential or a development that focuses commercial uses on the far northern portion of the site while preserving the southern portion as a buffer between the higher intensity use and the low density, rural residential.

4. Conservation of Property Values:

With proper buffering and limitation of commercial to the northern portion of the site, the proposed development should not have a significant impact on surrounding property values. Prairie is a heavily traveled corridor with a mix of uses.

5. Responsible Development and Growth:

It is responsible development and growth to allow for the limited commercial development close to a major thoroughfare with a medium density residential use to the south as a buffer to the rural residential in the area.

Analysis & Recommendation

Commitments: There are no commitment proposed at this time.

Analysis: Prairie Avenue has a history of small scale commercial throughout the corridor. The neighborhood, in its most recent planning process, in the fall of 2021 has indicated a desire for commercial uses that are compatible with the surrounding neighborhood without negatively impacting property values. Limiting commercial development to the area immediately adjacent to Prairie with medium density residential in the southern portion would help protect the residential character of the area.

Recommendation: Based on information available prior to the public hearing, the staff recommends the Plan Commission send the amended rezoning petition to the Common Council with an favorable recommendation, subject to the following: 1) limiting the commercial space to the northern 250'; 2) no commercial access to Locust; and 3) a subdivision to separate the two differently zoned portions.

Property Information

Location: 2240 PRAIRIE AVE
Owner: RMD REAL ESTATE LLC

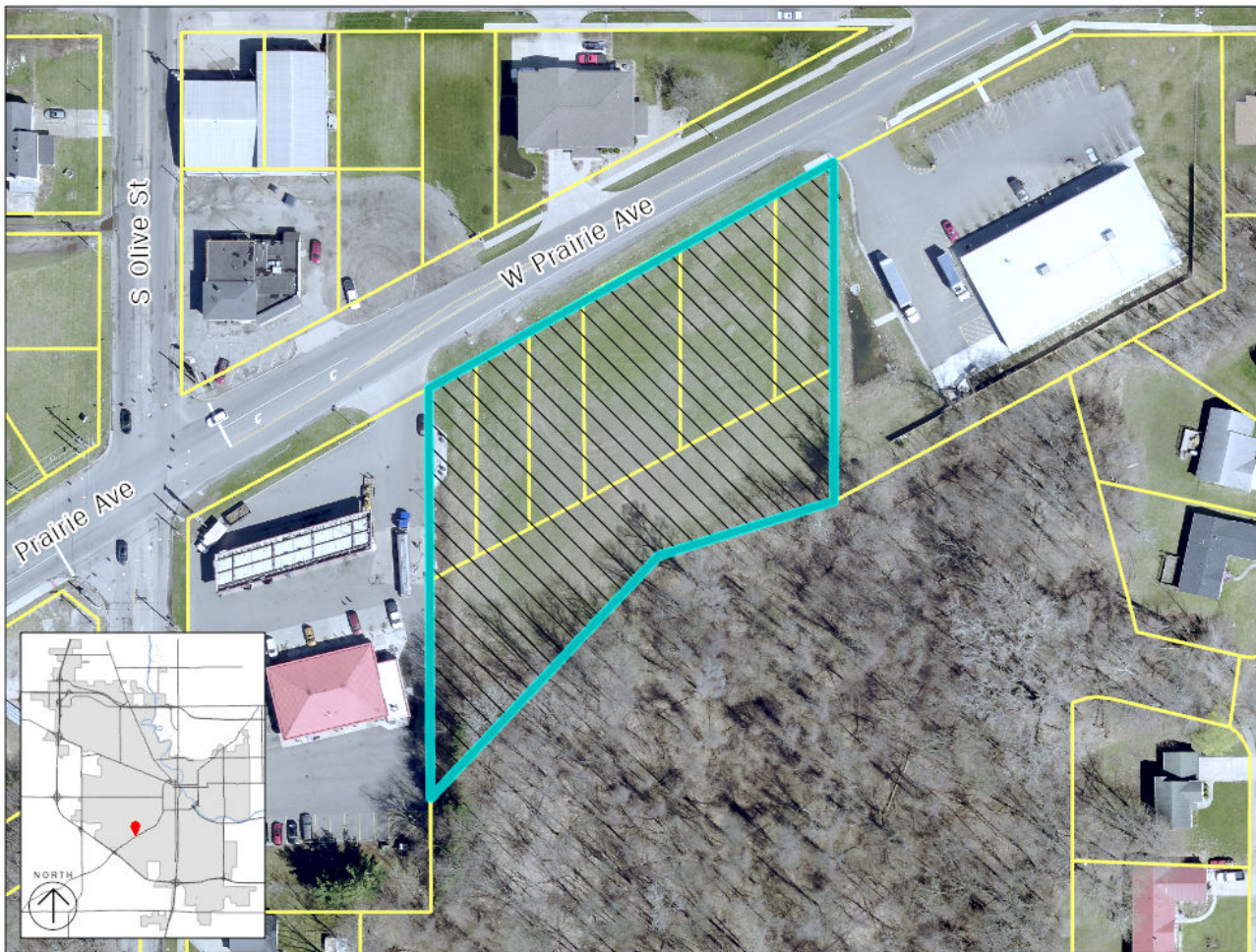
Requested Action

Rezone from S1 Suburban Neighborhood 1 to C Commercial

Project Summary

Request to change south portion of property from S1 Suburban Neighborhood 1 to C Commercial to match northern portion of the property.

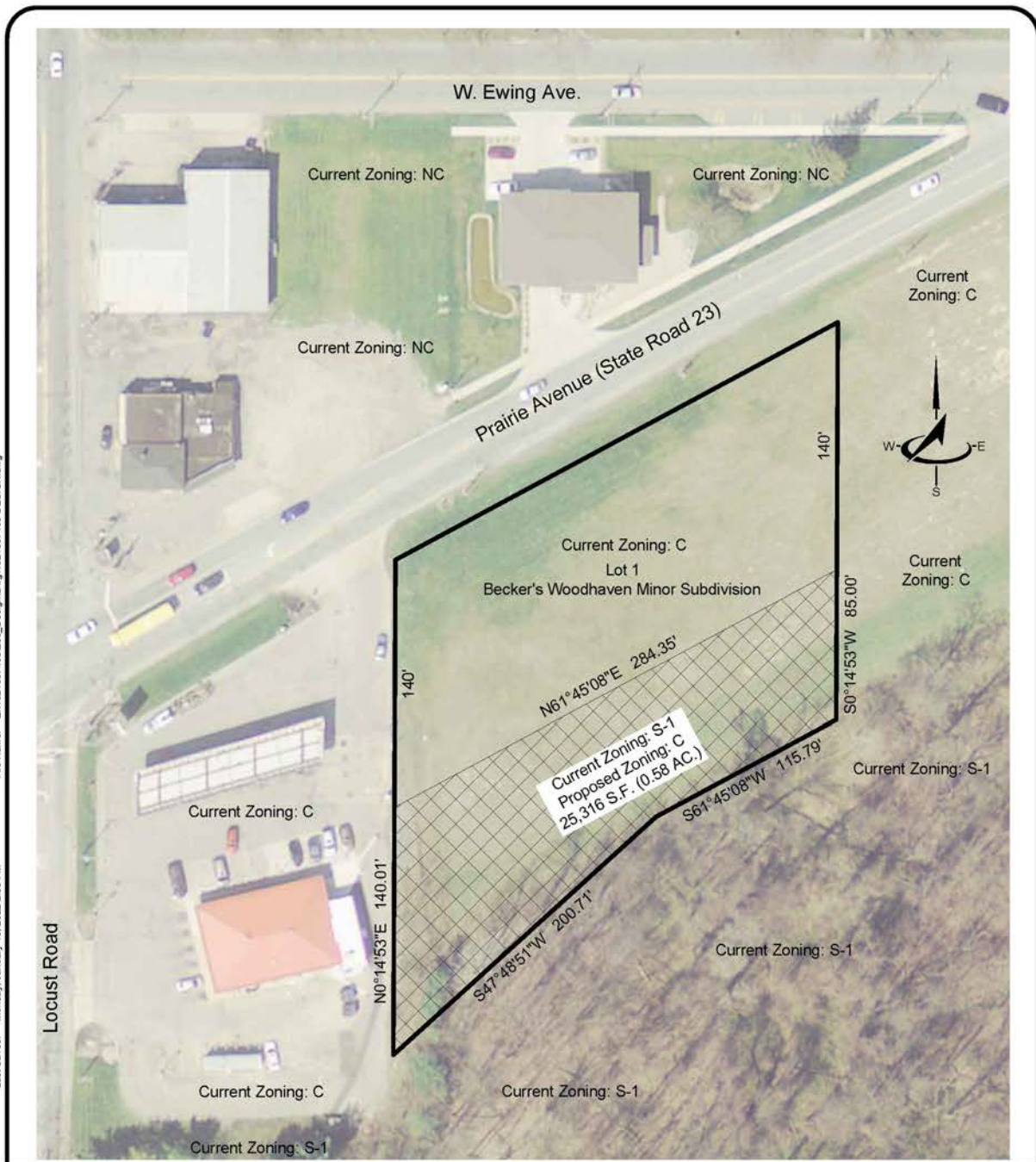
Location Map



Recommendation

Staff Recommendation: Based on the 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



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Last Saved: Monday, January 10, 2022 2:35 PM

Printed: Monday, January 10, 2022 2:37 PM

**ZONE MAP CHANGE
FROM S-1 TO C**

LOT 1 BECKER'S WOODHAVEN MINOR SUB.,
PT. NE 1/4, SEC. 22, T37N, R2E, PORTAGE TWP.,
ST. JOSEPH CO., INDIANA



3220 Southview Drive
Elkhart, Indiana 46514
(574) 266-1010
Fax: (574) 262-3040
info@sam.biz
www.sam.biz

AUTOCAD FILE: 1021067463_DESIGN.dwg		
JOB NUMBER 67463	SCALE 1" = 80'	DRAWN BY AKM

© 2022 Surveying & Mapping, LLC	SHEET 1 OF 1	DRAWING NO. EXHIBIT
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Site & Context

Land Uses and Zoning:

- On site: On site is currently a vacant lot.
- North: To the north, across Prairie Ave, is a Fire Station zoned NC Neighborhood Center.
- East: To the east is a retail establishment zoned C Commercial
- South: To the south is a wooded lot zoned S1 Suburban Neighborhood 1.
- West: To the west is a gas station 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:

There was no site plan submitted for the petition. The site will need to comply with all development standards of the C Commercial District when developed.

Zoning and Land Use History and Trends:

The far south-western portion of the city was developed slowly during the middle of the 20th Century with small suburban ranch homes and small scale commercial along Prairie. With the construction and expansion of the Four Winds Casino in the past decade, there has been an increase in small commercial activity along Prairie. The current lot is a combination of zoned C Commercial on smaller parcels adjacent to Prairie with the rear portion of the lot being zoned S1 Suburban Neighborhood 1.

Traffic and Transportation Considerations:

Prairie avenue is a two lane State-Highway with no on-street parking.

Agency Comments

Agency Comments:

There are no Engineering comments at this time. Engineering will fully review when the property is submitted for Commercial Plan Review.

Staff Comments:

Commercial activity along the lot may be beneficial to the surrounding neighborhood if developed in a manner compatible with the other small scale commercial properties nearby. The existing commercial properties can be developed, however the shallow depth make development more challenging.

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 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 as commercial.

Plan Implementation/Other Plans:

The neighborhood and City Planning Staff are in an ongoing planning process for the greater Rum Village Neighborhood.

2. Current Conditions and Character:

The current character of the area is small scale suburban commercial properties and other institutional uses.

3. Most Desirable Use:

The most desirable use for the land would be commercial uses which fit into the small scale suburban character of the surrounding area.

4. Conservation of Property Values:

The proposed development should not have significant impact on surrounding property values. The northern portion of the parcel is already zoned C Commercial.

5. Responsible Development and Growth:

It is responsible development and growth to allow for the limited commercial development close to a major thoroughfare.

Analysis & Recommendation

Commitments: There are no commitments proposed at this time.

Analysis: Rezoning the southern portion of the site to C Commercial will allow for a cohesive development site along a heavily traveled commercial corridor. The northern portion of the parcel is already zoned C Commercial. Prairie Avenue has a history of small scale commercial throughout the corridor. In recent planning process (fall of 2021), the neighborhood has indicated a desire for commercial uses that are compatible with the surrounding neighborhood without negatively impacting property values.

Recommendation: Based on the 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: 2122 and 2128 SOUTH BEND AVE
Owner: DEV 2122 28 SR 23 LLC

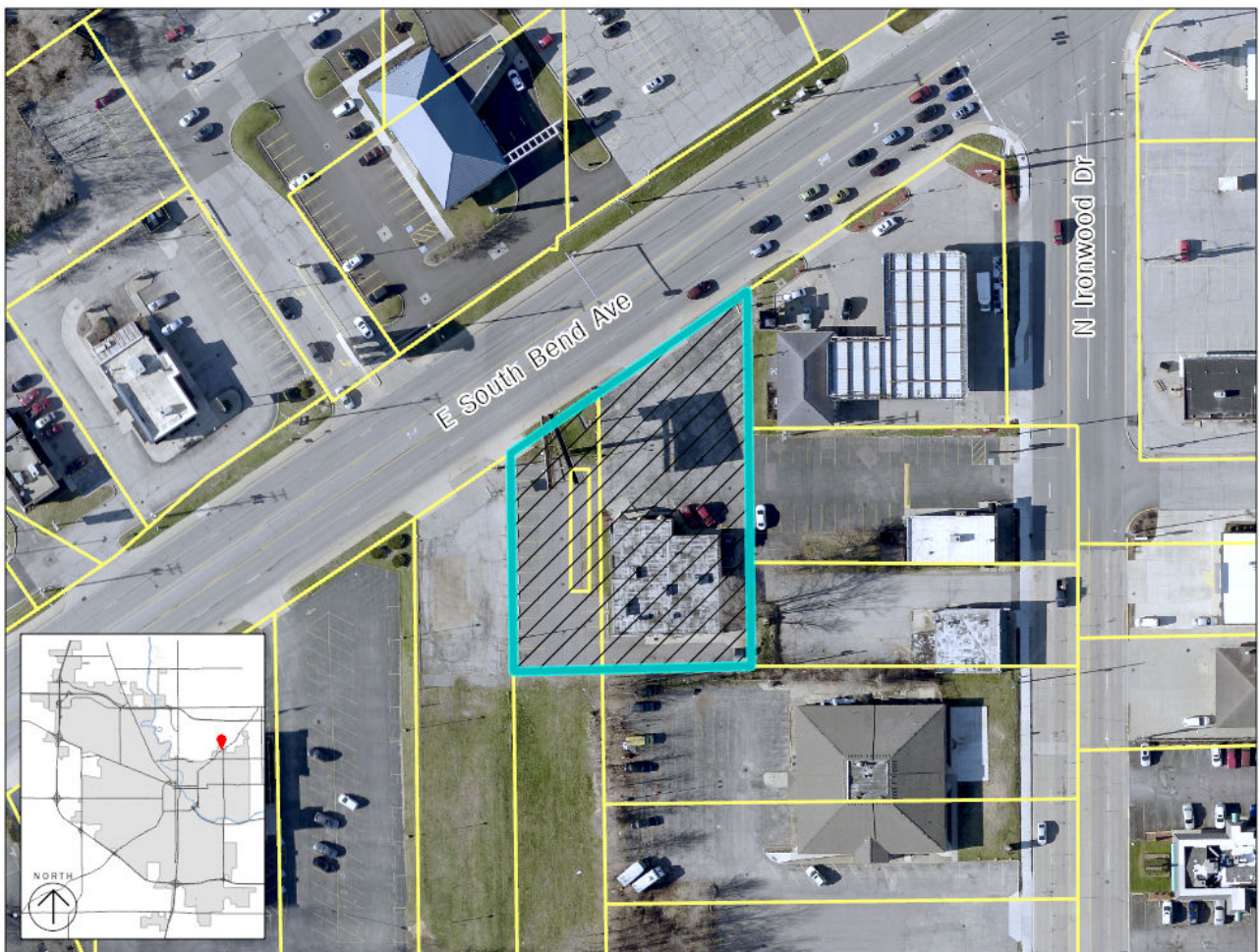
Requested Action

Rezone from NC Neighborhood Center to C Commercial

Project Summary

Rezone to C Commercial to allow for an Automotive Lube Center to compliment the adjacent Drive and Shine facility. A portion of the existing retail shops will remain.

Location Map



Recommendation

Staff Recommendation: Based on information available prior to the public hearing, the staff recommends the rezoning petition be sent to the Common Council with a favorable recommendation, subject to a subdivision to match the zoning line established.

Site & Context

Land Uses and Zoning:

On site: On site is a two storefront retail building and billboard sign.

North: To the north, across South Bend Ave, are properties zoned C Commercial.

East: To the east is a gas station zoned C Commercial and retail properties zoned NC Neighborhood Center.

South: To the south is a former restaurant zoned NC Neighborhood Center.

West: To the west is the new Drive & Shine 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 current site plan shows the removal of one of the two storefronts and the construction of a Lube Center on the western portion of the site.

Zoning and Land Use History and Trends:

Properties along this portion of South Bend Avenue are a mix of NC Neighborhood Center and C Commercial Districts. Auto-oriented commercial is primarily focused on the north side of the street with several drive-through restaurants, a bank, and other auto-oriented uses. The south side of the street is primarily NC Neighborhood Center with C Commercial properties scattered throughout. The South Bend Avenue corridor has seen significant investment and redevelopment over the past five years.

Traffic and Transportation Considerations:

This portion of South Bend Avenue is also State Road 23 with four travel lanes and a center turn lane.

Agency Comments

Agency Comments: Access will need to be coordinated with INDOT.

Staff Comments:

This section of State Road 23 is a heavily traveled corridor. Traffic can be a significant concern and careful attention should be paid to the access location and design. To protect pedestrians, the sidewalk should be redesigned to allow for a tree lawn between the street and the sidewalk.

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 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 as Commercial.

Plan Implementation/Other Plans:

There are no specialized plans for this area.

2. Current Conditions and Character:

Currently, the character of this section of South Bend Avenue is primarily auto-orientated commercial uses.

3. Most Desirable Use:

The most desirable use for the property would be a commercial use designed to minimize impact on pedestrian traffic.

4. Conservation of Property Values:

Because this is an existing commercial corridor, the use and value of adjacent properties should not be adversely affected.

5. Responsible Development and Growth:

It is responsible development and growth to allow for a new business to reinvest into property along South Bend Avenue in a manner that is complimentary to the existing businesses.

Analysis & Recommendation

Commitments: There are no commitments proposed at this time.

Analysis: Rezoning the site to C Commercial will allow for the redevelopment of an area along a major corridor into the City. This site's location on a heavily traveled State highway near the intersection with Ironwood support the request for a more auto-oriented land use.

Recommendation: Based on information available prior to the public hearing, the staff recommends the rezoning petition be sent to the Common Council with a favorable recommendation, subject to a subdivision to match the zoning line established.

Property Information

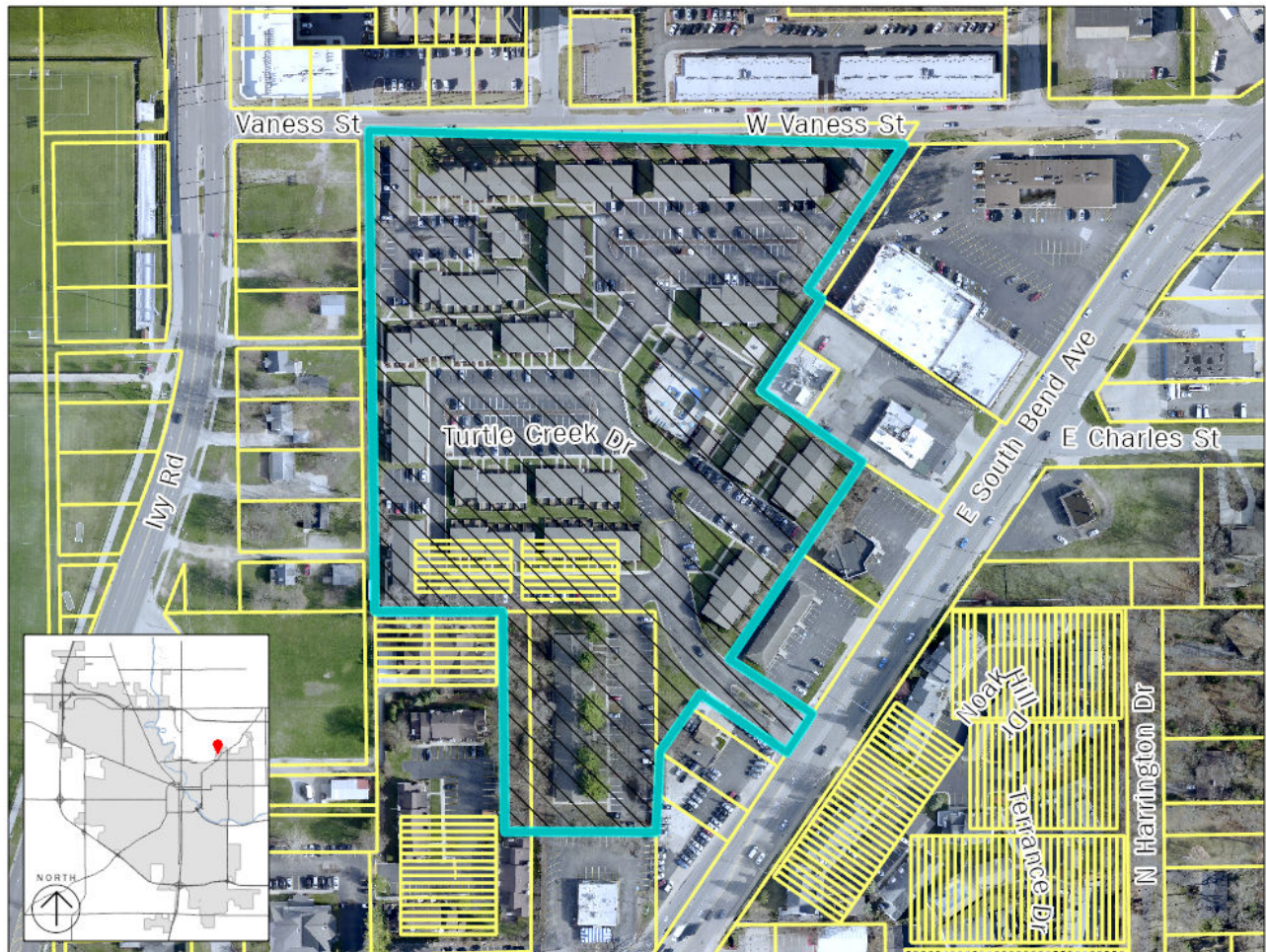
Subdivision Name: **Campus View Redevelopment Minor Subdivision**

Location: This Minor Primary subdivision is located South side of Vaness St approximately 375' west of South Bend Ave (SR-23), City of South Bend.

Requested Action

The total area of the subdivision is 11.04 acres and will consist of 1 building lot.

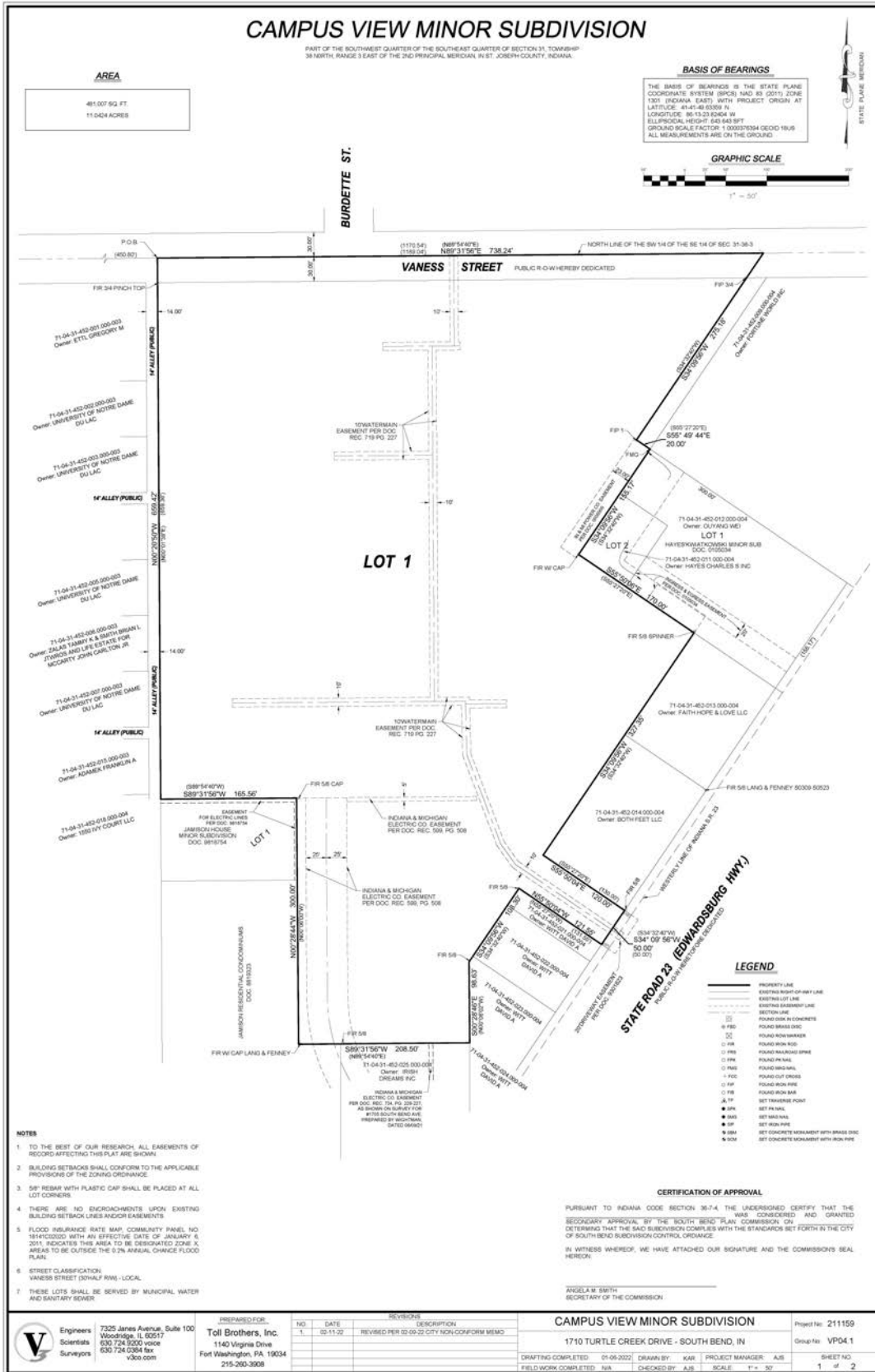
Location Map



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: 1) Approval of a Utility Master Plan by Engineering, and 2) Showing all appropriate easements on the plat

Proposed Plat



Project Details

- Environmental Data:** A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
- Drainage:** There is no drainage plan required at this time.
- 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:** A utility master plan is needed prior to recording to show all easement are located in the proper location.

Recommendation

Staff Comments: 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: 1) Approval of a Utility Master Plan by Engineering, and 2) Showing all appropriate easements on the plat