



# 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, December 16, 2024 - 4:00 P.M.**

County-City Building  
Fourth-Floor Council Chambers

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

### PUBLIC HEARING:

A. REZONINGS – None for consideration

B. MAJOR SUBDIVISIONS

1. **Name:** SCOTTSDALE COMMUNITY CLUB MAJOR SUBDIVISION  
**Location:** 4802 YORK RD

**PC#0235-24**

C. TEXT AMENDMENTS – None for consideration

D. COMBINED HEARING – None for consideration

### ITEMS NOT REQUIRING A PUBLIC HEARING:

A. MINOR SUBDIVISIONS

1. **Name:** CARDINAL DERMATOLOGY MINOR SUBDIVISION  
**Location:** 4322 S LAFAYETTE BLVD AND VACANT S LOT

**PC#0234-24**

B. FINDINGS OF FACT – None for consideration

C. MINUTES – November 18, 2024

D. OTHER BUSINESS – 2025 Calendar

E. UPDATES FROM STAFF

F. ADJOURNMENT

**Property Information**

Subdivision Name: **SCOTTSDALE COMMUNITY CLUB MAJOR SUBDIVISION**

Location: 4802 YORK RD

**Requested Action**

The total area of the subdivision is 4.72 acres and will consist of 23 building lots.

**Location Map**



**Recommendation**

**Staff Recommendation:** The Staff has reviewed this subdivision and finds it that if the waiver is granted and the conditions are met, it complies with the requirements for Primary Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Primary Approval, subject to execution of the required water/sewer extension agreements and dedicated improvements agreement for street, drainage, and utilities, and satisfying any comments from engineering.





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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:** The engineering department has reviewed the general drainage concepts and will continue to work with the petitioner to finalize a drainage plan.
- 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:** Lots 1-8 may be developed after Major Secondary. Water/sewer extension agreement/drainage plan will be required for Lots 9-23. Street intersection construction will be part of dedicated improvements agreement with drainage and utilities.

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**Recommendation**

**Staff Comments:** The registered surveyor on behalf of the property owner requests the following waiver from the Subdivision Control Ordinance: 21-11.04(b)(6) Cul-de-sac and dead-end streets, designed to be so permanently, shall not be longer than 200 ft.

**Staff Recommendation:** The Staff has reviewed this subdivision and finds it that if the waiver is granted and the conditions are met, it complies with the requirements for Primary Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Primary Approval, subject to execution of the required water/sewer extension agreements and dedicated improvements agreement for street, drainage, and utilities, and satisfying any comments from engineering.

**Property Information**

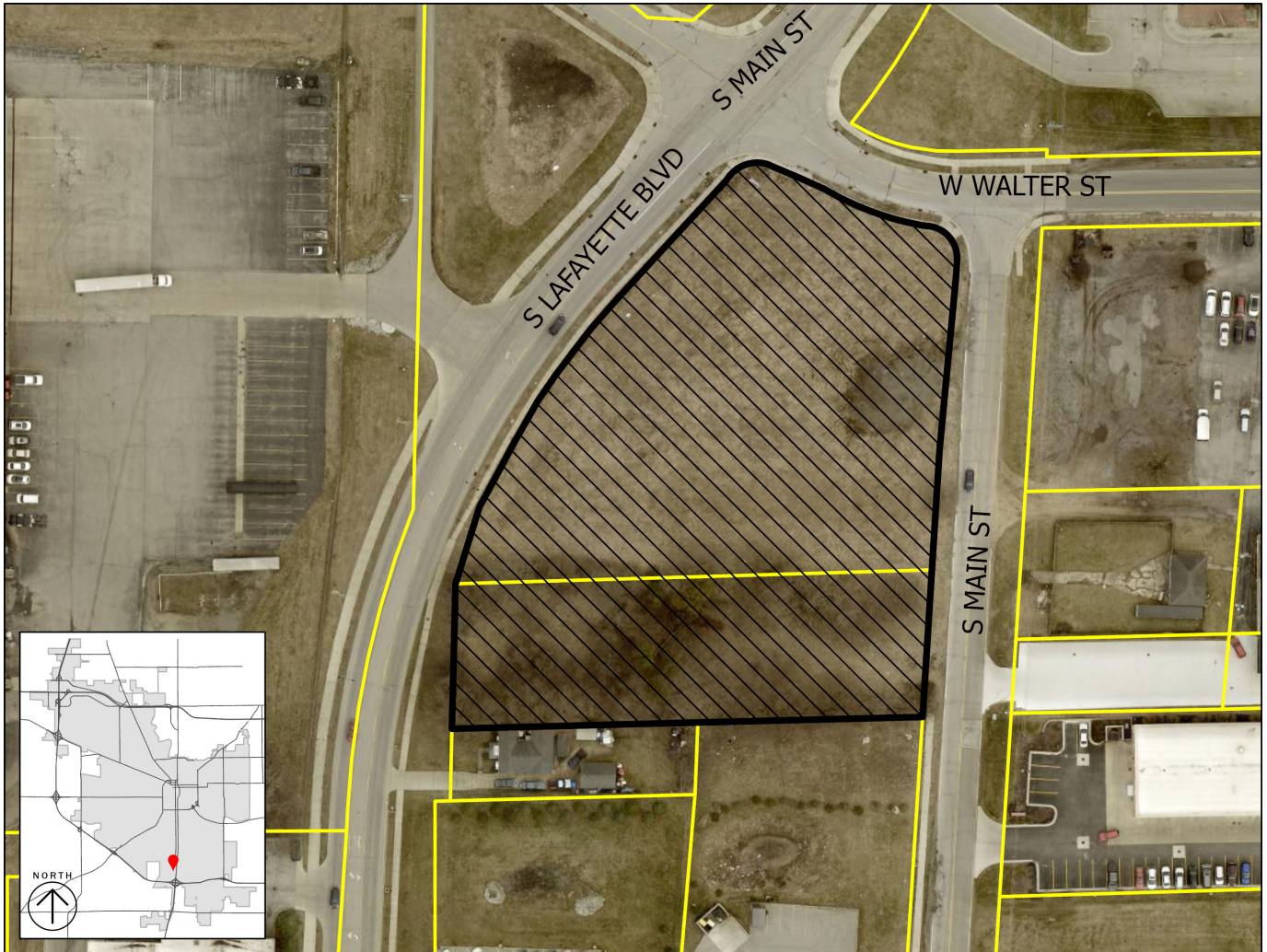
Subdivision Name: **CARDINAL DERMATOLOGY MINOR SUBDIVISION**

Location: 4322 S LAFAYETTE AND VACANT S LOT

**Requested Action**

The total area of the subdivision is 2.14 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.







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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:** 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:** None at this time.

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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.

# City of South Bend

## PLAN COMMISSION

### 2025 Filing Deadlines & Meeting Dates

| <b>REZONINGS</b> - Filings must be received by <b>noon</b> on the dates shown below |                              |                          |
|---|------------------------------|--------------------------|
| <u>Filing Deadline</u>  | <u>PC Meeting – 4pm</u>      | <u>Council Meeting**</u> |
| December 16, 2024   | January 21, 2025 (Tuesday) * | January 27, 2025         |
| January 17, 2025 (Friday)   | February 17, 2025            | February 24, 2025        |
| February 17, 2025   | March 17, 2025               | March 24, 2025           |
| March 24, 2025  | April 21, 2025               | April 28, 2025           |
| April 21, 2025  | May 19, 2025                 | May 28, 2025 **          |
| May 19, 2025  | June 16, 2025                | June 23, 2025            |
| June 23, 2025   | July 21, 2025                | July 28, 2025            |
| July 21, 2025   | August 18, 2025              | August 25, 2025          |
| August 18, 2025   | September 15, 2025           | September 22, 2025       |
| September 22, 2025  | October 20, 2025             | October 27, 2025         |
| October 20, 2025  | November 17, 2025            | November 24, 2025        |
| November 17, 2025   | December 15, 2025            | December 22, 2025        |
| December 15, 2025   | January 20, 2026 (Tuesday) * | January 26, 2026         |

| <b>SUBDIVISIONS</b> - Filings must be received by <b>noon</b> on the dates shown below |                              |  |
|--|------------------------------|--|
| <u>Filing Deadline</u>   | <u>PC Meeting – 4pm</u>      |  |
| December 11, 2025  | January 21, 2025 (Tuesday) * |  |
| January 8, 2025  | February 17, 2025            |  |
| February 5, 2025   | March 17, 2025               |  |
| March 12, 2025   | April 21, 2025               |  |
| April 9, 2025  | May 19, 2025                 |  |
| May 7, 2025  | June 16, 2025                |  |
| June 11, 2025  | July 21, 2025                |  |
| July 9, 2025   | August 18, 2025              |  |
| August 6, 2025   | September 15, 2025           |  |
| September 10, 2025   | October 20, 2025             |  |
| October 8, 2025  | November 17, 2025            |  |
| November 5, 2025   | December 15, 2025            |  |
| December 10, 2025  | January 20, 2026 (Tuesday) * |  |

**All petitions should be filed with the Department of Community Investment**  
 227 W. Jefferson – Suite 1400 S  
 South Bend, IN 46601  
[Zoning@southbendin.gov](mailto:Zoning@southbendin.gov)

**Plan Commission Meetings will begin at 4:00 p.m. in the Council Chambers on the 4<sup>th</sup> Floor of the County-City Building, unless otherwise advertised.**

\* Due to Holidays, some meetings will be held in the **7<sup>th</sup> Floor Commissioner Conference room.**

*The submittal date is the last date for filing a petition in order to make the respective Plan Commission meeting. Persons filing petitions are encouraged to file early to avoid possible delays.*

\*\* Common Council meeting dates are tentative. Please confirm your meeting with the City Clerk.