



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, August 19, 2024 - 4:00 P.M.

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

PUBLIC HEARING:

A. REZONINGS

1. **Location:** 5301 NIMTZ PARKWAY and 5101 NIMTZ PKWY PC#0218-24b
Petitioner: Service Area No. 4 LLC
Requested Action:
Rezoning: To I Industrial

B. MAJOR SUBDIVISIONS - None for consideration

C. TEXT AMENDMENTS - None for consideration

ITEMS NOT REQUIRING A PUBLIC HEARING:

A. MINOR SUBDIVISIONS

1. **Name:** HERMAN MINOR SUBDIVISION PC#0218-24
Location: 5101 NIMTZ PKWY

B. FINDINGS OF FACT - None for consideration

C. MINUTES – July 15, 2024
June 17, 2024

D. UPDATES FROM STAFF

E. ADJOURNMENT

Property Information

Location: 5301 NIMTZ PARKWAY and 5101 NIMTZ PARKWAY
Owner: Service Area No. 4 LLC

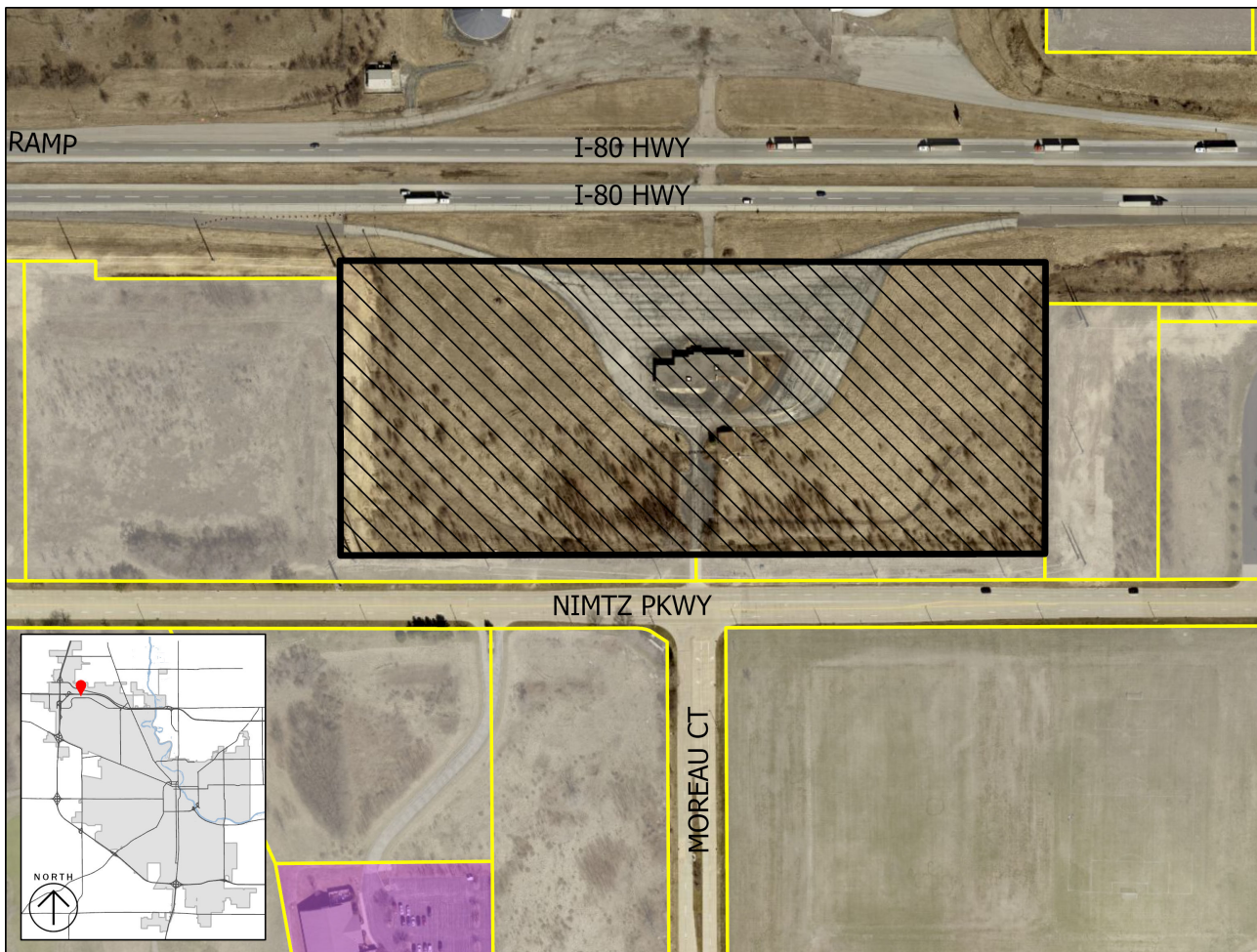
Requested Action

Rezone from no current zoning to I Industrial

Project Summary

Zone parcel to I Industrial to allow for a professional office use.

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.

Site & Context

Land Uses and Zoning:

On site: Former Indiana State Police post on 13.77 acres.

North: To the north, Indiana Toll Road

East: To the east is a vacant lot zoned I Industrial

South: To the south is Blackthorn Golf Course and property owned by St. Joseph County Airport Authority, both zoned I Industrial.

West: To the west is a vacant lot zoned I Industrial

District Intent:

The I District is established to provide a location for medium- to high intensity industrial uses, typically grouped along highways and major streets and separated from residential uses.

Site Plan Description:

There are no proposed changes to the property.

Zoning and Land Use History and Trends:

Built in 1960, its historic use has been an Indiana State Police Post until 2021 when the State of Indiana sold the property. The area has a mix of industrial/office uses and with an increase in companies in the past decade.

Traffic and Transportation Considerations:

Nimtz Parkway is four lanes with no on-street parking. Access to the site is via an access easement granted by the adjacent two parcel owners.

Agency Comments

Agency Comments:

There are no additional comments at this time.

Staff Comments:

Rezoning the property to I Industrial will allow the site to be used as professional offices in a manner similar to the surrounding land uses.

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 ED 2: Retain existing businesses and recruit new ones to the city.

Land Use Plan:

The Future Land Use Plan identifies this area for Light Industrial.

Plan Implementation/Other Plans:

There are no other plans specific to this area.

2. Current Conditions and Character:

The 5,539 sqft building on 13.77 acres of land, built in 1960, was used as an Indiana State Police post. The existing building configuration is compatible for its continued use as office space. The area is currently a mix of industrial and professional office uses on large parcels of land. The site is also located in close proximity to Blackthorn Golf Course.

3. Most Desirable Use:

The most desirable use, at this time, is a use compatible with the industrial and distribution growth seen in the area.

4. Conservation of Property Values:

The proposed use of the property as professional offices will have no negative effect on property values throughout the immediate vicinity.

5. Responsible Development and Growth:

It is responsible development and growth to allow for the site to be used in a similar manner to properties in the immediate vicinity.

Analysis & Recommendation

Commitments: There are no written commitments proposed.

Analysis: Zoning this property to I Industrial would be consistent with the intent of the ordinance and allow the owner to obtain the necessary permits to upgrade the building in preparation for occupancy. The parcel will also be subdivided to become a legal lot of record as the property was state right-of-way.

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.

Property Information

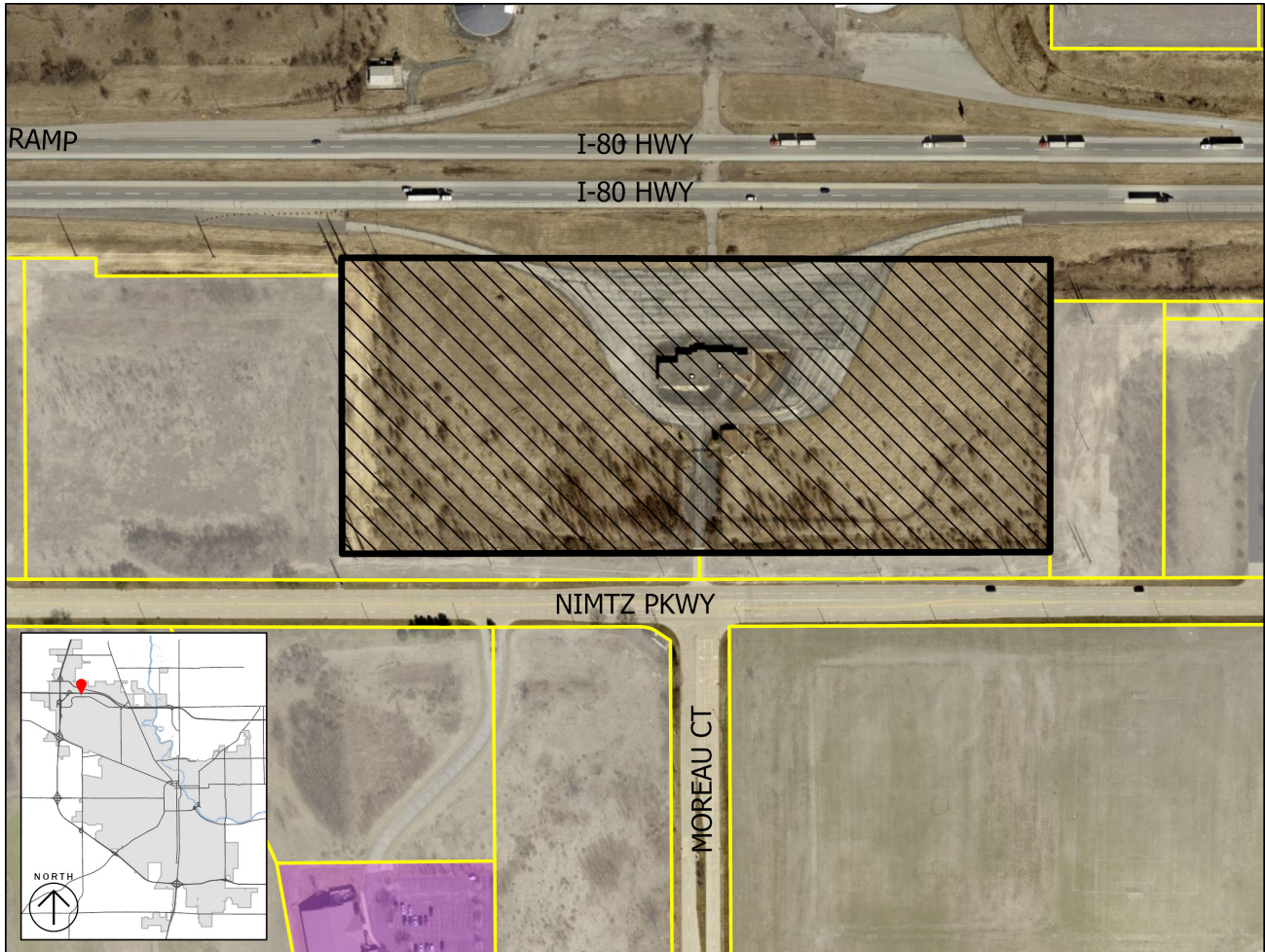
Subdivision Name: **HERMAN MINOR SUBDIVISION**

Location: 5101 NIMTZ PKWY

Requested Action

The total area of the subdivision is 13.77 acres and will consist of 1 building lot.

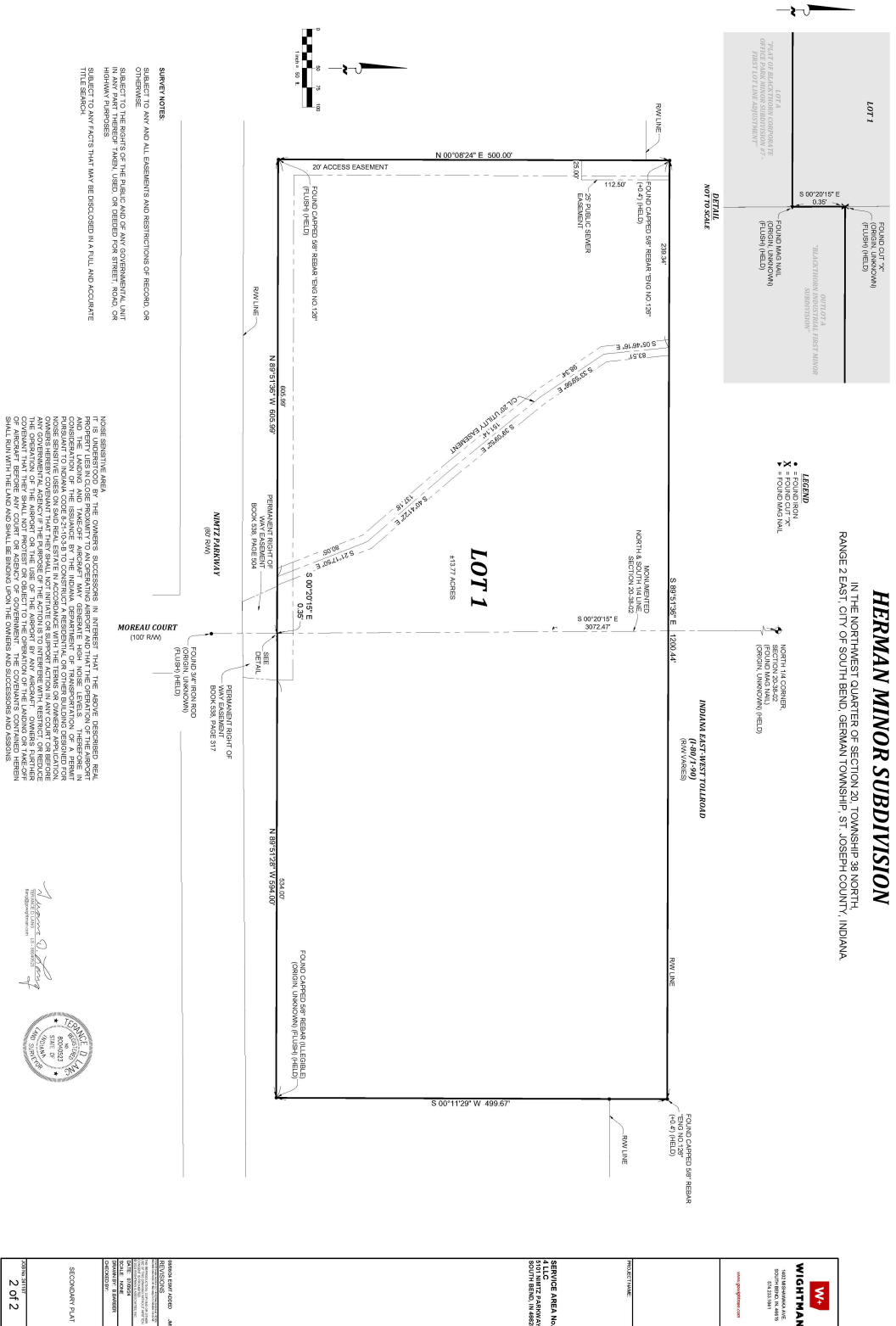
Location Map



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. The Staff also recommends the Commission approve the waiver from the Subdivision Control Ordinance as requested for a parcel not abutting a public street.

Proposed Plat



Project Details

Environmental Data: A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.

Drainage: Not required.

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: Need to show easement for sewer (force main, discharge manhole, and gravity sewer section) in NW corner. Need a 20 foot wide access easement for City utilities measured from the west lot line. Need 20 foot utility easement for the 16" water main through the parcel.

Recommendation

Staff Comments: The registered surveyor on behalf of the property owner requests the following waivers from the Subdivision Control Ordinance: Section 21-11.02 (c) (2) Every lot shall abut on a public street.

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. The Staff also recommends the Commission approve the waiver from the Subdivision Control Ordinance as requested for a parcel not abutting a public street.