BILL NO. 35-23



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

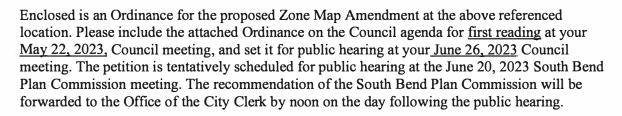
Filed in Clerk's Office

May 16, 2023

Honorable Lori Hamann 4th Floor, County-City Building South Bend, IN 46601

RE:900 S Franklin PC#0162-23

Dear Ms. Hamann:



The petitioner provided the following to describe the proposed project:

Petitioners desire to rezone the property from I Industrial District to U3 Urban Neighborhood 3 to allow new residential development.

If you have any questions, please feel free to contact our office.

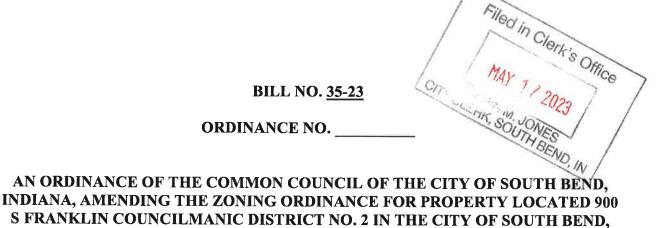
Sincerely,

Angela Smith

Zoning Administrator

ngle M. Smith

CC: Bob Palmer



STATEMENT OF PURPOSE AND INTENT

INDIANA

Petitioners desire to rezone the property from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of South Bend, Indiana, as follows:

SECTION I. Ordinance No. 10689-19, which ordinance is commonly known as the Zoning Ordinance of the City of South Bend, Indiana, be and the same hereby amended in order that the zoning classification of the following described real estate in the City of South Bend, St. Joseph County, State of Indiana:

LOT 1 SAMPLE & LAFAYETTE MINOR SUBDIVSION. CITY OF SOUTH BEND, INDIANA.

COMMONLY KNOWN AS 900 S FRANKLIN

be and the same is hereby established as Urban Neighborhood 2.

SECTION II. This ordinance is and shall be subject to commitments as provided by Chapter 21-12.07(f)(7) Commitments, if applicable.

SECTION III. This Ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor, and legal publication, and full execution of any conditions or Commitments placed upon the approval.

Sharon McBride, Council President South Bend Common Council

Attest:

Dawn M. Jones, City Clerk Office of the City Clerk		
Presented by me, the undersigned City of South Bend, Indiana on the o'clock m.	•	
	Dawn M. Jones, City Clerk Office of the City Clerk	
Approved and signed by me on them.	day of	_, 2023, at o'clock
	James Mueller, Mayor City of South Bend, Indiana	-

City of South Bend PLAN COMMISSION

227 W. Jefferson - Suite 1400S South Bend, IN 46601 zoning@southbendin.gov

Petition for Rezoning or Combined Public Hearing

Property Information	
Tax Key Number 018-8002-0061	
Address: 900 S FRANKLIN	
Owner: DEPARTMENT OF REDEVELOPMENT CITY OF	OF SOUTH BEND
Legal Description:	
Lot 1 Sample & Lafayette Minor Sub 21/22 NP #1072 6/22/2020	Filed in Clerk's Office
Project Summary	EAK M 1023
Rezoning of multiple properties for infill development.	CITY CLERK, SOUTH BEND, IN
Requested Action	
Application includes (check all that apply)	
✓ Rezoning	
Current District: I Industrial	Additional Districts, if applicable
Proposed District U3 Urban Neighborhood 3	Additional Districts, if applicable
The Plan Commission and Council will consider the for (1) The comprehensive Plan; (2) Current conditions and the character of the current str (3) The most desirable use for which the land in each dis (4) The conservation of property values throughout the ju (5) Responsible development and growth.	ructures and uses in each district; trict is adapted;
☐ Subdivision – complete and attach subdivision application	ation
☐ Special Exception – complete and attach Criteria for	
Use requested:	
☐ Variance(s) - List variances below, complete and atta	ch Criteria for Decision Making
Variance(s) requested:	
Required Documents	
Completed Application (including Contact Information) Site Plan drawn to scale Filing Fee Additional documents as noted above	

Contact information

Property	owner(s) of the petition site:
Name:	DEPARTMENT OF REDEVELOPMENT CITY OF SOUTH BEND
Address:	227 W Jefferson Blvd South Bend IN 46601
Name:	
Address:	
Name:	
Address:	
Contact	Person:
Name:	Joseph Molnar
Address:	227 W Jefferson South Bend IN 46601
Phone Nu	ımber: <u>574-245-6022</u>
	irmolnar@southbendin.gov
Estate a South Be Failure of	ng this petition, the Petitioner/Property Owners of the above described Real cknowledge they are responsible for understanding and complying with the end Zoning Ordinance and any other ordinance governing the property. If staff to notify the petitioner of a requirement does not imply approval or form anything contained within the ordinance.
before th	ersigned authorizes the contact person listed above to represent this petition ne South Bend Plan Commission and Common Council and to answer any and ions related to this petition.
Property	Owner (s) Signatures:

