



# City of South Bend PLAN COMMISSION

City Hall  
215 S. Martin Luther King, Jr. Dr.  
Suite 500  
South Bend, IN 46601  
(574) 235-7627  
[www.southbendin.gov/zoning](http://www.southbendin.gov/zoning)

## AGENDA

**Monday, November 17, 2025 - 4:00 P.M.**

City Hall

Third Floor - Council Chambers

<https://www.southbendin.gov/sbpc>

### PUBLIC HEARING:

#### A. REZONINGS

- 1 **Location:** 725 W LASALLE AVE PC#0270-25  
**Petitioner:** CIVIL CITY OF SOUTH BEND  
**Requested Action:**  
**Rezoning:** From Unzoned to U1 Urban Neighborhood 1
- 2 **Location:** 1011 HOWARD ST PC#0286-25  
**Petitioner:** UNIVERSITY OF NOTRE DAME DU LAC  
**Requested Action:**  
**Rezoning:** From NC Neighborhood Center to U1 Urban Neighborhood 1

B. MAJOR SUBDIVISIONS - None for consideration

C. TEXT AMENDMENTS - None for consideration

### ITEMS NOT REQUIRING A PUBLIC HEARING:

A. MINOR SUBDIVISIONS - None for consideration

B. FINDINGS OF FACT - October 20, 2025

C. UPDATES FROM STAFF

1. Zoning Ordinance Amendment Package Review

D. MINUTES - October 20, 2025

E. ADJOURNMENT



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<b>Commissioner</b>	<b>Appointing Agency</b>	<b>Term Start</b>	<b>Term End</b>
Dr. Oliver Davis	Council Appointee		Until reappointed
John Martinez	Venues, Parks and Arts Appointee		Until reappointed
Sarah Barber	City Engineer Appointee		Until reappointed
Scott Ford	Bureau of Public Works Appointee		Until reappointed
Francisco Fotia	Mayoral Appointee	9/23/2022	12/31/2025
Caitlin Stevens	Mayoral Appointee	1/1/2024	12/31/2027
Tyler Gillean	Mayoral Appointee	5/14/2024	12/31/2027
Maureen Miller	Mayoral Appointee	8/28/2025	12/31/2028
Taylor Lewis	Mayoral Appointee	9/15/2025	12/31/2028

## NOTICE FOR HEARING AND SIGN IMPAIRED PERSONS

Auxiliary Aid or other services may be available upon request at no charge. Please give reasonable advance request when possible.

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**Property Information**

Location: 1011 HOWARD ST  
Owner: UNIVERSITY OF NOTRE DAME DU LAC

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**Requested Action**

Rezone from NC Neighborhood Center to U1 Urban Neighborhood 1

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**Project Summary**

Rezone a .46 acre parcel.

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**Location Map**

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**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.

[illegible]

## Site & Context

### Land Uses and Zoning:

On site: Vacant land except for one accessory structure (garage).  
 North: A one unit dwelling zoned Urban Neighborhood 1 (U1)  
 East: Stacked flats zoned Neighborhood Center (NC)  
 South: Townhouses zoned Neighborhood Center (NC)  
 West: One unit dwellings zoned Urban Neighborhood 1 (U1)

### District Intent:

The U1 District is established to provide for, promote, and maintain urban neighborhoods located in core and outlying areas of the City.

### Site Plan Description:

No site plan details provided.

### Zoning and Land Use History and Trends:

This area has been used for low density residential since single-family houses were built sometime between 1917 and 1945. A house stood on the property until around 2007, when the first demolition occurred. Presently, the southern end of the block is vacant except for one remaining accessory building.

### Traffic and Transportation Considerations:

Howard Street is a two lane collector with on-street parking. Frances Street is a two lane local street with on-street parking with residential permit limitations. A public alley is accessible from Howard Street.

## Agency Comments

### Agency Comments:

No additional comments.

### Staff Comments:

The Northeast Neighborhood Plan identifies this area as the Frances Street - Napoleon Street Area and a transition zone from the higher density Eddy Street Commons to the lower density residential development to the west. While the plan's future zoning map designates this parcel as U2, keeping this area low to medium density with U1 would not be inconsistent with the neighborhood plan's concept.

## Criteria for Decision Making

### Rezoning

**Per State Law, the Plan Commission and Common Council shall pay reasonable regard to:**

#### 1. Comprehensive Plan:

##### Policy Plan:

This petition is consistent with the Northeast Neighborhood Plan (2022). The Frances Street - Napoleon Street Area focus is for medium-density residential buildings that transition from Eddy Street Commons to one unit dwellings to the west.

##### Land Use Plan:

The Northeast Neighborhood Plan as adopted in 2022 identifies this area for medium density housing. The plan envisions this area as a transition in housing density from Eddy Street Commons to one unit dwellings west of Frances Street.

##### Plan Implementation/Other Plans:

The Northeast Neighborhood Plan (2022) seeks to allow a greater quantity and diversity in housing units. New housing should be carefully designed and located to support and positively influence neighborhood character.

**2. Current Conditions and Character:**

The property is located within the NNZO Northeast Neighborhood Zoning Overlay district which serves to encourage high-quality design of new buildings and site development that preserves and enhances the character of a traditional neighborhood.

**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 in the established character of the neighborhood.

**4. Conservation of Property Values:**

Allowing for the continued use of the property as residential uses should increase property values throughout the area and encourage future residential development along this section of Howard Street.

**5. Responsible Development and Growth:**

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

## Analysis & Recommendation

**Commitments:** No commitments are proposed.

**Analysis:** Rezoning the site to U1 will allow for residential growth and increased housing options in the neighborhood while not drastically changing the established character.

**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.

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**Property Information**

Location: 725 W LASALLE AVE  
Owner: CIVIL CITY OF SOUTH BEND

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**Requested Action**

Rezone from Unzoned to U1 Urban Neighborhood 1

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**Project Summary**

City is establishing a zoned lot from vacated right-of-way

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**Location Map**

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**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.

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**Proposed Site Plan**





## Site & Context

### Land Uses and Zoning:

On site: A Vacant Lot  
North: One unit dwellings zoned Urban Neighborhood 1 (U1)  
East: One unit dwellings zoned Urban Neighborhood 1 (U1)  
South: One unit dwellings zoned Urban Neighborhood 1 (U1)  
West: One unit dwellings zoned Urban Neighborhood 1 (U1)

### District Intent:

The U1 District is established to provide for, promote, and maintain urban neighborhoods located in core and outlying areas of the City.

### Site Plan Description:

No site plan details provided.

### Zoning and Land Use History and Trends:

Prior to 1968, this parcel was a dwelling on LaSalle Avenue between Scott and Cushing Streets. Part of the lot was acquired for the construction for the Inner Belt highway.

### Traffic and Transportation Considerations:

LaSalle Avenue and Charles Martin Sr. Drive are both two-lane streets. On-street parking is available on LaSalle Avenue.

## Agency Comments

### Agency Comments:

No additional comments.

## Criteria for Decision Making

### Rezoning

Per State Law, the Plan Commission and Common Council shall pay reasonable regard to:

#### 1. Comprehensive Plan:

##### Policy Plan:

This petition is consistent with the intent of the Near West Side Neighborhood Plan (2022). This parcel had not been created at the time of that plan's creation, but the rest of the parcels on the same block are all shown to be U1 in the plan's future zoning map, as are most of the parcels across both LaSalle Avenue and Charles Martin Sr. Drive.

##### Land Use Plan:

The Near West Side Neighborhood Plan calls for the parcel to be lower density residential, consistent with U1 zoning.

##### Plan Implementation/Other Plans:

None.

#### 2. Current Conditions and Character:

The surrounding structures are predominantly one unit dwellings.

#### 3. Most Desirable Use:

The most desirable use for this district is single and two unit residential development in the form of detached houses.

#### 4. Conservation of Property Values:

There should be no effect on property values as the vacant lot is being zoned.

#### 5. Responsible Development and Growth:

This is responsible development and growth because it is assigning a zoning district to a unzoned vacant parcel owned by the city.

## Analysis & Recommendation

**Commitments:** No commitments are proposed.

**Analysis:** This lot was created when the city performed right-of-way vacation along Charles Martin Sr. Drive. The resulting lot was left unzoned. It is surrounded by U1 parcels; the proposed rezoning will be consistent with neighboring parcels.

**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.