



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, April 19, 2021 - 4:00 P.M.

Virtual

www.tinyurl.com/southbendplancommission

ADMINISTRATIVE ITEMS:

- A. APPOINTMENT TO THE BZA

PUBLIC HEARING:

A. REZONINGS

1. **Location:** 617 CUSHING ST

PC#0047-21

Petitioner: AVNIS LLC

Requested Action:

Rezoning: From U1 Urban Neighborhood 1 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. PRESENTATION – SolSmart Award and Solar Presentation by Leah Thill

- C. FINDINGS OF FACT - None for consideration

- D. MINUTES – March 29, 2021

- E. UPDATES FROM STAFF

- F. ADJOURNMENT

Property Information

Location: 617 CUSHING ST
Owner: AVNIS LLC

Requested Action

Rezone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2

Project Summary

There are 2 single family dwellings on the same parcel, rezoning to bring into conformance.

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.

Proposed Site Plan



Site & Context

Land Uses and Zoning:

- On site: On site is are two single unit houses constructed in the late 1800s.
- North: To the north is a one unit dwelling zoned U1 Urban Neighborhood 1.
- East: To the east, across Cushing Street, are single unit dwellings zoned U1 Urban Neighborhood 1.
- South: To the South is a one unit dwelling zoned U2 Urban Neighborhood 2.
- West: To the west are one unit dwellings zoned U1 Urban 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 current site plan shows no major alterations to the existing site.

Zoning and Land Use History and Trends:

The neighborhood was largely established in the early 1900s as a walkable urban single family neighborhood consisting of single family homes with the occasional duplex or triplex, accessed by rear alleys. Through the last few decades, houses have been demolished, resulting in scattered vacant lots. There has been an effort in recent years to build new housing on vacant lots.

Traffic and Transportation Considerations:

Cushing Street is two lanes with on-street parking.

Agency Comments

Agency Comments:

- There are no additional comments at this time.
- There were no engineering comments at this time.

Staff Comments:

Zoning of properties to U2 Urban Neighborhood 2 allows for the creation of more diverse and affordable housing types. The property was originally constructed to have two units on one lot. Rezoning the property will allow it to be used as originally constructed.

These housing types blend well with the character and scale of existing urban neighborhoods. With its location in a fairly walkable urban neighborhood that is close to a major corridor and its businesses, transit, downtown, and a school, this property is well suited for U2 zoning.

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: Ensure that an adequate supply of housing is available to meet the needs, preferences, and financial capabilities of households now and in the future.

Land Use Plan:

The Future Land Use Plan identifies this area for Medium Density Residential, which would allow for a range of neighborhood - scaled residential housing types.

Plan Implementation/Other Plans:

The Near Northwest Neighborhood Plan (2019 draft) promotes a mix of housing styles to address missing middle housing needs in the area.

2. Current Conditions and Character:

The existing neighborhood was a dense urban single-family neighborhood. Over time, the demolition of homes has resulted in an increased number of vacant lots. Most of the original homes in the neighborhood date from prior to the 1920s. In the past decade, a concerted effort has been made local organizations to build new housing on vacant lots as well as rehabilitate deteriorated housing.

3. Most Desirable Use:

The most desirable use, at this time, is a range of low to medium density residential housing types that will seamlessly fit the established character of the neighborhood.

4. Conservation of Property Values:

The gentle density added by the U2 District should not impact the use or value of surrounding properties in the area. Allowing the existing development to continue will preserve historically constructed homes and should improve the overall value of the neighborhood.

5. Responsible Development and Growth:

It is responsible development and growth to allow for a variety of housing options within this urban neighborhood.

Analysis & Recommendation

Commitments: There are no commitments proposed at this time.

Analysis: Rezoning the site to U2 Urban Neighborhood 2 will allow for residential growth and increased housing options in the neighborhood while not drastically changing the established character. Rezoning to U2 will also allow for the property to be used in its originally intended use.

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.