



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, December 19, 2022 - 4:00 P.M.

County-City Building
Fourth-Floor Council Chambers
www.tinyurl.com/southbendplancommission

PUBLIC HEARING:

A. REZONINGS

1. **Location:** 505 IRELAND RD, 4412 AND 4422 FELLOWS ST PC#0127-22

Petitioner: IRELAND GREENS TRUCKING CO LLC

Requested Action:

Rezoning: From UF Urban Neighborhood Flex and S1 Suburban
Neighborhood 1 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 - None for consideration

B. FINDINGS OF FACT

1. PC#0116-22 – 21275 Cleveland Rd

C. MINUTES – November 21, 2022

D. UPDATES FROM STAFF

E. ADJOURNMENT

Property Information

Location: 505 IRELAND RD and 4422 FELLOWS ST and 4412 FELLOWS ST
 Owner: IRELAND GREENS TRUCKING CO LLC

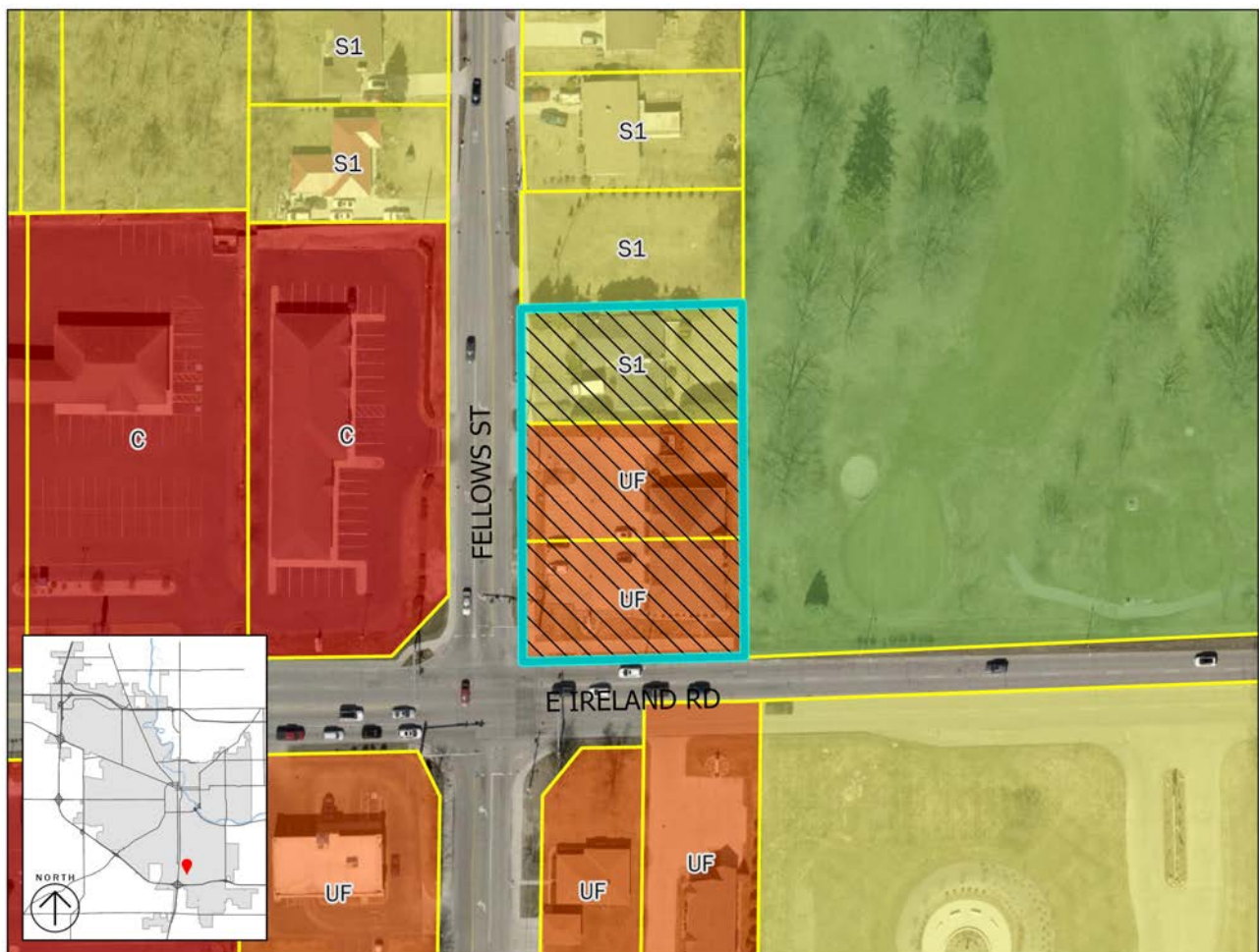
Requested Action

Rezone from UF Urban Neighborhood Flex and S1 Suburban Neighborhood 1 to C Commercial

Project Summary

Create a contiguous parcel with appropriate commercial zoning (C) to allow for the expansion of the existing one-story office building.

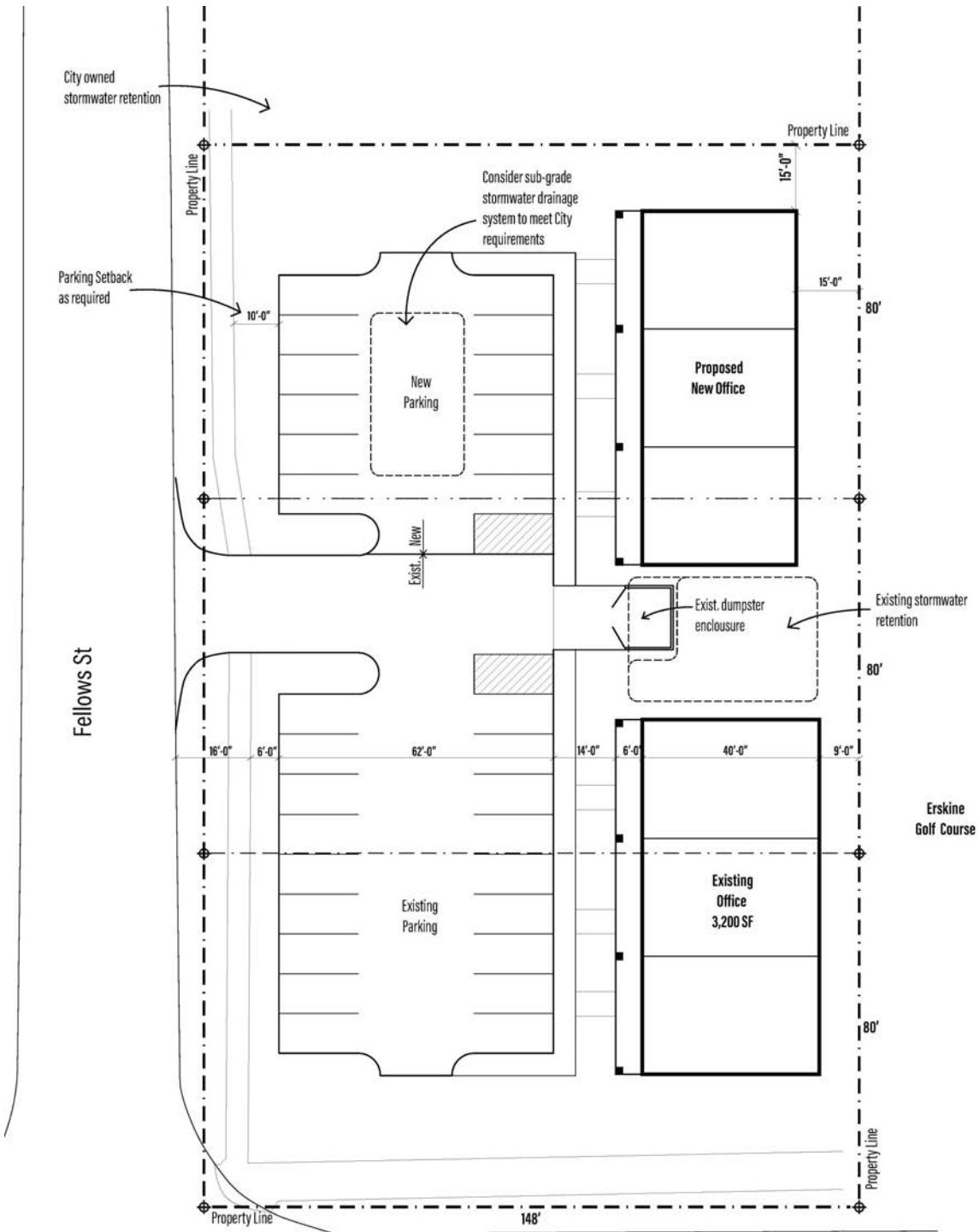
Location Map



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, subject to the following commitments: 1) all buildings shall have a hipped or gabled roof; and 2) drive-through facilities shall not be permitted.

Proposed Site Plan



E Ireland Rd

Site Plan



Site & Context

Land Uses and Zoning:

- On site: An office building with associated parking and a residential dwelling.
- North: A City owned drainage lot zoned S1 Suburban Neighborhood 1
- East: A golf course zoned OS Open Space
- South: Across E. Ireland Rd., a dental clinic and residential dwelling zoned UF Urban Neighborhood Flex
- West: Across Fellows St, a multi tenant retail space 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 proposed site plan shows the construction of a one story office building in a similar style as the existing one story office building. The plan includes maintaining the existing commercial access and expanding the site to the north where the single unit dwelling is currently location. Additional parking is proposed on site as well.

Zoning and Land Use History and Trends:

At the time the Erskine Golf Course was built in 1925, this was still a rural, undeveloped area on the outer edge of the City. In the 1950's, residential growth around the golf course began. Shortly there after commercial nodes at Ireland and Michigan and Ireland and Miami intersections began to develop. It wasn't until the mid-1970's that the commercial growth began to expand from Michigan Street toward the golf course. This property remained residential until it was rezoned in 2005. The current office building was built around 2010.

Traffic and Transportation Considerations:

Ireland Road is a 4 lane thoroughfare. Fellows Street is a two lane residential street expanding to three for a left turn lane at the intersection. Ireland and Fellows is a signalized intersection.

Agency Comments

Agency Comments:

Venue Parks and Arts notes that the proposed development may be at risk of stray golf balls and that the owner assumes all responsibility in the development at this location. There are no other agency comments at this time. Agencies will fully review the development at the time of site development.

Staff Comments:

While the staff does not encourage the removal of viable single-unit dwellings for the purpose of commercial expansion, these parcels are isolated by the City retention pond to the north and the golf course to the east. This will prevent further sprawl into the neighborhood and serve as a good buffer between the residential to the north and Ireland to the south. While development in a UF Urban Flex style is preferred, the desire by the petitioner to replicate the existing development and take advantage of the views of the golf course have created the C Commercial style development requested. Special attention should be made to ensure the development has a more residential character, similar to other properties in the area, and does not impeded on the use and enjoyment of the golf course. By limiting uses that include a drive-through and requiring a more residential roof type, the impact of the full extent of C Commercial Uses can be minimized.

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 conflicts with the goal of the Miami Hills Neighborhood Plan (2020) to support the protection and maintenance of a range of housing types, but the plan was primarily residential in focus. identifies this area as a potential area for intersection improvements, including improved pedestrian crossings.

Land Use Plan:

The Future Land Use Plan identifies the existing commercial property as both commercial and medium intensity residential.

Plan Implementation/Other Plans:

The petition is consistent with city's comprehensive plan, City Plan (2006) (Objective ED2) Retain existing businesses and recruit new ones to the city. Allowing the rezoning of the site will allow for the expansion and retention of a current business in the city. The Future Land Use Plan identifies this area as Park & Open Space, however, the City has no intention at this moment to acquire these lots and the lots across the street are identified as Commercial.

2. Current Conditions and Character:

Ireland Road is a mix of commercial and residential with two intense commercial nodes at the intersections of Ireland with Miami and Michigan. There has been a lot of redevelopment of commercial properties within this area in the past year.

3. Most Desirable Use:

The most desirable use of the property is one that allows for a mix of commercial uses in a manner that is sympathetic to the residential uses nearby.

4. Conservation of Property Values:

While we do not encourage demolition of residential dwellings, in this instance, this property is bound by a municipal drainage lot to the north and a public golf course to the east so the commercial use will be isolated from the surrounding neighborhood. It should not have significant impacts on the use and value of the adjacent properties.

5. Responsible Development and Growth:

It is responsible development to allow for the expansion of an existing business that will be isolated from the current neighborhood.

Analysis & Recommendation

Commitments: The staff recommends the following commitments: 1) all buildings shall have a hipped or gabled roof; and 2) no drive-through shall be permitted.

Analysis: Rezoning these properties to C Commercial will allow for the expansion of services to the area. Since the property is bound by a municipal drainage lot to the north and a public golf course to the east, the impact of the commercial use will be buffered from the surrounding neighborhood. It should not have significant impacts on the use and value of the adjacent properties.

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, subject to the following commitments: 1) all buildings shall have a hipped or gabled roof; and 2) drive-through facilities shall not be permitted.