



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, September 21, 2020 - 4:00 P.M.

County-City Building
Fourth-Floor Council Chambers

PUBLIC HEARING:

- A. TEXT AMENDMENTS – None for consideration
- B. MAJOR SUBDIVISIONS
 - 1. **Name:** LAFAYETTE FALLS PHASE IV, SECTION TWO PC#0025-20
Location: Southern portion of Lafayette Falls Subdivision
Requested Action: WAIVERS ONLY - 1) From Section 21-11.02(e)(2) a minimum of 10% of the project area shall be designated as publicly accessible civic or open space; 2) From Section 21-11.03(b)(3) 900' maximum block length and 2400' maximum block perimeter; 3) From Section 21-11.03(c)(2) streets shall be extended to the project boundary at intervals no greater than the maximum block length; 4) From Section 21-11.04(b)(6) Cul-de-sac shall not be longer than 200'
- C. TEXT AMENDMENTS – None for consideration
- D. DEVELOPMENT PLANS - – None for consideration

ITEMS NOT REQUIRING A PUBLIC HEARING:

- A. MINOR SUBDIVISIONS
 - 1. **Name:** Farrington Minor Subdivision PC#0024-20
Location: South Side of Walter Street approximately 650' east of Michigan Street
- B. FINDINGS OF FACT – None for consideration
- C. UPDATES FROM STAFF
- D. MINUTES – August 17, 2020
- E. ADJOURNMENT

Property Information

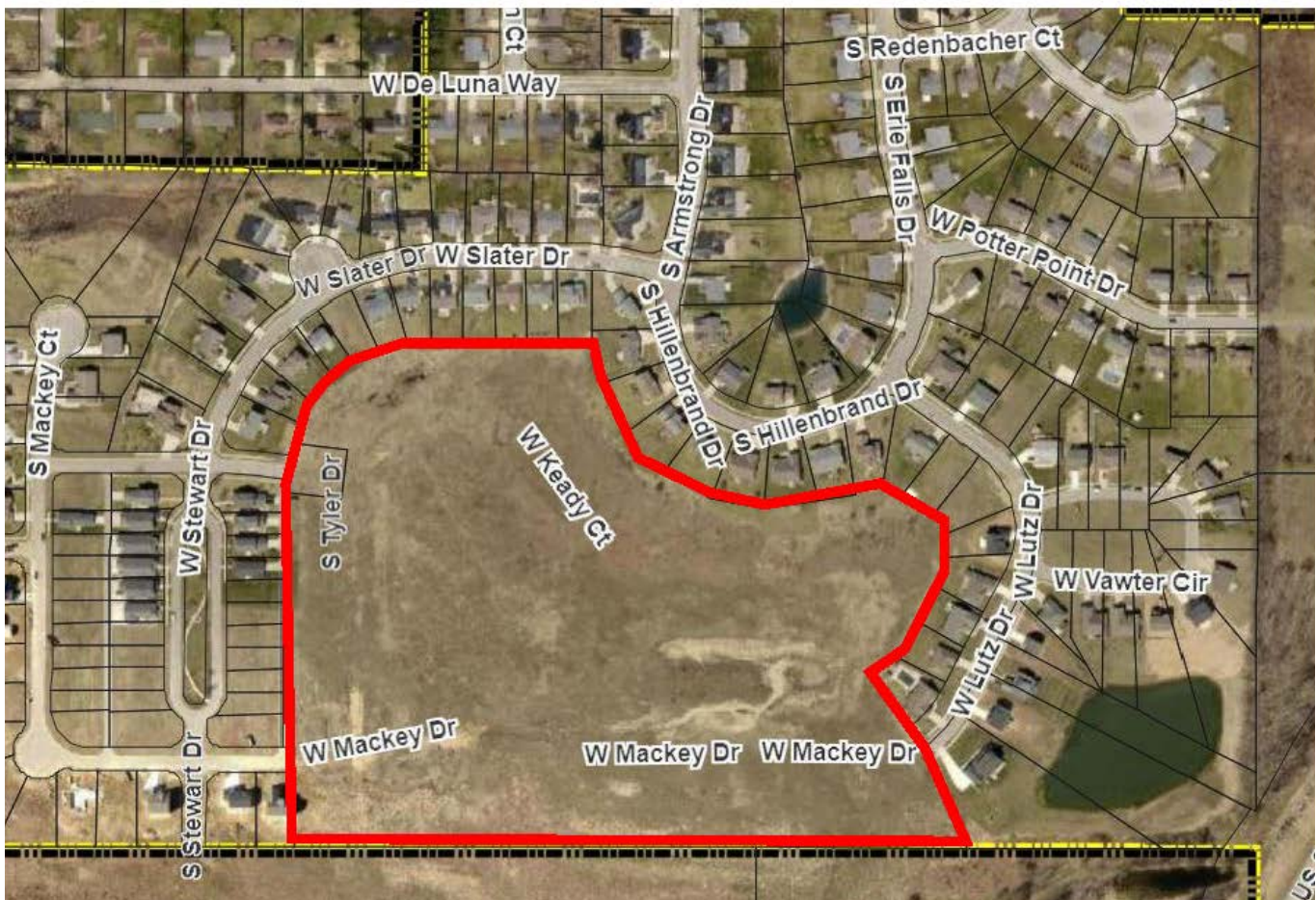
Subdivision Name: **LAFAYETTE FALLS PHASE IV, SECTION TWO**

Location: South of the current Lafayette Falls Subdivision

Requested Action

The total area of the subdivision is 25.23 acres and will consist of 74 building lots.

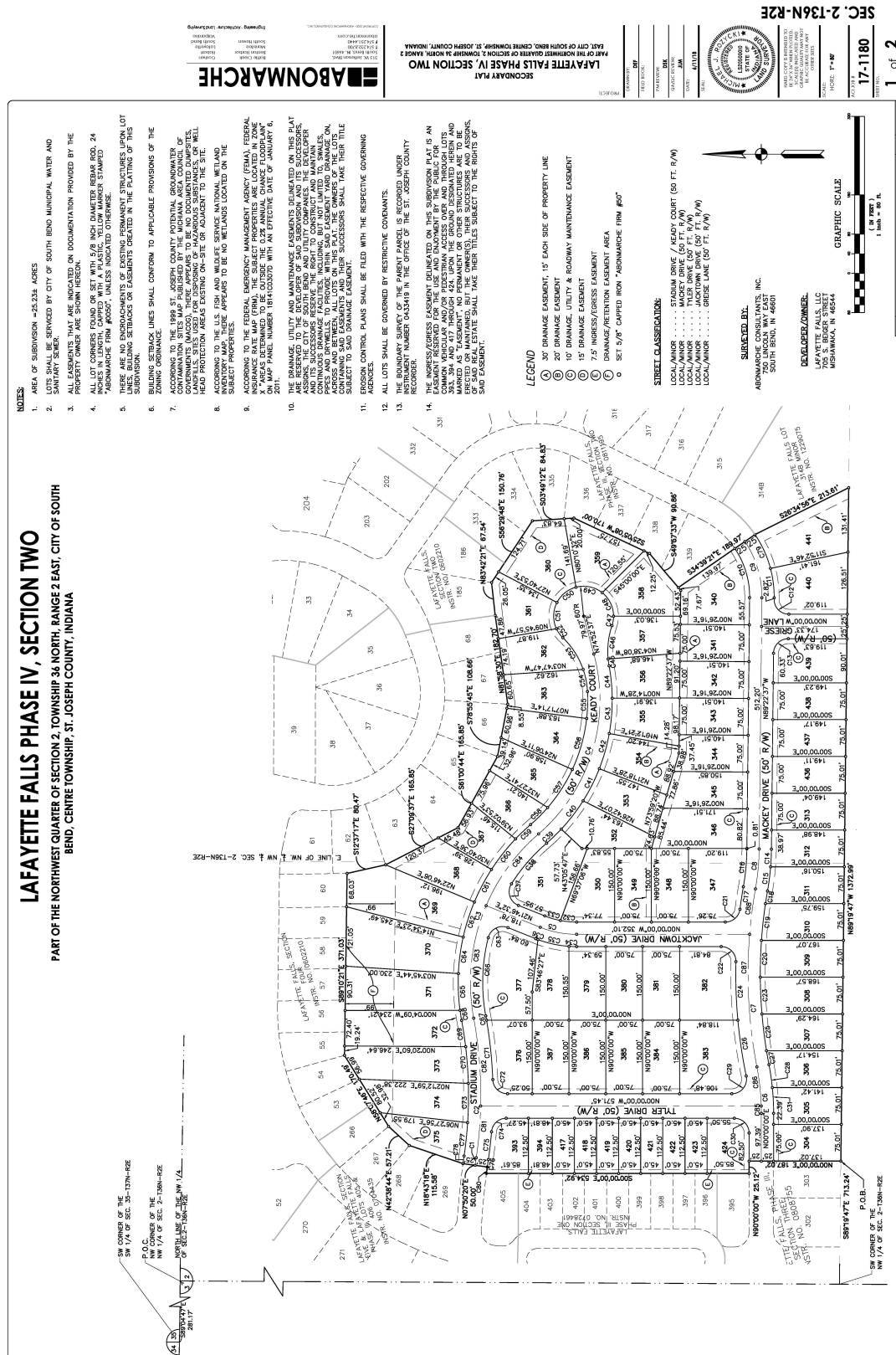
Location Map



Recommendation

Staff Recommendation: The Staff has reviewed the waivers requested. While the staff would not typically support the waivers for a newly proposed subdivision, the staff recognizes that this subdivision was originally approved in 2004. At that point the subdivision complied with the minimum subdivision standards. The Staff recommends the Plan Commission approve the waivers as requested.

Proposed Plat



Project Details

Environmental Data:	A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
Drainage:	The Drainage Plan is under review by City Engineering.
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:	The City Engineering Department notes the following: The ingress/egress easement along the backs of lots 393-394 and 417-424 also needs to be a drainage easement for the City storm sewer that runs in this location. The County needs to approve the drainage overflow to Philips Ditch watershed and an easement will be needed for this. A Dedicated Improvements Agreement and approval of a final drainage plan will need to be required prior to final approval.

Recommendation

Staff Comments: The Major Primary Approval for Lafayette Falls Phase IV was granted by the Area Plan Commission in 2008. The subdivision regulations have been updated since the primary approval. As such, there are 4 required waivers that will be required in order for the subdivision to receive secondary approval. Responsibility for the approval of waivers has been transferred to the South Bend Plan Commission. The Plan Commission will be reviewing the WAIVERS ONLY. The petitioner is seeking the following waivers from the current subdivision regulations: 1) From Section 21-11.02(e)(2) a minimum of 10% of the project area shall be designated as publicly accessible civic or open space; 2) From Section 21-11.03(b)(3) 900' maximum block length and 2400' maximum block perimeter; 3) From Section 21-11.03(c)(2) streets shall be extended to the project boundary at intervals no greater than the maximum block length; 4) From Section 21-11.04(b)(6) Cul-de-sac shall not be longer than 200'

Staff Recommendation: The Staff has reviewed the waivers requested. While the staff would not typically support the waivers for a newly proposed subdivision, the staff recognizes that this subdivision was originally approved in 2004. At that point the subdivision complied with the minimum subdivision standards. The Staff recommends the Plan Commission approve the waivers as requested.

Property Information

Subdivision Name: **Farrington Minor Subdivision**

Location: Immediately South to O'brien Park

Requested Action

The total area of the subdivision is .93 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 Primary Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Primary Approval.

Project Details

Environmental Data:	A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
Drainage:	There is no required drainage plan for minor subdivisions.
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:	There are no additional agency comments at this time.

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 Primary Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Primary Approval.