



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, July 15, 2024 - 4:00 P.M.

County-City Building

Fourth-Floor Council Chambers

www.tinyurl.com/southbendplancommission

PUBLIC HEARING:

A. REZONINGS

1. Location: 1022 COLFAX AVE **PC#0215-24**
Petitioner: WEBB SQUARED LLC
Requested Action:
Rezoning:
From U2 Urban Neighborhood 2 to NC Neighborhood Center

2. Location: 17023 HEPLER ST **PC#0216-24**
Petitioner: FOX CREEK LLC
Requested Action:
Annexation and Rezoning:
From R Single Family District (St. Joseph County) to U2 Urban Neighborhood 2

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 – June 17, 2024

C. MINUTES – June 17, 2024

D. UPDATES FROM STAFF

E. ADJOURNMENT

Property Information

Location: 1022 COLFAX AVE
Owner: WEBB SQUARED LLC

Requested Action

Rezone from U2 Urban Neighborhood 2 to NC Neighborhood Center

Project Summary

Rezone the property to provide a beauty salon or additional office space.

Location Map



Recommendation

Staff Recommendation: Based on the information provided prior to the public hearing, the Staff recommends the Commission send the rezoning to the Common Council with a favorable recommendation.

Proposed Site Plan

* Shared parking lot



Site & Context

Land Uses and Zoning:

- On site: On site is a single-family dwelling zoned U2 Urban Neighborhood 2 under common ownership with the the parcel to the east.
- North: To the north across Colfax Avenue is the South Bend Clinic zoned NC Neighborhood Center
- East: To the east is an office use zoned NC Neighborhood Center
- South: To the south is a single-family home zoned NC Neighborhood Center
- West: To the west is a single-family home zoned U2 Urban Neighborhood 2

District Intent:

The NC District is established to promote higher intensity, urban neighborhood centers, typically located near the intersection of major streets, in core and outlying areas of the City that are well connected to surrounding neighborhoods.

Site Plan Description:

The current site plan shows no changes to the property.

Zoning and Land Use History and Trends:

The building dates to 1870, a similar beginning point for the residential structures in the area. The area developed in the early 1900s with primarily single family homes and commercial uses that are primarily focused west toward downtown and dotted along Colfax Avenue and LaSalle Avenue. The neighborhood has seen growth of service and small scale commercial/office use and rezoning will allow this property to expand those uses in the area.

Traffic and Transportation Considerations:

Colfax Avenue is a two lane street with no on-street parking.

Agency Comments

Agency Comments:

- There are no agency comments at this time.
- There are no Engineering comments at this time.

Staff Comments:

There are no additional comments at this time.

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 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 mixed use.

Plan Implementation/Other Plans:

There are no other plans for the area.

2. Current Conditions and Character:

The property abuts NC Neighborhood Center zoned parcels to the south, east, and north, and is located one property west of the highly trafficked intersection at Colfax Avenue and South Eddy Street. Rezoning the property to NC Neighborhood Center should provide an appropriate transition between the residential neighborhoods east of South Eddy Street and the higher intensity commercial uses to the west. The upzoning will allow for the full range of NC Neighborhood Center uses while the built form of the existing building is retained, matching the character of the surrounding area.

3. Most Desirable Use:

The most desirable use, at this time, is to allow for the rezoning of the property to provide for the expansion of services which fit into the established character of the neighborhood.

4. Conservation of Property Values:

If improved to the NC Neighborhood Center district standards, the investment of a current neighborhood business should not negatively impact the use or value of surrounding properties in the area. Allowing new development should improve the overall value of the neighborhood.

5. Responsible Development and Growth:

It is reasonable development and growth to allow for small-scale commercial/office development located on a busy street.

Analysis & Recommendation

Commitments: There are no proposed commitments at this time.

Analysis: Rezoning this property to NC Neighborhood Center will allow for the expansion of services to the area. Since the property is bounded by NC Neighborhood Center to the north, east, and south the rezoning should not have significant impacts on the use and value of the adjacent properties.

Recommendation: Based on the information provided prior to the public hearing, the Staff recommends the Commission send the rezoning to the Common Council with a favorable recommendation.

Property Information

Location: 17023 HEPLER ST (unincorporated St. Joseph County)
Owner: FOX CREEK LLC

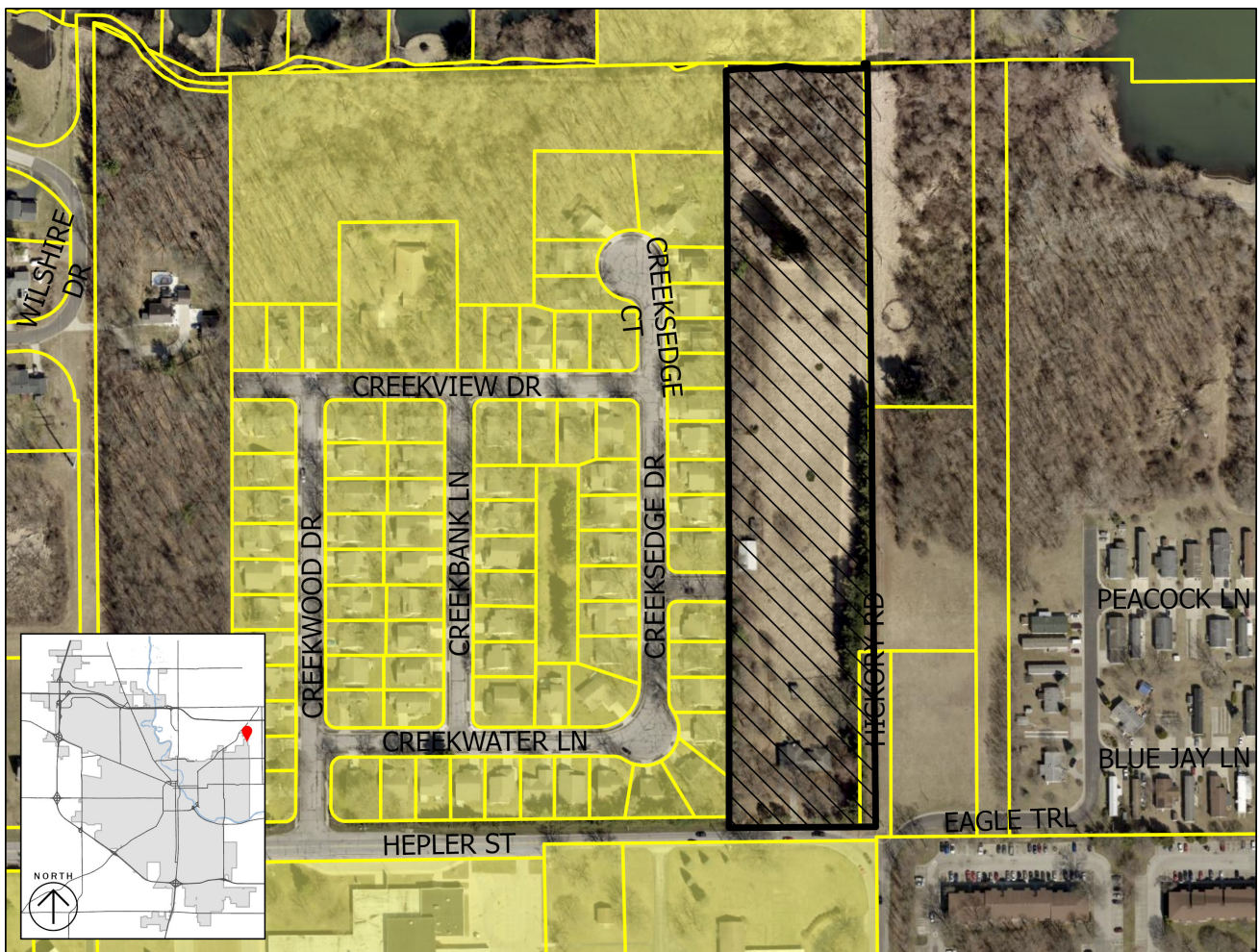
Requested Action

Rezone from R Single Family District (St. Joseph County) to U2 Urban Neighborhood 2

Project Summary

7.5 acre property to be annexed for a proposed development of 41 units primarily comprised of duplexes. THIS REQUEST INCLUDES ANNEXATION INTO THE CITY OF SOUTH BEND.

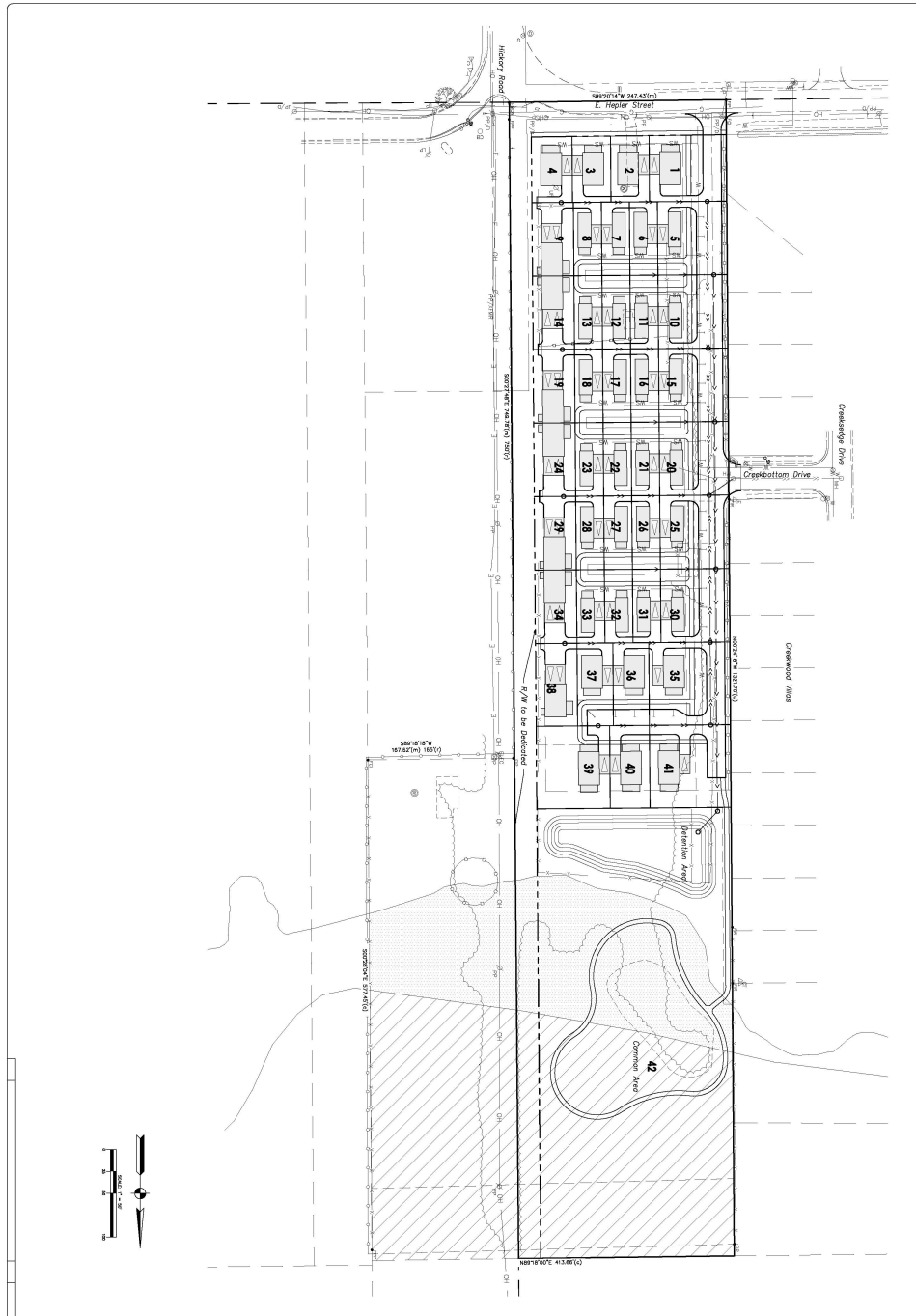
Location Map



Recommendation

Staff Recommendation: Based on information available prior to the public hearing, the Staff recommends the Commission send the rezoning and annexation petition to the Common Council with a favorable recommendation.

Proposed Site Plan



<p>DATE: 07/15/24 DRAWN BY: J. H. H. CHECKED BY: J. H. H. DATE: 07/15/24</p>	<p>PROJECT: 24-0922 SHEET: 1 OF 1</p>	<p>CONCEPTUAL SITE LAYOUT</p>	<p>IRON CREEK VILLAS AT HEPLER & HICKORY SOUTH BEND, INDIANA</p>	<p>ABONMARCHÉ 215 N. Jackson Blvd. South Bend, IN 46601 773.332.2500 419.331.4442 abonmarche.com</p> <p>Benjamin Horner P. Engineer General General General</p> <p>Lafayette Building South Bend South Bend Valparaiso</p> <p>Engineering / Architecture / Land Surveying</p>
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Site & Context

Land Uses and Zoning:

- On site: A vacant lot zoned R Single Family District in St. Joseph County
- North: A vacant parcel zoned S1 Suburban Neighborhood 1
- East: Vacant parcels zoned R-4 Manufactured Home Residential in the City of Mishawaka and a vacant parcel zoned R Single Family District in St. Joseph County
- South: Across Hepler Street, a church zoned S1 Suburban Neighborhood 1
- West: Residential dwellings zoned S1 Suburban Neighborhood 1 and a vacant parcel zoned S1 Suburban Neighborhood 1

District Intent:

The U2 District is established to provide for, promote, and maintain the development of diverse housing types in urban neighborhoods located near neighborhood centers in core and outlying areas of the City.

Site Plan Description:

The proposed site plan shows 41 units, 38 as duplexes and 3 as single family, with access from both Hepler Street and Creekbottom Drive. The plan shows a large common area to the north.

Zoning and Land Use History and Trends:

One single family house occupied the southern end of the lot between 1951 and 2022. A shed and a pole barn built around 1951 still exist on the site. Otherwise, no development has occurred on the lot since at least 1938.

Traffic and Transportation Considerations:

Hepler Street, Hickory Road, and Eagle Trail intersect at the southeast corner of the parcel. Hepler Street is a 24' two lane street that runs along the southern edge of the lot. Creekbottom Drive is 26' stub street that terminates on the western edge of the property.

Agency Comments

Agency Comments:

- There are no agency comments at this time.
- There are no Engineering comments at this time.

Staff Comments:

There are no additional comments at this time.

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 City Plan, South Bend Comprehensive Plan (2006), Objective H 1.1: Encourage residential units to contain a mix of housing types, densities, price ranges, and amenities.

Land Use Plan:

The Future Land Use Plan does not address properties outside of the City limits.

Plan Implementation/Other Plans:

The petition is consistent with South Bend's Annexation Policy Plan (1992) "[E]xtension of City services and utilities beyond the City limits should not occur unless it furthers the annexation policies of the City"

2. Current Conditions and Character:

The properties located within the City to the west are single family residential and to the south are large civic buildings and single family residences. The properties to the east in the City of Mishawaka are single family residential and to the south east are apartment units.

3. Most Desirable Use:

The most desirable use for the property would be residential development that compliments the surrounding area.

4. Conservation of Property Values:

The properties in the area are primarily residential. The annexation and rezoning should not affect the use or value of the surrounding properties.

5. Responsible Development and Growth:

It is responsible development and growth to require properties contiguous to the City limits to annex into the City at the time of development. Likewise, it is responsible development to allow property in a residential area to be used for additional dwelling units.

Analysis & Recommendation

Commitments: There are no commitments proposed.

Analysis: The annexation and rezoning of the property to U2 Urban Neighborhood 2 will allow for the development of the site for additional housing units in the City. It is responsible development to assure that properties adjacent to the City limits are annexed and developed under City standards.

Recommendation: Based on information available prior to the public hearing, the Staff recommends the Commission send the rezoning and annexation petition to the Common Council with a favorable recommendation.