



# 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](http://www.southbendin.gov/zoning)

## AGENDA

**Monday, November 20, 2023 - 4:00 P.M.**

County-City Building  
Fourth-Floor Council Chambers

[www.tinyurl.com/southbendplancommission](http://www.tinyurl.com/southbendplancommission)

### PUBLIC HEARING:

#### A. REZONINGS

- Location:** 1023 QUIMBY ST PC#0183-23  
**Petitioner:** ELLIOT PROPERTIES LLC  
**Requested Action:**  
Rezoning: From UF Urban Neighborhood Flex to U1 Urban Neighborhood 1

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:** TURNOCK STREET SECOND MINOR SUBDIVISION PC#0179-23  
**Location:** East side of Turnock St approx 215' North of South Bend Ave
- Name:** SOUTH BEND COMMUNITY SCHOOL CORPORATION BENDIX DRIVE  
MINOR SUBDIVISION PC#0180-23  
**Location:** Northwest corner of Bendix Dr and Boland Dr
- Name:** SWEENEY'S NAPOLEON STREET MINOR SUBDIVISION PC#0182-23  
**Location:** North side of Napoleon St approx 275' West of St. Louis Blvd.

B. FINDINGS OF FACT – October 16, 2023

C. MINUTES – October 16, 2023

D. UPDATES FROM STAFF

E. ADJOURNMENT

**Property Information**

Location: 1023 QUIMBY ST  
Owner: ELLIOT PROPERTIES LLC

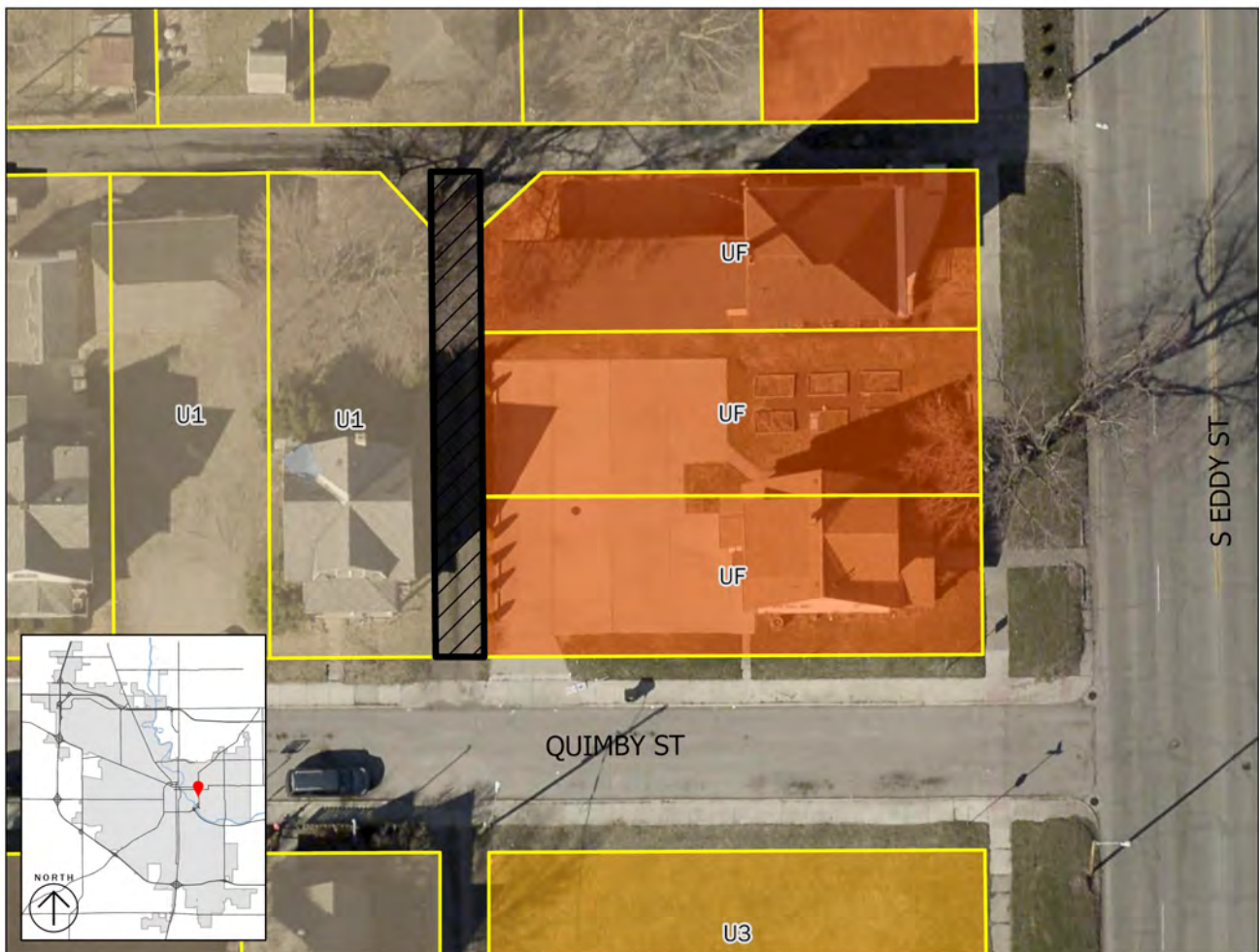
**Requested Action**

Rezone from UF Urban Neighborhood Flex to U1 Urban Neighborhood 1

**Project Summary**

Rezoning 10' north/south alley to correspond to property west of alley.

**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



**PROPOSED**  
**ELLIOT PROPERTIES' QUIMBY**  
**STREET LOT LINE ADJUSTMENT**

PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

PROPERTY INFORMATION:  
 CHADBOURNE  
 ELLIOT PROPERTIES, LLC  
 SOUTH BEND, INDIANA 46708  
 PROPERTY ADDRESS: 622 QUIMBY STREET, SOUTH BEND, INDIANA 46708  
 CHADBOURNE  
 TRUSTEE: ELLIOT PROPERTIES, LLC  
 SOUTH BEND, INDIANA 46708  
 SOUTH BEND, INDIANA 46708  
 ELLIOT PROPERTIES, LLC  
 SOUTH BEND, INDIANA 46708  
 QUIMBY STREET, SOUTH BEND, INDIANA 46708  
 PROPERTY ADDRESS: 317 S. QUIMBY STREET, SOUTH BEND, INDIANA 46708  
 QUIMBY STREET, SOUTH BEND, INDIANA 46708  
 ELLIOT PROPERTIES, LLC  
 SOUTH BEND, INDIANA 46708  
 QUIMBY STREET, SOUTH BEND, INDIANA 46708  
 PROPERTY ADDRESS: 317 S. QUIMBY STREET, SOUTH BEND, INDIANA 46708



1. ALL ELEMENTS THAT ARE INDICATED ON OCCURRENCE PROVIDED BY THE PROPERTY OWNER ARE SHOWN ON THE DRAWING.
2. ZONING DISTRICT SHALL CORRESPOND TO THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE.
3. SETBACKS WITH PARKING SHALL BE PLACED IN THE LOT CORNERS.
4. SETBACKS SHALL BE PLACED WITHIN THE SETBACK DISTRICT UNLESS OTHERWISE INDICATED.
5. SETBACKS SHALL BE PLACED WITHIN THE SETBACK DISTRICT UNLESS OTHERWISE INDICATED.
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8. SETBACKS SHALL BE PLACED WITHIN THE SETBACK DISTRICT UNLESS OTHERWISE INDICATED.
9. SETBACKS SHALL BE PLACED WITHIN THE SETBACK DISTRICT UNLESS OTHERWISE INDICATED.
10. SETBACKS SHALL BE PLACED WITHIN THE SETBACK DISTRICT UNLESS OTHERWISE INDICATED.

1. I, the undersigned, being a duly licensed Professional Engineer in the State of Indiana, do hereby certify that the above-mentioned information was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Indiana.

2. I, the undersigned, being a duly licensed Professional Engineer in the State of Indiana, do hereby certify that the above-mentioned information was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Indiana.

3. I, the undersigned, being a duly licensed Professional Engineer in the State of Indiana, do hereby certify that the above-mentioned information was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Indiana.

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6. I, the undersigned, being a duly licensed Professional Engineer in the State of Indiana, do hereby certify that the above-mentioned information was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Indiana.

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## Site & Context

### Land Uses and Zoning:

On site: On site is a single family dwelling  
 North: A residential dwelling zoned U1  
 East: Two office buildings zoned UF  
 South: A residential dwelling zoned U1  
 West: An accessory structure on a lot zoned U1

### District Intent:

The U1 District is established to provide for, promote, and maintain urban neighborhoods located in core and outlying areas of the City.

### Site Plan Description:

The current site plan shows no major alterations to the existing house. The request is only to rezone the vacated north/south alley to the east of the property in order to incorporate into usable yard space.

### Zoning and Land Use History and Trends:

The neighborhood was largely established in the early 1900s as a walkable urban single family neighborhood consisting of single family homes with the occasional small scale multi-family building.

### Traffic and Transportation Considerations:

Quimby Street is a narrow two lane street with on-street parking only on the south side of the street.

## Agency Comments

### Agency Comments:

There are no additional comments at this time.  
 There were no engineering comments.

### Staff Comments:

This parcel, as well as the north/south alley between this property and the UF zoned properties to the east were recently subdivided with the entire 10' alley being made a part of this property. Normally, when alleys are vacated, they take the zoning of the adjacent lots. In this instance, the two properties have different zoning resulting in the need to rezone the portion of the alley that would have had the UF zoning designation.

## 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 the Howard Park Neighborhood Plan (2012): Promote the continuation of historic density, street patterns and open space.

##### Land Use Plan:

The Howard Park Neighborhood Plan (2012) identifies this area for single family residential.

##### Plan Implementation/Other Plans:

City Plan, South Bend Comprehensive Plan (2006), Objective UD 1: Enhance the aesthetic appeal of the built environment.

**2. Current Conditions and Character:**

The home on this lot was built in 1908. Most of the homes in the neighborhood date from the early 1900's. A mix of multi-unit residential may have developed on various lots in the vicinity.

**3. Most Desirable Use:**

The most desirable use, at this time, is the continued use as a single unit dwelling and the incorporation of the vacated alley into usable yard space.

**4. Conservation of Property Values:**

Allowing for the expanded and continued use of the property as a single family dwelling should help stabilize property values throughout the area as opposed to the vacated alley being left unused and overgrown from neglect.

**5. Responsible Development and Growth:**

It is responsible development and growth to allow the vacated alley to become part of the overall parcel.

## Analysis & Recommendation

**Commitments:** There are no commitments proposed at this time.

**Analysis:** Rezoning the 10' north/south alley to U1 Urban Neighborhood 1 District will allow for the entire property to zoned U1 and not a combination of two zoning districts.

**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**

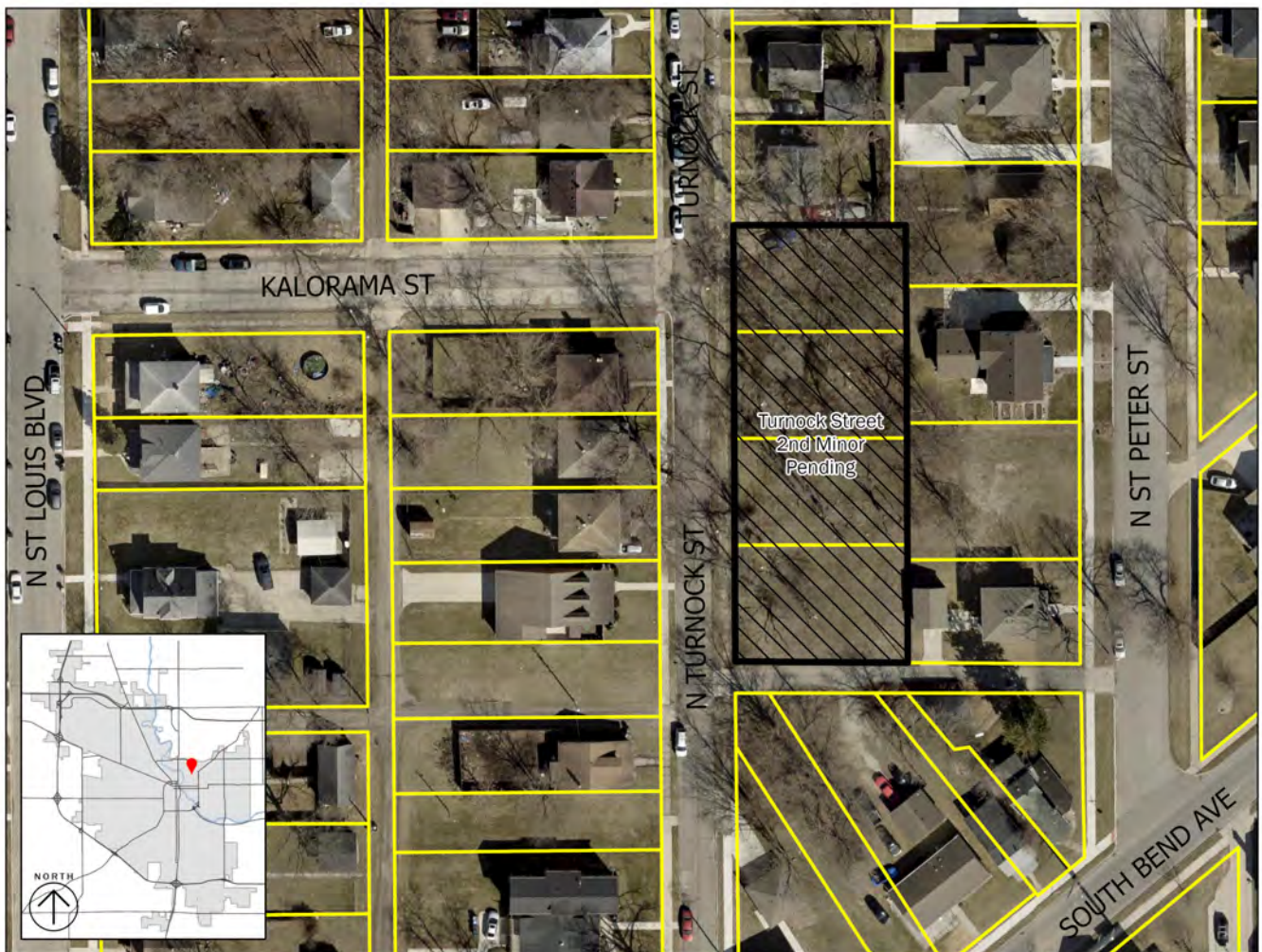
Subdivision Name: **TURNOCK STREET SECOND MINOR SUBDIVISION**

Location: East side of Turnock St approx 215' North of South Bend Ave

**Requested Action**

The total area of the subdivision is .53 acres and will consist of 5 building lots.

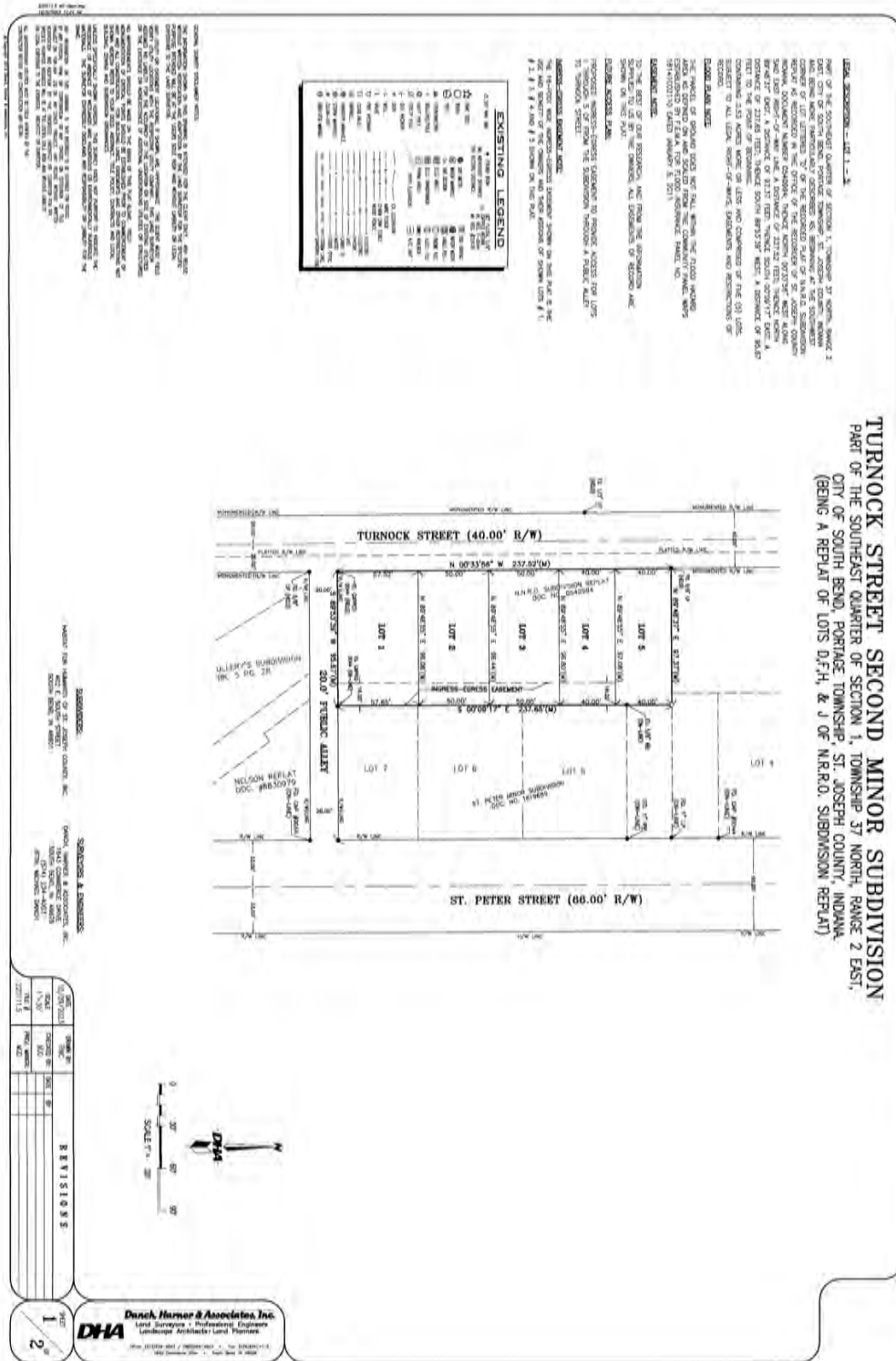
**Location Map**



**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.

Proposed Plat



## TURNOCK STREET SECOND MINOR SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST,  
CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA  
(BEING A REPEAT OF LOTS D,F,H, & J OF N.R.O. SUBDIVISION REPLAT)

**FILE NO. 2023-0014**

**APPLICANT:** \_\_\_\_\_

**OWNER:** \_\_\_\_\_

**PREPARED BY:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**SCALE:** \_\_\_\_\_

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	_____	_____
2	_____	_____

**Dunch, Horner & Associates, Inc.**  
Land Surveyors - Professional Engineers  
License No. 14267  
1100 South State Street, Suite 200, South Bend, IN 46601  
Phone: (317) 336-1100 Fax: (317) 336-1101



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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 is not required for development of single-unit dwellings.

**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:**

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**Recommendation**

**Staff Comments:** There are no additional comments at this time.

**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.

**Property Information**

Subdivision Name: **SOUTH BEND COMMUNITY SCHOOL CORPORATION BENDIX DRIVE MINOR SUBDIVISION**

Location: Northwest corner of Bendix Dr and Boland Dr

**Requested Action**

The total area of the subdivision is 21.29 acres and will consist of 2 building lots.

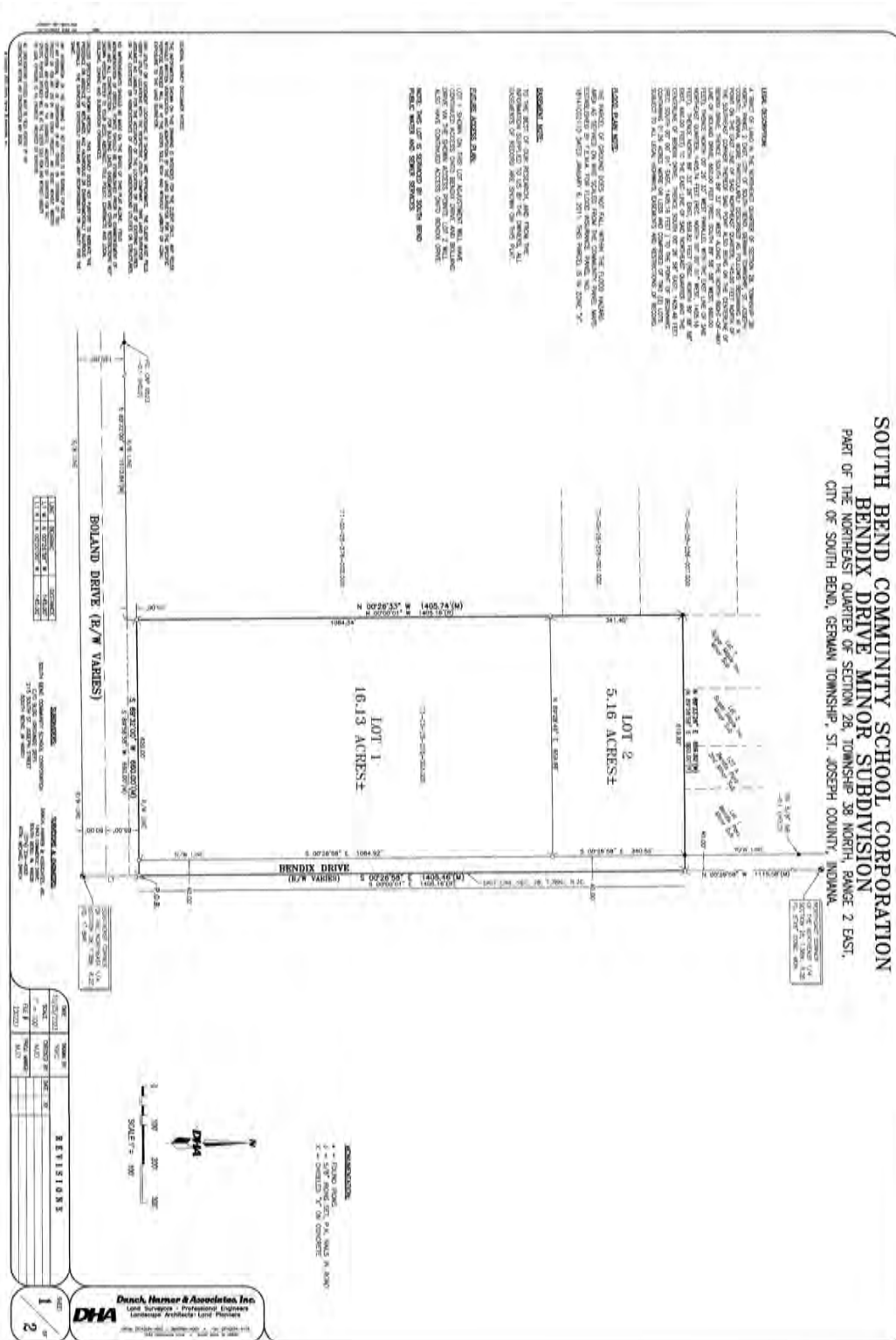
**Location Map**



**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.

Proposed Plat



Proposed Plat

**SOUTH BEND COMMUNITY SCHOOL CORPORATION**  
**BENDIX DRIVE MINOR SUBDIVISION**  
 PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 2 EAST,  
 CITY OF SOUTH BEND, GERMAN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

**OBJECT DESCRIPTION:**  
 THIS PLAT SHOWS THE UNDERLYING AND THE SURFACE OF THE LAND DESCRIBED IN THE PLAT  
 FROM THE SOUTH BEND COMMUNITY SCHOOL CORPORATION TO THE CITY OF SOUTH BEND COMMUNITY SCHOOL CORPORATION  
 UNDER THE FIRST AND THE SECOND REPORTS DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

SOUTH BEND COMMUNITY SCHOOL CORPORATION CITY OF SOUTH BEND  
 111 SOUTH OF AUSTIN STREET  
 SOUTH BEND, INDIANA 46708

THE SOUTH BEND COMMUNITY SCHOOL CORPORATION

**LEGAL DESCRIPTION:**  
 THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, GERMAN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

**SECTION 28, TOWNSHIP 38 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, GERMAN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.**

IN COMMISSION SPACES MEASUREMENTS TO CORNER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, GERMAN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

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SOUTH BEND COMMUNITY SCHOOL CORPORATION CITY OF SOUTH BEND  
 111 SOUTH OF AUSTIN STREET  
 SOUTH BEND, INDIANA 46708

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 THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, GERMAN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

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SOUTH BEND COMMUNITY SCHOOL CORPORATION CITY OF SOUTH BEND  
 111 SOUTH OF AUSTIN STREET  
 SOUTH BEND, INDIANA 46708

THE SOUTH BEND COMMUNITY SCHOOL CORPORATION

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 THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, GERMAN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

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 UNDER THE FIRST AND THE SECOND REPORTS DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

SOUTH BEND COMMUNITY SCHOOL CORPORATION CITY OF SOUTH BEND  
 111 SOUTH OF AUSTIN STREET  
 SOUTH BEND, INDIANA 46708

THE SOUTH BEND COMMUNITY SCHOOL CORPORATION

**LEGAL DESCRIPTION:**  
 THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, GERMAN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

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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:**

**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:**

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**Recommendation**

**Staff Comments:** There are no additional comments at this time.

**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.

**Property Information**

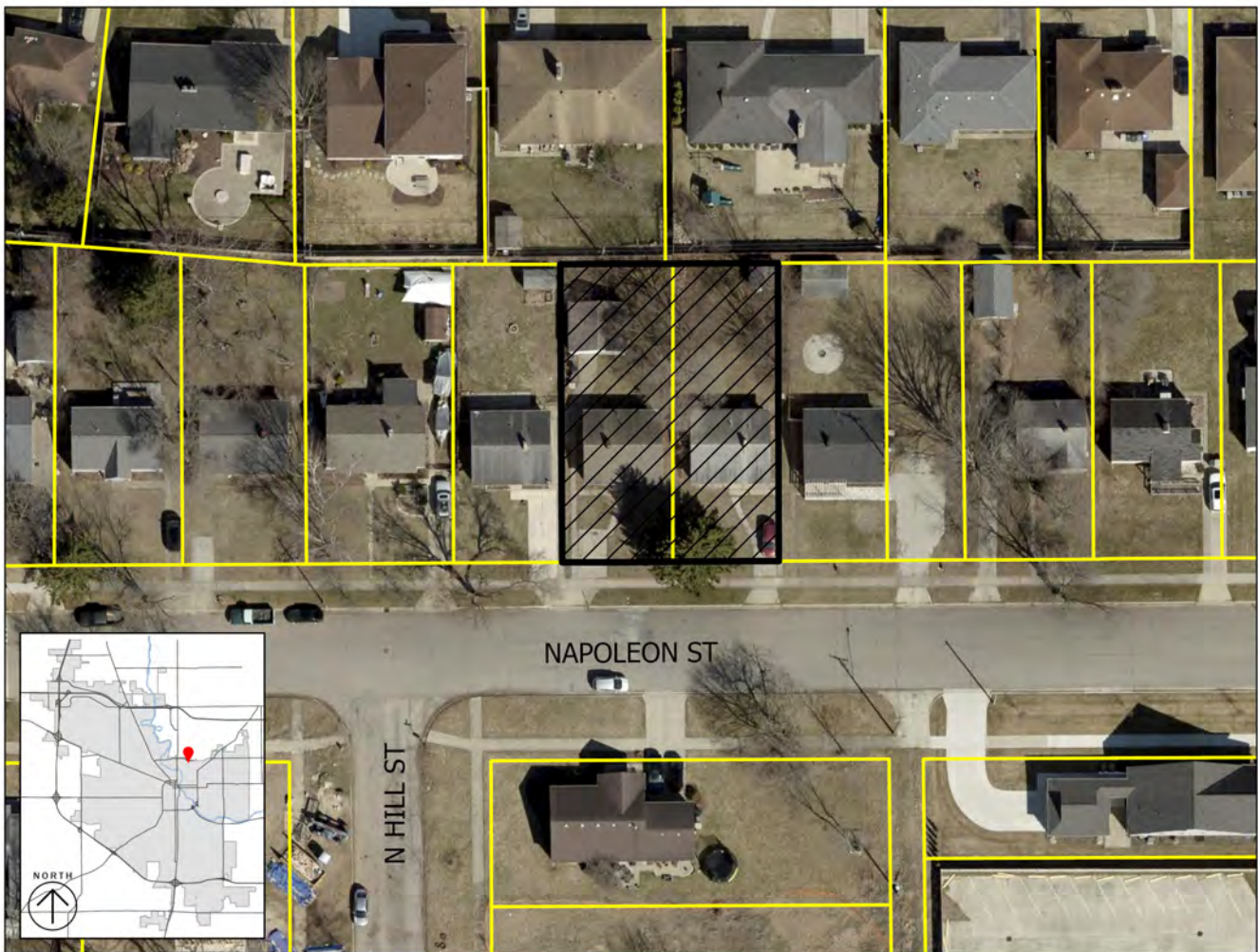
Subdivision Name: **SWEENEY'S NAPOLEON STREET MINOR SUBDIVISION**

Location: North side of Napoleon St approx 275' West of St. Louis Blvd.

**Requested Action**

The total area of the subdivision is .24 acres and will consist of 2 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.

Proposed Plat

CITY OF SOUTH BEND, INDIANA  
DEPARTMENT OF PERMITS

**SWEENEY'S NAPOLEON STREET  
MINOR SUBDIVISION**

PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH  
RANGE 2 EAST, CITY OF SOUTH BEND, PARADE TOWNSHIP 37, JOSEPH COUNTY, INDIANA

**LEGAL DESCRIPTION**

1. ALL SUBDIVISIONS SHALL BE SUBJECT TO THE PROVISIONS OF THE SUBDIVISION ACT, INDICATED BY THE WORDS 'SUBDIVISION' AND 'SUBDIVISION' IN THE TITLE OF THIS PLAT. THE SUBDIVISION ACT IS A PUBLIC LAW OF THE STATE OF INDIANA, AS AMENDED, AND IS ENFORCED BY THE INDIANA DEPARTMENT OF PERMITS, WHICH IS THE AGENCIES AUTHORITY TO GRANT PERMITS FOR THE SUBDIVISION OF LAND. THE SUBDIVISION ACT IS A PUBLIC LAW OF THE STATE OF INDIANA, AS AMENDED, AND IS ENFORCED BY THE INDIANA DEPARTMENT OF PERMITS, WHICH IS THE AGENCIES AUTHORITY TO GRANT PERMITS FOR THE SUBDIVISION OF LAND.

**GENERAL CERTIFICATION**

I, the undersigned, being duly qualified and sworn to as a surveyor, do hereby certify that the foregoing plat is a true and correct representation of the actual survey made by me or under my direction and supervision, and that the same conform to the provisions of the laws of the State of Indiana relating to the subdivision of land.

**DATE OF RECORDING** \_\_\_\_\_  
**BY** \_\_\_\_\_  
**REGISTERED PROFESSIONAL SURVEYOR**

**NOTARIAL PUBLIC STATE OF INDIANA**  
**My Comm. Expires** \_\_\_\_\_  
**My Comm. No.** \_\_\_\_\_

**OWNER'S REPRESENTATIVE**  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**DEPARTMENT OF PERMITS**  
 Received \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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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 is not required for development of single-unit dwellings.
- 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:**

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**Recommendation**

**Staff Comments:** There are no additional comments at this time.

**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.