



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, May 19, 2025 - 4:00 P.M.

County-City Building

Fourth-Floor Council Chambers

www.tinyurl.com/southbendplancommission-2025

PUBLIC HEARING:

A. REZONINGS

- Location:** 1144 SORIN ST and 1148 SORIN ST **PC#0254-25**
Petitioner: COORSMITH PROPERTIES LLC
Requested Action:
Rezoning:
From U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2
Petition Tabled

B. MAJOR SUBDIVISIONS

- Name:** WOODHAVEN HILLS MAJOR SUBDIVISION **PC#0253-25**
Location: EAST OF S LOCUST ROAD AND SOUTH OF W EWING AVENUE
Requested Action:
Subdivision:
Major Subdivision

C. TEXT AMENDMENTS - None for consideration

ITEMS NOT REQUIRING A PUBLIC HEARING:

A. MINOR SUBDIVISIONS

- Name:** KEENAN COURT CONDOS MINOR SUBDIVISION **PC#0249-25**
Location: CORBY BOULEVARD AND KEENAN COURT
- Name:** MADISON LIFESTYLE MINOR SUBDIVISION **PC#0250-25**
Location: MARION STREET, MADISON STREET, AND MLK BOULEVARD
- Name:** EMBERTON TAYLOR STREET MINOR SUBDIVISION **PC#0251-25**
Location: 227 N TAYLOR ST
- Name:** WOODHAVEN RIDGE MINOR SUBDIVISION **PC#0252-25**
Location: 2914 AND 2918 S LOCUST ROAD



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- B. FINDINGS OF FACT – None for consideration
- C. MINUTES – April 21, 2025
- D. UPDATES FROM STAFF
- E. ADJOURNMENT

Property Information

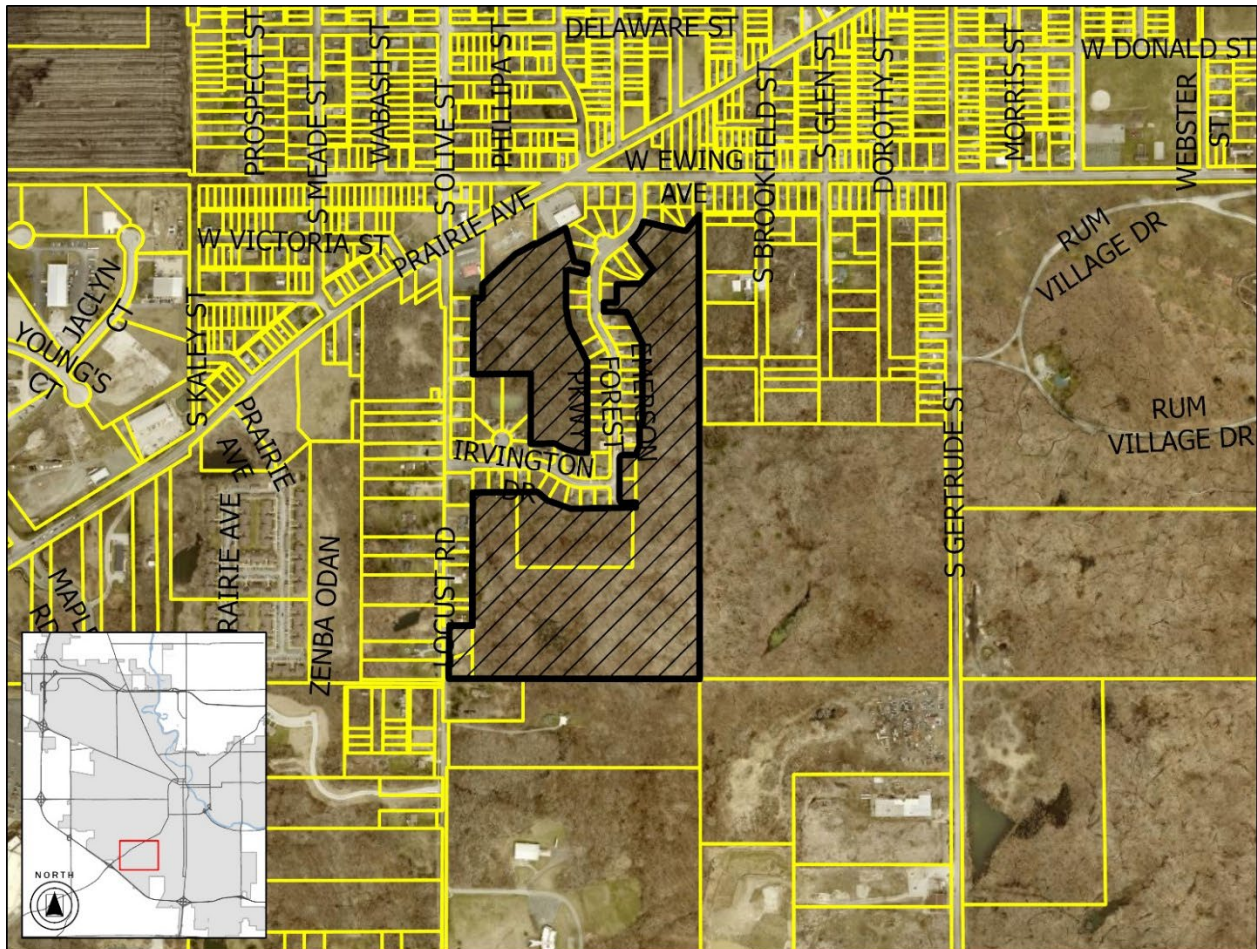
Subdivision Name: **WOODHAVEN HILLS MAJOR SUBDIVISION**

Location: EAST OF S LOCUST ROAD AND SOUTH OF W EWING AVENUE

Requested Action

The total area of the subdivision is 44.6 acres and will consist of 101 building lots and 1 outlot.

Location Map

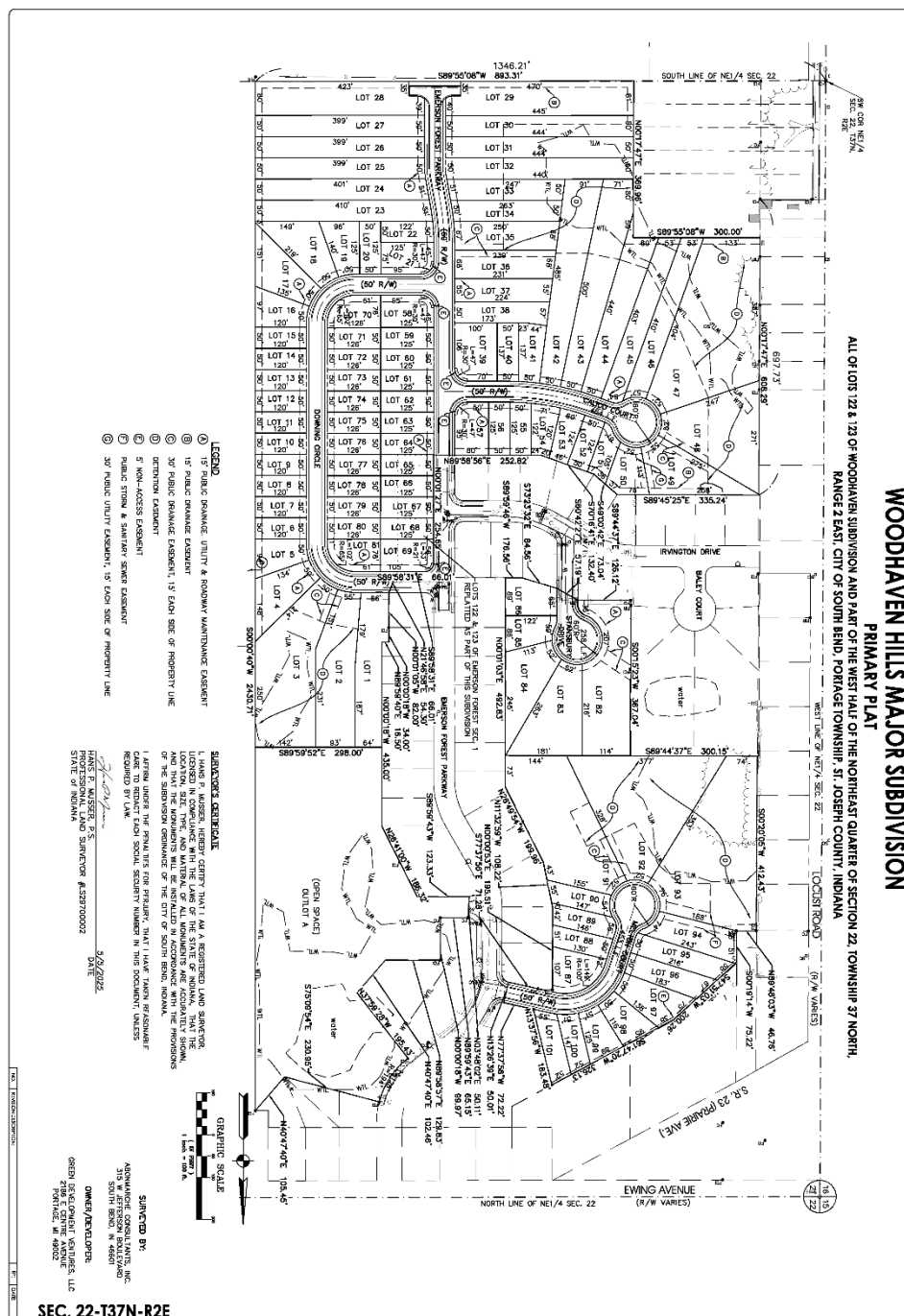




Recommendation

Staff Recommendation: The Staff has reviewed this subdivision and finds that if the waivers are 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 the following: Adding a deed of dedication to the primary plat; updating Outlot A to Lot 102 with an "open space easement" to define property responsibility for the open space.

Proposed Plat

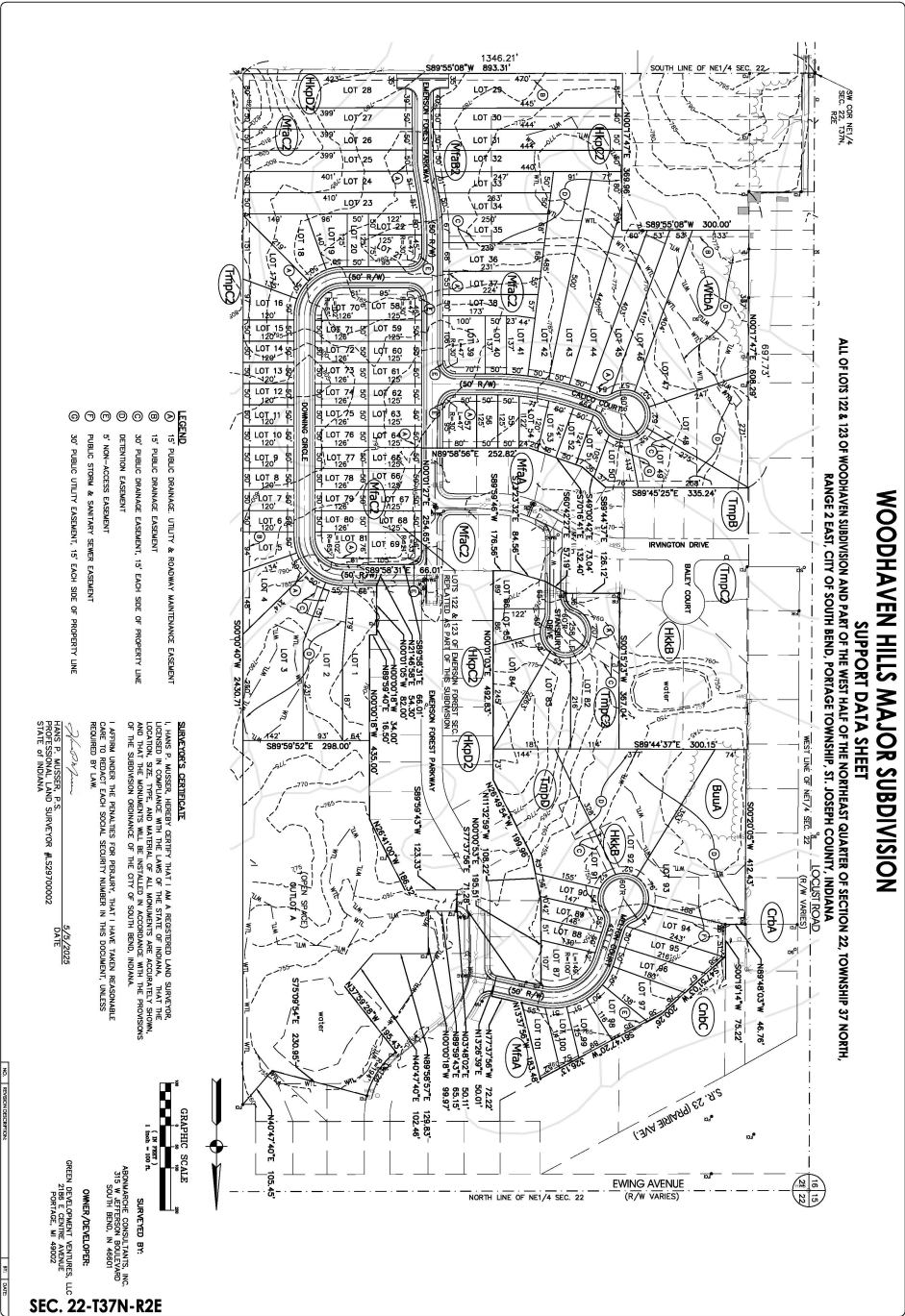
© 2010 Blackwell Publishing Ltd *Journal of Internal Medicine* 267: 103–110



1 of 3 24-2170		PROJECT: WOODHAVEN HILLS MAJOR SUBDIVISION PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA		
		3114 W. Indiana St. South Bend IN 46708-1021 P 574-237270 F 574-237271 WWW.ABONMARCHE.COM	North: Tread Center: South: East: West: Section:	

Proposed Plat

C:\p\p\0253-25\Woodhaven Hills\CAV, Survey\Drawings\0253-25\WASR PDE\0253-25\PLAT.dwg, 1:500, 5/20/25 4:43:37 PM, Issues



Project Details

Environmental Data:	A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
Drainage:	
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:	Sewer and water will need to be extended with a service agreement with BPW in the secondary plat process. SDC will be required and will be a part of the sewer and water agreement BPW utility extension agreement is required prior to subdivision recording.

Recommendation

Staff Comments: The registered surveyor on behalf of the property owner requests the following waivers from the Subdivision Control Ordinance: Section 21-11.04 (b)(6) Cul-de-sac and dead-end streets, designed to be so permanently, shall not be longer than 200 feet measured along its centerline from the centerline of the intersecting street to the radius point. The waiver is justified in response to the existing layout of streets, significant topography, and wetland areas that limit the potential for street connectivity.

Staff Recommendation: The Staff has reviewed this subdivision and finds that if the waivers are 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 the following: Adding a deed of dedication to the primary plat; updating Outlot A to Lot 102 with an "open space easement" to define property responsibility for the open space.

Property Information

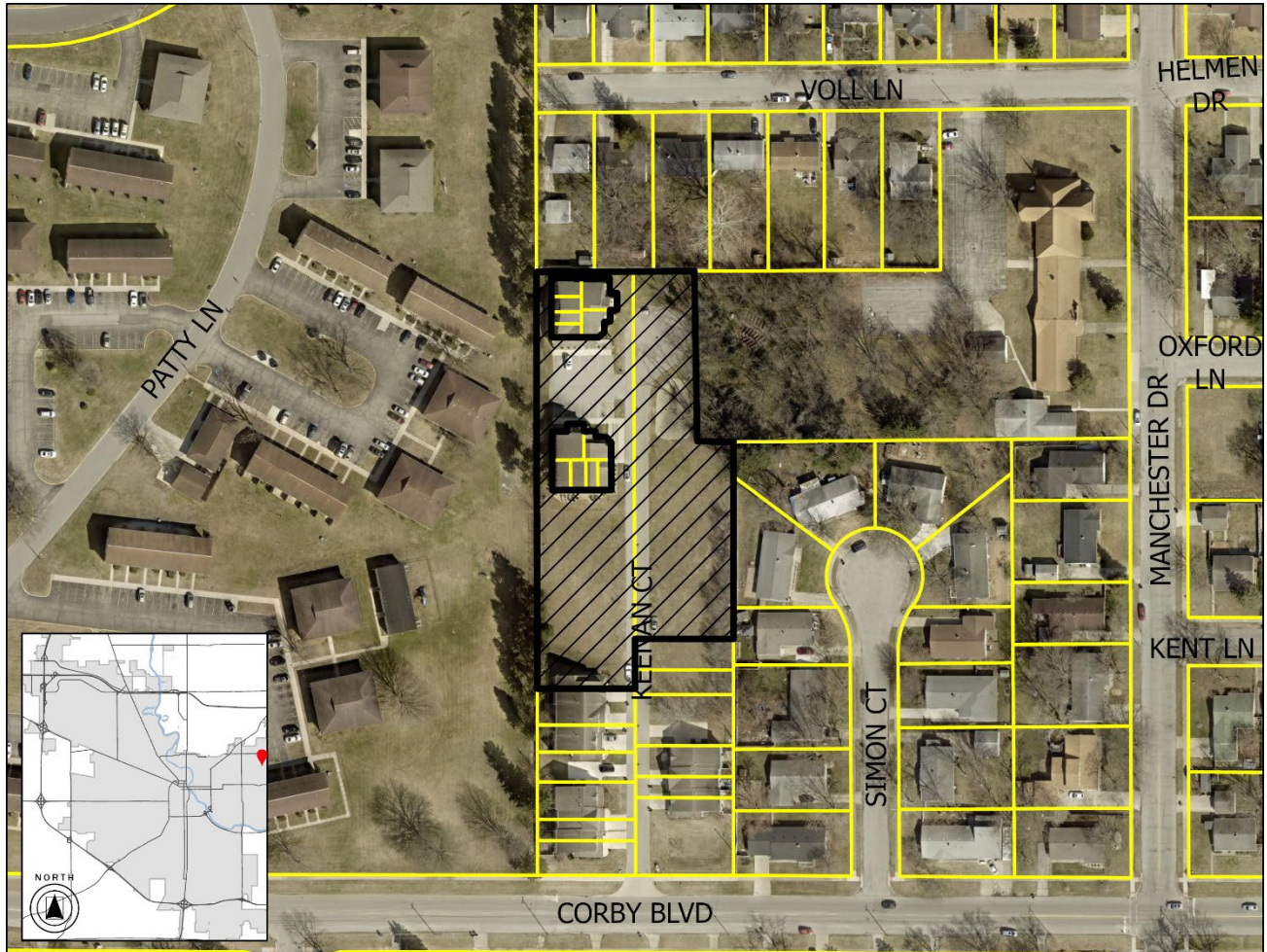
Subdivision Name: **KEENAN COURT CONDOS MINOR SUBDIVISION**

Location: CORBY BOULEVARD AND KEENAN COURT

Requested Action

The total area of the subdivision is 2.12 acres and will consist of 17 building lots.

Location Map



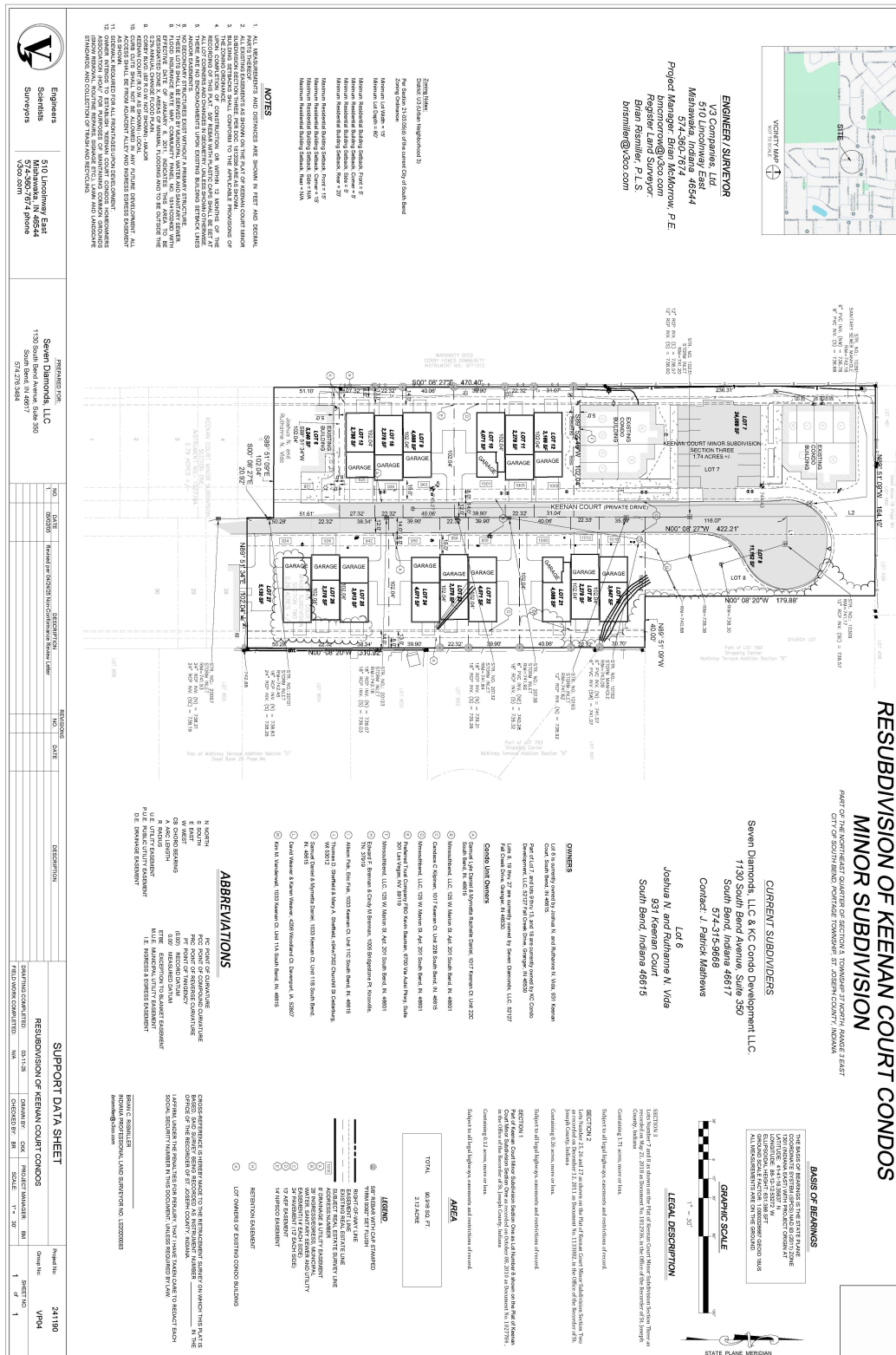
Recommendation

Staff Recommendation: The Staff has reviewed this subdivision and finds that if 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 the following: Making the necessary agreements if water and sewer need to be dedicated to the public and drainage calculations show that existing infrastructure meets current standards.

Proposed Plat

[illegible]

Proposed Plat



Project Details

Environmental Data:	A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
Drainage:	
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:	Please provide drainage calculations showing existing infrastructure meets current standards. An agreement may be necessary if the water and sewer need to be dedicated as public.

Recommendation

Staff Comments: Please change “Current Subdividers” to “Subdividers.”

Staff Recommendation: The Staff has reviewed this subdivision and finds that if 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 the following: Making the necessary agreements if water and sewer need to be dedicated to the public and drainage calculations show that existing infrastructure meets current standards.

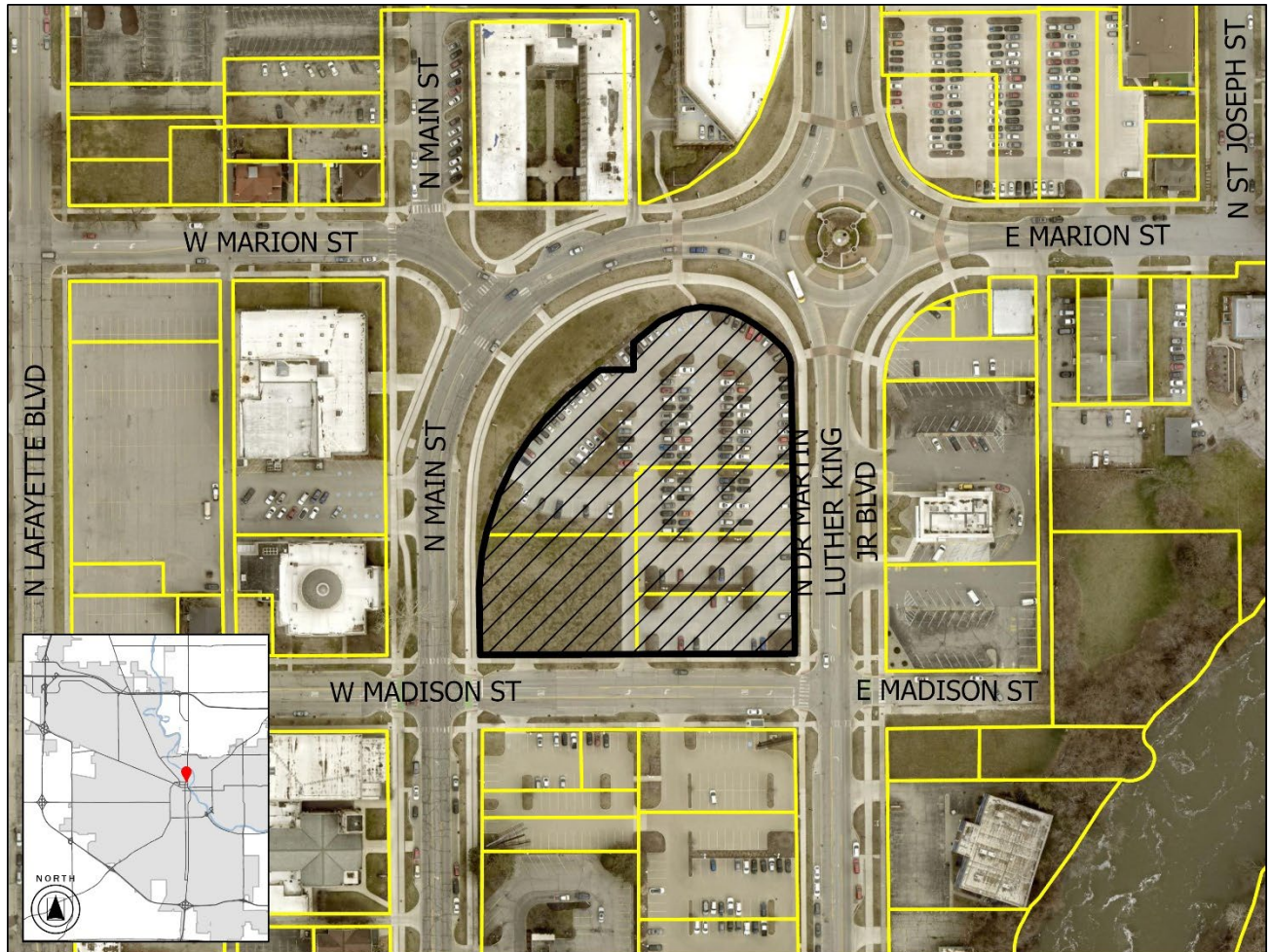
Property Information

Subdivision Name: **MADISON LIFESTYLE MINOR SUBDIVISION**

Location: MARION STREET, MADISON STREET, AND MLK BOULEVARD

Requested Action

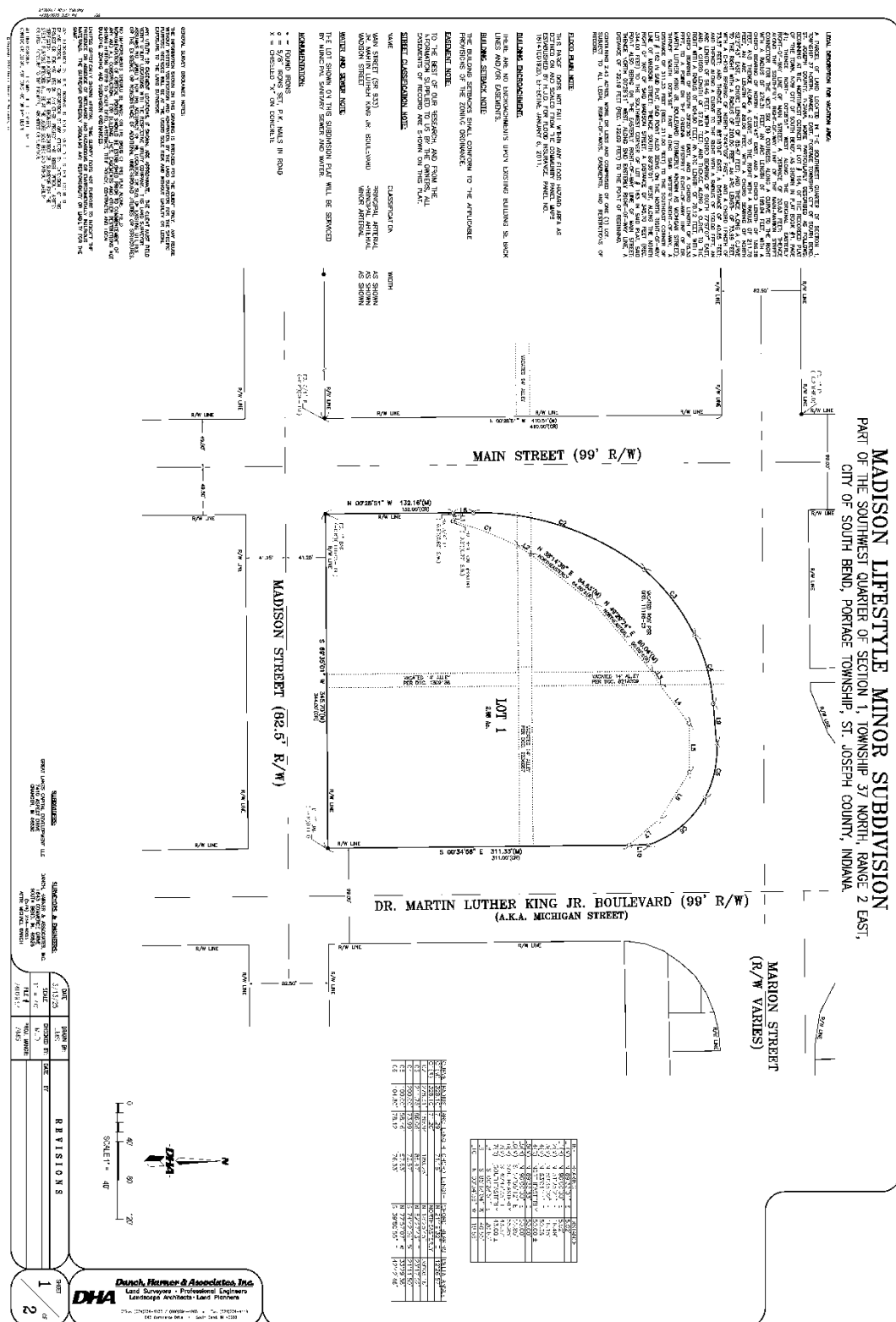
The total area of the subdivision is 2.88 acres and will consist of 1 building lot.

Location Map

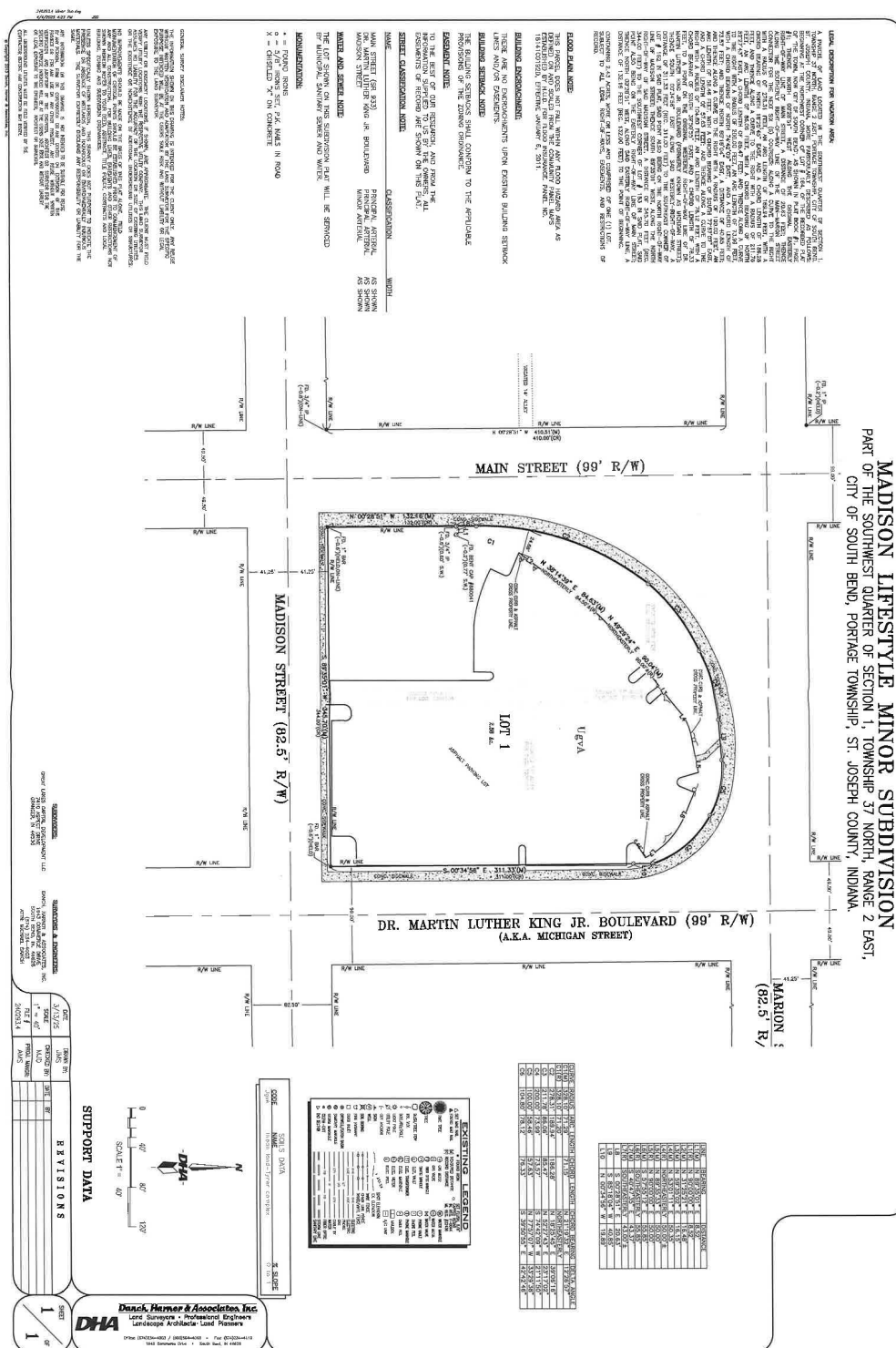
Recommendation

Staff Recommendation: The Staff has reviewed this subdivision and finds that if 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 the following: the street names being correctly identified.

Proposed Plat



Proposed Plat



Project Details

Environmental Data:	A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
Drainage:	A drainage plan will be required for any development.
Rights-Of-Way:	The rights-of-way are correct as shown.
Utilities:	The site will be served by Municipal Water and Municipal Sewer.

Recommendation

Staff Comments: A drainage plan will be required for any development.

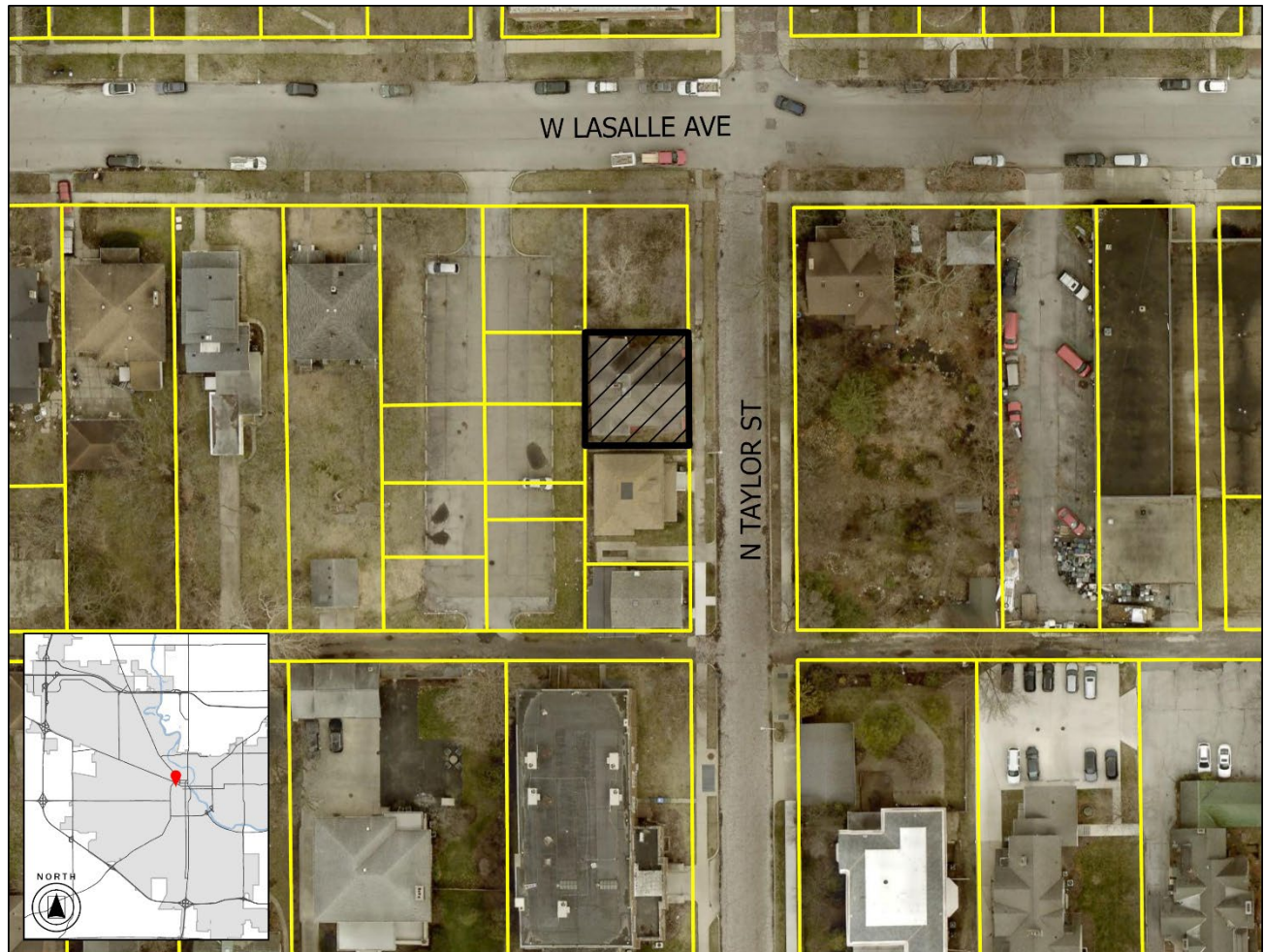
Staff Recommendation: The Staff has reviewed this subdivision and finds that if the conditions are met, it complies with the requirements for Primary Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Primary Approval, subject to the following: the street names being correctly identified.

Property InformationSubdivision Name: **EMBERTON TAYLOR STREET MINOR SUBDIVISION**

Location: 227 N TAYLOR ST

Requested Action

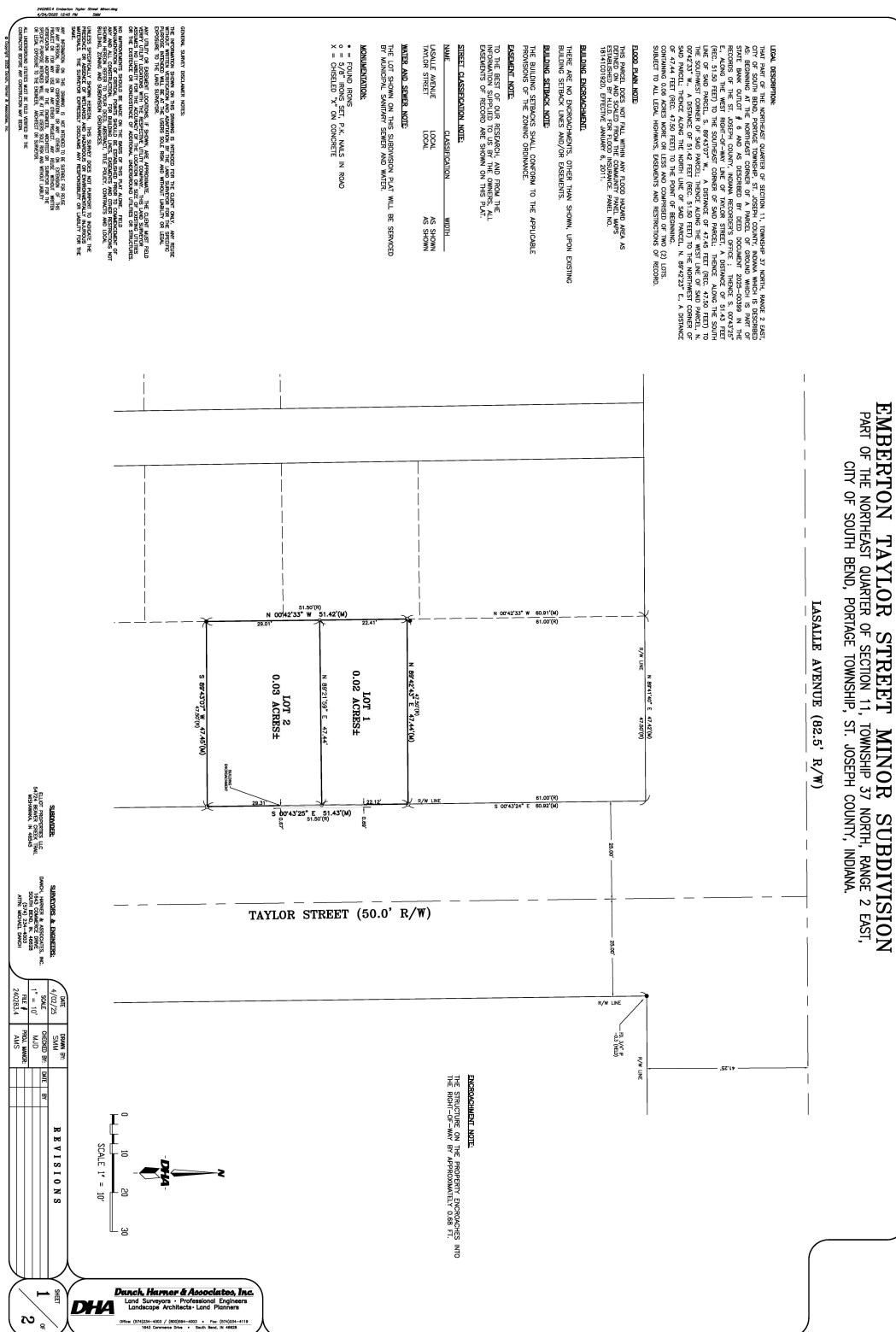
The total area of the subdivision is 0.06 acres and will consist of 2 building lots.

Location Map

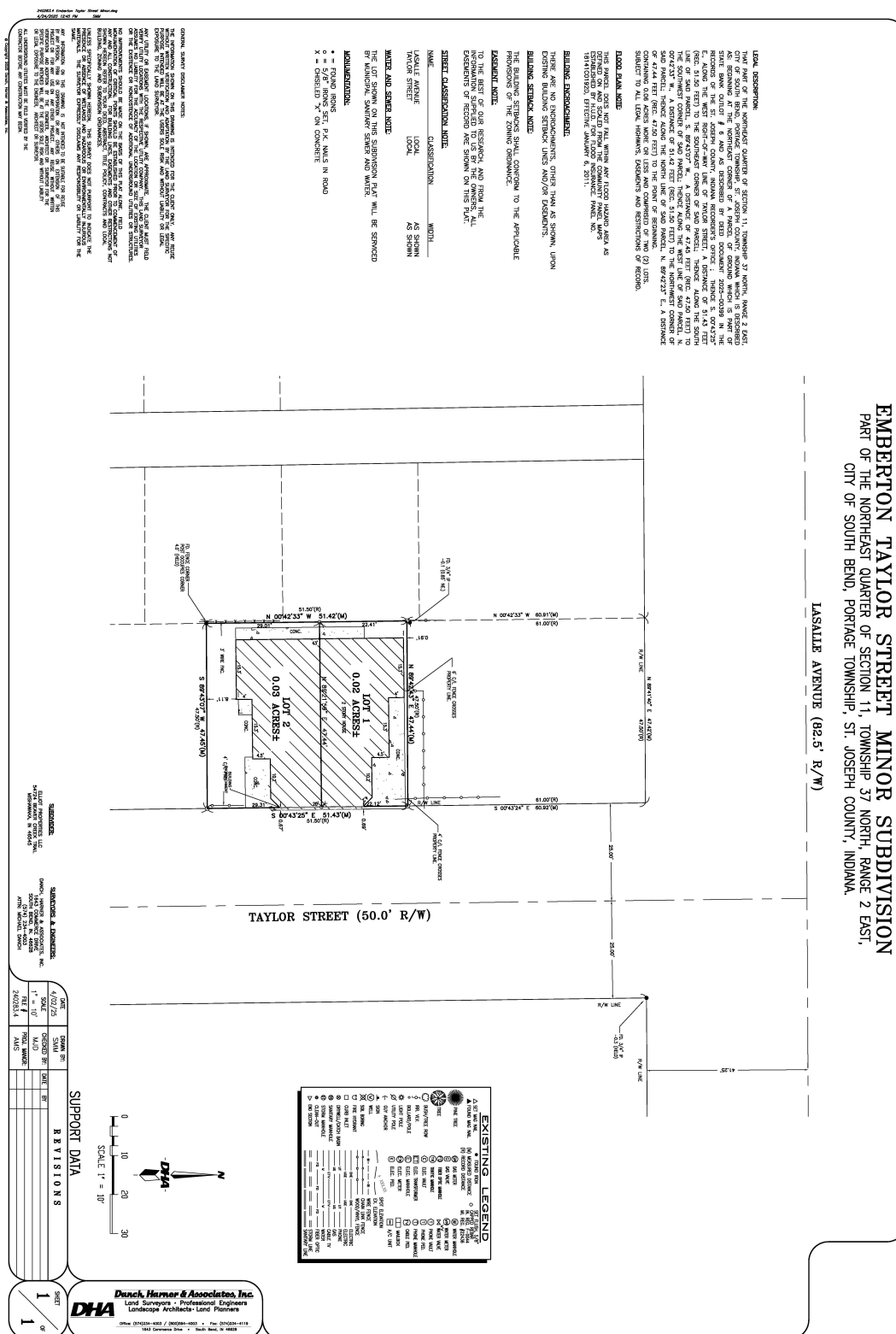
Recommendation

Staff Recommendation: The Staff has reviewed this subdivision and finds that if 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 the following: Each unit having its own utility connection.

Proposed Plat



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 necessary
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:	Each unit will need its own utility connections

Recommendation

Staff Comments: No additional comments

Staff Recommendation: The Staff has reviewed this subdivision and finds that if 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 the following: Each unit having its own utility connection.

Property InformationSubdivision Name: **WOODHAVEN RIDGE MINOR SUBDIVISION**Location: 2914 AND 2918 S LOCUST ROAD

Requested Action

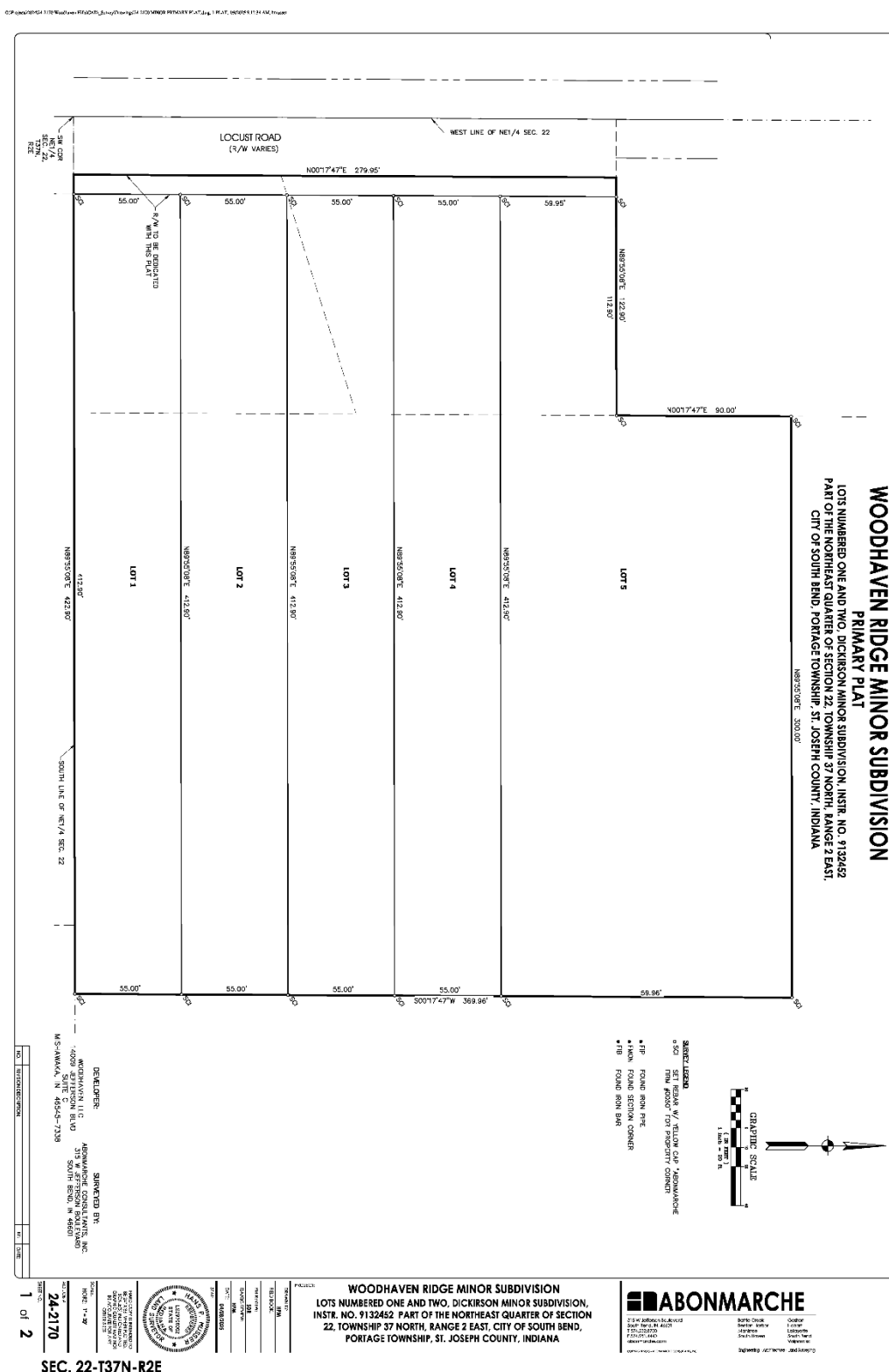
The total area of the subdivision is .79 acres and will consist of 5 building lots.

Location Map

Recommendation

Staff Recommendation: The Staff has reviewed this subdivision and finds that if 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 the following: Providing the instrument number to #7 in General Notes when the boundary survey has been recorded if the secondary has been approved.

Proposed Plat



Project Details

Environmental Data:	A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
Drainage:	
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:	Curb and sidewalk will be required once homes are built.

Recommendation

Staff Comments: Provide the instrument number to #7 in General Notes when the boundary survey has been recorded if the secondary has been approved.

Staff Recommendation: The Staff has reviewed this subdivision and finds that if 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 the following: Providing the instrument number to #7 in General Notes when the boundary survey has been recorded if the secondary has been approved.