



City of South Bend PLAN COMMISSION

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

July 8, 2026

Honorable Committee Chair Davis
Third Floor, County-City Building
South Bend, IN 46601

Filed in Clerk's Office

Jul 8, 2026

Bianca Tirado
City Clerk, South Bend, IN

RE: 1737 Obrien Street (2 parcels) – PC#0337-26

Dear Committee Chair Davis:

Enclosed is an Ordinance for the proposed Zone Map Amendment at the above referenced location. Please include the attached Ordinance on the Council agenda for first reading at your July 13, 2026, Council meeting, and set it for public hearing at your July 27, 2026, Council meeting. The petition is tentatively scheduled for public hearing at the July 20, 2026, South Bend Plan Commission meeting. The recommendation of the South Bend Plan Commission will be forwarded to the Office of the City Clerk by noon on the day following the public hearing.

The petitioner provided the following to describe the proposed project:

The petitioner intends to build four one unit dwellings in a Cottage Court style.

If you have any questions, please feel free to contact our office.

Sincerely,

Brian Killen
Zoning Administrator

CC: Bob Palmer

Jul 8, 2026

Bianca Tirado
City Clerk, South Bend, IN

BILL NO. 44-26

ORDINANCE NO. _____

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND,
INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT
1737 OBRIEN STREET COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH
BEND, INDIANA**

STATEMENT OF PURPOSE AND INTENT

Petitioners desire to rezone the property from Urban Neighborhood 1 (U1) District to Urban Neighborhood 2 (U2) District.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of South Bend, Indiana, as follows:

SECTION I. Ordinance No. 10689-19, which ordinance is commonly known as the Zoning Ordinance of the City of South Bend, Indiana, be and the same hereby amended in order that the zoning classification of the following described real estate in the City of South Bend, St. Joseph County, State of Indiana:

Parcel 018-2122-4486 -- Lot 323 Marquette Park 1st; and

Parcel 018-2122-4489 -- Lot 322 Marquette Park 1st;

be and the same is hereby established as Urban Neighborhood 2 (U2)

SECTION II. This ordinance is and shall be subject to commitments as provided by Chapter 21-12.07(f)(7) Commitments, if applicable.

SECTION III. This Ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the mayor, and legal publication, and full execution of any conditions or Commitments placed upon the approval.

Canneth J. Lee, Council President
South Bend Common Council

Attest:

Bianca L. Tirado, City Clerk
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the ____ day of _____, 2026, at _____ o'clock .m.

Bianca L. Tirado, City Clerk
Office of the City Clerk

Approved and signed by me on the ____ day of _____, 2026, at ____ o'clock
____.m.

James Mueller, Mayor
City of South Bend, Indiana

Thursday, June 18, 2026

Zoning Application

City of South Bend

What are you filing for?

Rezoning

Who will need to approve?

Plan Commission

Property Owner and Property Information

Property owner name:

Apex Terrain Holdings LLC

Phone number:

(574) 409-9404

Email:

apexterrainholdings@gmail.com

Project address:

1737 O Brien Street
South Bend

Would you like to add additional property owners?

No

The legal description can be found by visiting this [map](#) and typing in the address for the property. In the "Parcel" layer, the legal description is categorized as "LEGALDESCR."

The legal description can be found by visiting this [map](#) and typing in the address for the property. In the "Parcel" layer, the legal description is categorized as "LEGALDESCR."

Tax key number (more information about tax key numbers can be found below):

71-03-34-407-019.000-026 & 71-03-34-407-020.000-026

The tax key(s)/parcel ID(s) can be found by visiting this [map](#) and typing in the address for the property. In the "Parcel" layer, the tax key/parcel ID is categorized as "PARCELID."

Will someone other than the property owner be the main point of contact and representative for this petition?

No

Mailing address:

424 S. Michigan St, #196
South Bend, Indiana, 46624

Variance

State statutes and the Zoning Ordinance require that certain standards must be met before a variance can be approved. Please address how the project meets the following criteria:

Special Exception

A Special Exception may only be granted upon making a written determination, based upon the evidence presented at a public hearing. Please address how the project meets the following criteria:

Rezoning

Project Summary:

Petition to rezone the combined parcels at 1737 O'Brien Street from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2 to permit the development of a unified four-unit "Cottage Court" residential pocket community. The project features detached single-story homes utilizing pre-approved municipal catalog plans. Following pre-application consultation with the Zoning Division, the primary street-facing structures will implement the pre-approved Bungalow plan layout to seamlessly comply with the U2 district's 1.5-story maximum height threshold while satisfying all established setback and street tree parameters.

Current District(s):

U1 Urban Neighborhood 1

Proposed District(s):

U2 Urban Neighborhood 2

Upload a site plan to scale indicating scale used (for example 1in. on printer paper = 20ft. in real life or 1 square on graph paper = 5ft. in real life). Include property lines and all structures.

 271mpp-Platinum-1737 O Brien Street... .pdf

Subdivison

Annexation

Use Variance

A Use Variance may only be granted upon making a written determination, based upon the evidence presented at a public hearing. Please address how the project meets the following criteria:

Terms and Conditions

Terms and Conditions	Accepted
Terms and Conditions	Accepted
Terms and Conditions	Accepted

By typing my name in the boxes below, I agree that I'm electronically signing this form. I affirm that the information that I've provided is accurate and true to the best of my knowledge. I understand that my electronic signature is legally binding and equivalent to my handwritten signature.

Name:	Victor Castro
Date	Thursday, June 18, 2026