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City Clerk, South Bend, IN

LASALLE PARK NEIGHBORHOOD

Presented By:

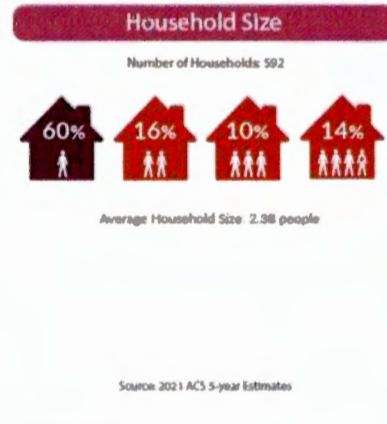
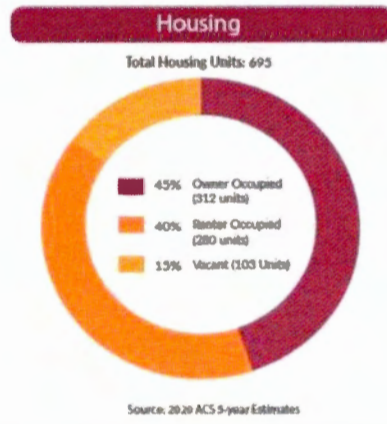
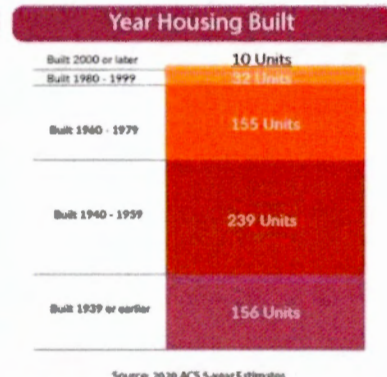
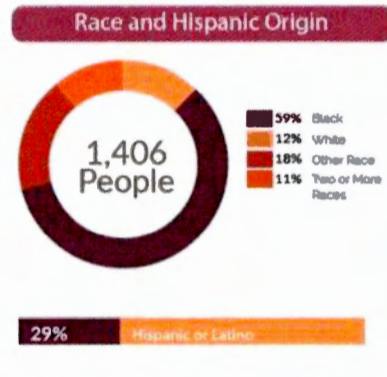
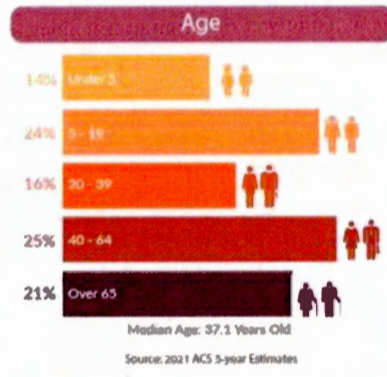
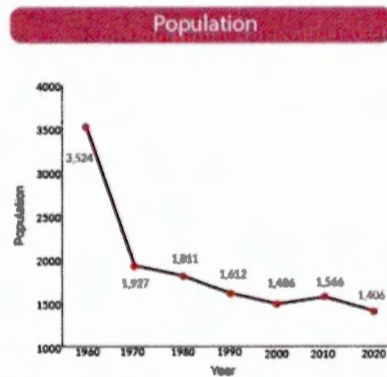
Jorden Giger, BLM South Bend

Desiree Powell, DRBTS, LLC



Demographic Data

Unless otherwise noted, all figures are from the 2020 Census and are based on Census Tract 23 which approximates the LaSalle Park Neighborhood plan area



**Zoning districts present in LaSalle Park (LSP) currently:
8 existing zoning districts**

1. Industrial - I
2. Commercial - C
3. Neighborhood Center - NC
4. Open Space - OS
5. Urban Neighborhood 3 - U3
6. Urban Neighborhood 2 - U2
7. Urban Neighborhood 1 - U1
8. Urban Flex (as shown in most recent ppt from city planning staff August 2024)



**Zoning Concerns (missing or not addressed in neighborhood plan)
Addressing and understanding open space zoning as it relates to 'wetland preservation areas'**

1. City staff has "drafted" area zoned 'I' to possibly become wetland preservation area - how does this zoning change impact climate/environmental issues that are present in community? What remediation will be done if this zoning change is accepted by the community?
2. Proposed area is north of Linden/Colfax Avenue - northern tip of LSP boundary



**Zoning Concerns (missing or not addressed in neighborhood plan)
Addressing industrial zoning in close proximity to neighborhood on other side of
Linden Ave (South of Linden Ave) - immediate zoning districts are:**

1. Open space
2. Urban neighborhood 2 (residential zoning)
3. Urban neighborhood 3 (residential zoning)
4. Impact of more restrictive zoning language around distance to neighborhood (may not be applicable to existing businesses but consider recommendation for any new businesses that may open)



How will the development/implementation of EV infrastructure be zoned?

1. There is no mention of how EV will be included in zoning and land uses in LSP neighborhood plan - what are other cities doing?
2. Creating zoning language to accommodate EV infrastructure at Charles Black Center and other places in the community (based on MACOG)
3. Focus on equity in zoning ordinance for EV charging by partnering with Lawyers for Good Governance and the Indiana Alliance of Black-led organizations



Lack of transitional commercial zoning that revitalize and address some of major neighborhood needs

1. Grocery store
2. Neighborhood scale retail/commercial development
3. Reducing auto-related businesses
4. Showing examples of how updated zoning can activate/rejuvenate vacant, underutilized, and/or abandoned commercial buildings in LSP (city owned and/or privately owned)
5. Recognizing impact of mixed-use development/mixed-use zoning and what that may allow



Next Steps and Considerations

1. Reparate city-owned lots to Solar Equity for All microgrid Project
2. Secure data on number of code violation issues for industrial land
3. Develop EV policy with community, statewide and national partners
4. Allocate funding in the budget for plan implementation

