



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

SOUTH BEND PLAN COMMISSION AGENDA

Monday, July 20, 2026 - 4:00 P.M.

City Hall

Third-Floor Council Chambers

Meeting Link - <https://www.southbendin.gov/sbpc>

Meeting Recordings - <https://tinyurl.com/PlanCommission2026>

PUBLIC HEARING:

A. COMBINED HEARING

- 1 PC#0336-26 (**Petitioner requests to withdraw the rezoning and variance**)
Location: 808, 812, 824, 828, and 836 PORTAGE AVE
Petitioner: Department of Redevelopment City of South Bend
Requested Action: A combined public hearing to zone 808 Portage Ave from NC Neighborhood Center to U2 Urban Neighborhood 2; seeking the following variance: to allow a two-unit dwelling directly along the street frontage in Neighborhood Center; and approving the Row at Ward Minor Subdivision.

B. REZONINGS

- 2 PC#0312-26
Location: 203 JOHNSON ST, 207 JOHNSON ST, 213 JOHNSON ST, 215 JOHNSON ST, 2013 ORANGE ST, and 2014 PARALLEL ST
Petitioner: REVS DEVELOPMENT LLC
Requested Action: Rezoning from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2
- 3 PC#0337-26
Location: 1737 OBRIEN ST (**Petitioner requests to withdraw the rezoning**)
Petitioner: Apex Terrain Holdings LLC
Requested Action: Rezoning from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2

C. MAJOR SUBDIVISIONS - None for consideration

D. TEXT AMENDMENTS - None for consideration



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ITEMS NOT REQUIRING A PUBLIC HEARING:

A. MINOR SUBDIVISIONS

- | | | | |
|---|------------------|---|------------|
| 4 | Name: | Campeau & Chalfant Minor Subdivision | PC#0328-26 |
| | Location: | 1430 E CAMPEAU ST | |
| 5 | Name: | Ludwig Minor Subdivision | PC#0332-26 |
| | Location: | 718 NAPOLEON ST | |
| 6 | Name: | S.B. Built Minor Subdivision | PC#0334-26 |
| | Location: | 4340 W CLEVELAND RD | |
| 7 | Name: | Rum Village Minor Subdivision | PC#0335-26 |
| | Location: | 924 W INDIANA AVE | |
| 8 | Name: | Row at Ward Minor Subdivision | PC#0336-26 |
| | Location: | 808, 812, 824, 828, and 836 PORTAGE AVE | |
| 9 | Name: | Colfax Corner Minor Subdivision | PC#0333-26 |
| | Location: | 213 N MAIN ST & 213 W COLFAX AVE & 225 W COLFAX AVE | |

B. FINDINGS OF FACT – June 15, 2026

C. UPDATES FROM STAFF

- 1 Request to continue ordinance updates on the Short Term Rentals text amendment Article 21-6 Uses.
- 2 Request to commence ordinance updates for Article 21-10: Signs and Section 21-05.02 NNZO Northeast Neighborhood Zoning Overlay
- 3 House Bill 1001 Public Hearing

D. MINUTES – June 15, 2026

E. ADJOURNMENT

Property Information

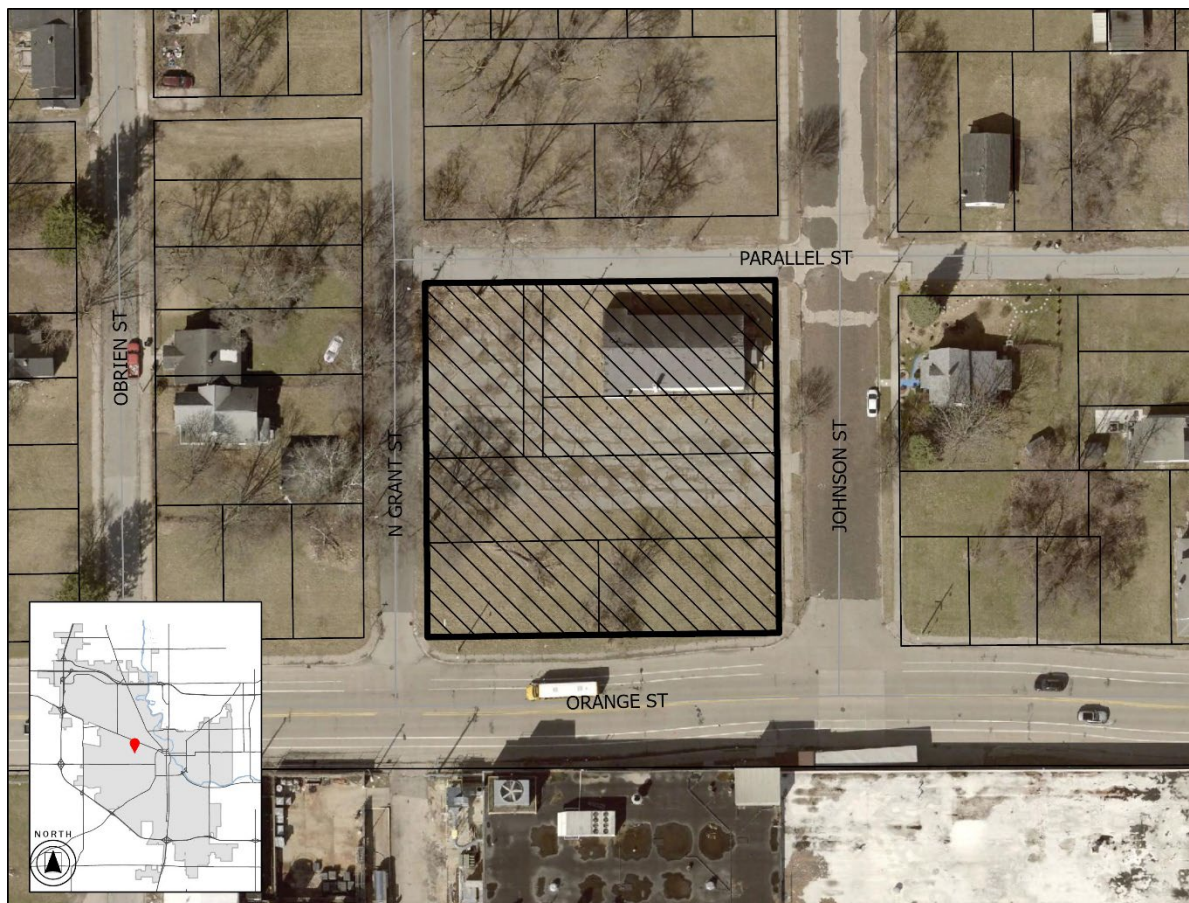
Location: 203 JOHNSON ST, 207 JOHNSON ST, 213 JOHNSON ST, 215 JOHNSON ST, 2013 ORANGE ST, and 2014 PARALLEL ST
Owner: REVS DEVELOPMENT LLC

Requested Action

Rezone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2

Project Summary

The petitioner intends to build a development of single family homes and a duplex Cottage Court.

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

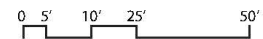
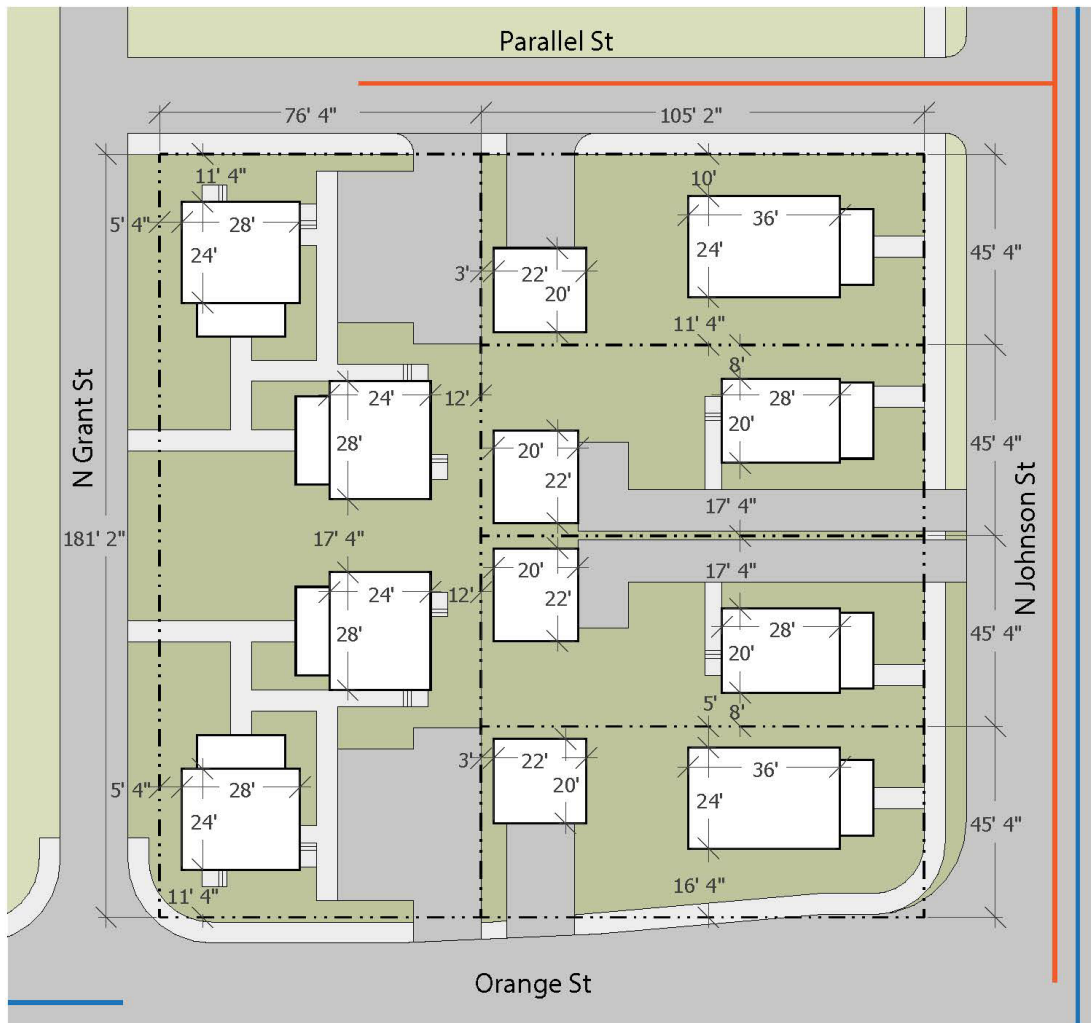
215 N Johnson St

South Bend, IN



PROPOSED SITE PLAN

SCALE: 1/32" = 1'-0"

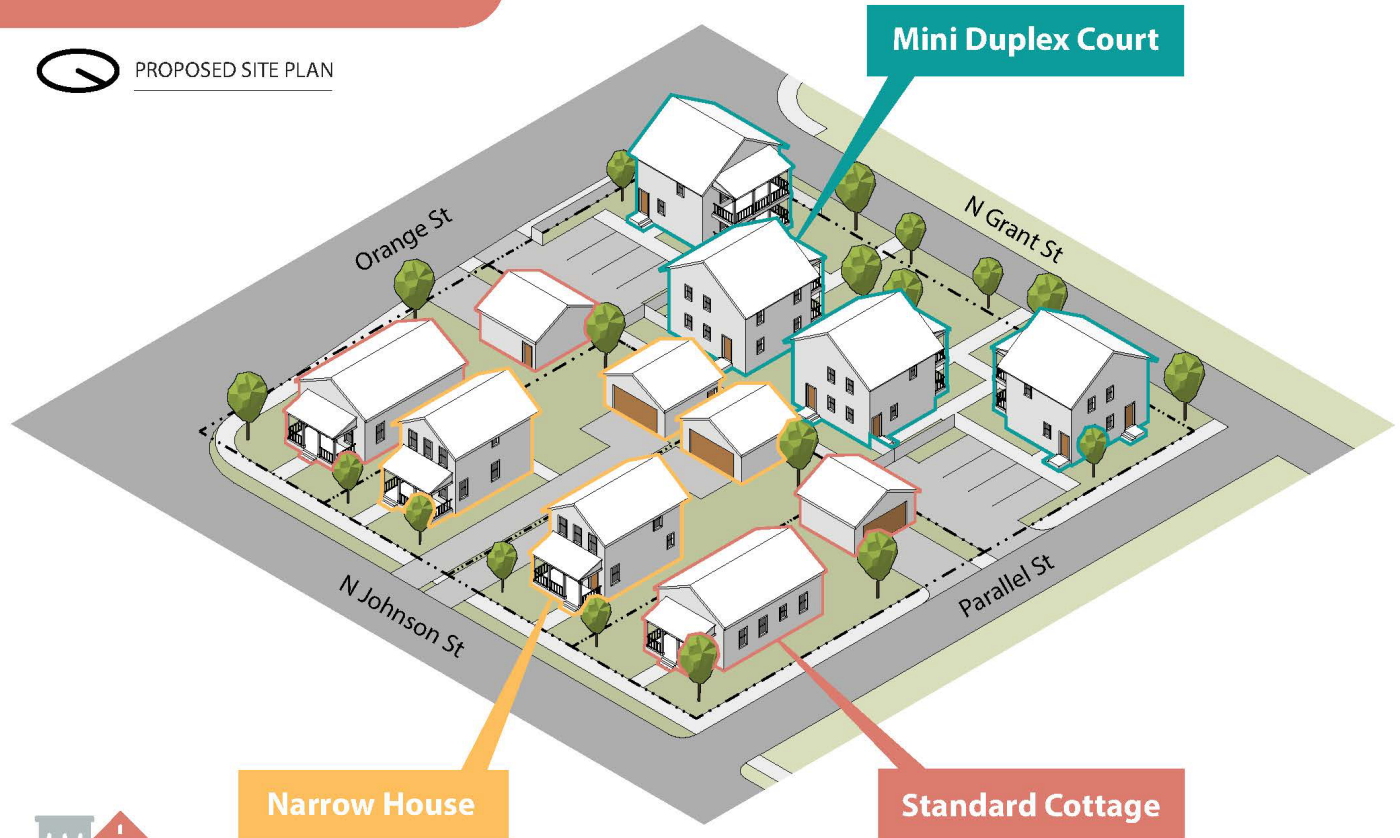


Water Line
Sewer Line



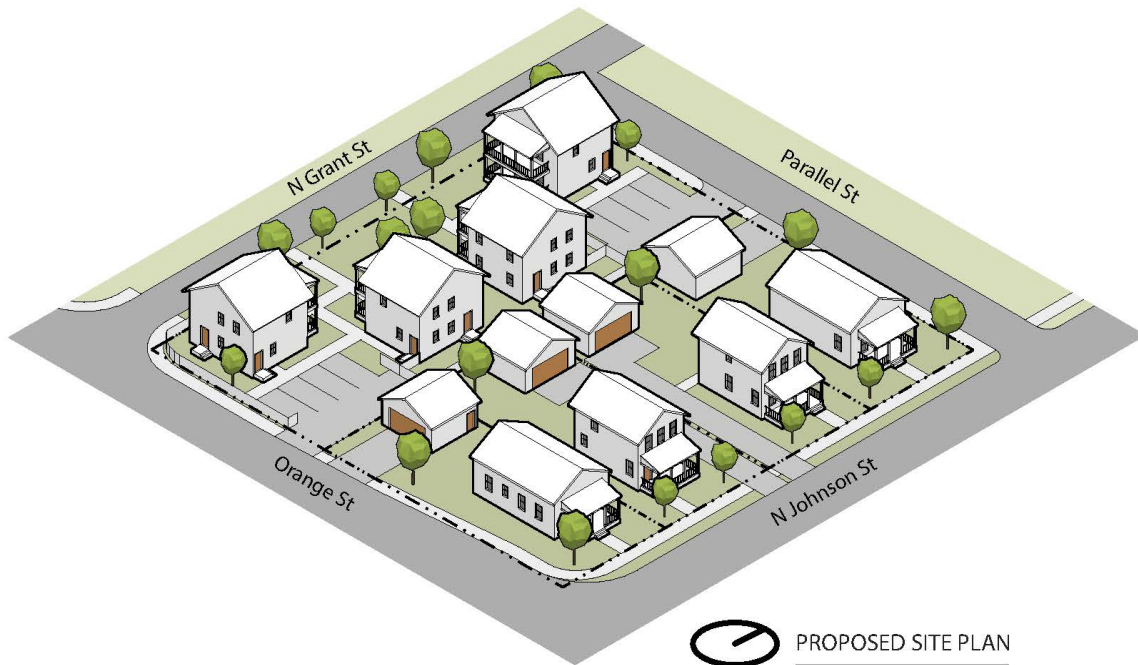
215 N Johnson St
South Bend, IN

 PROPOSED SITE PLAN

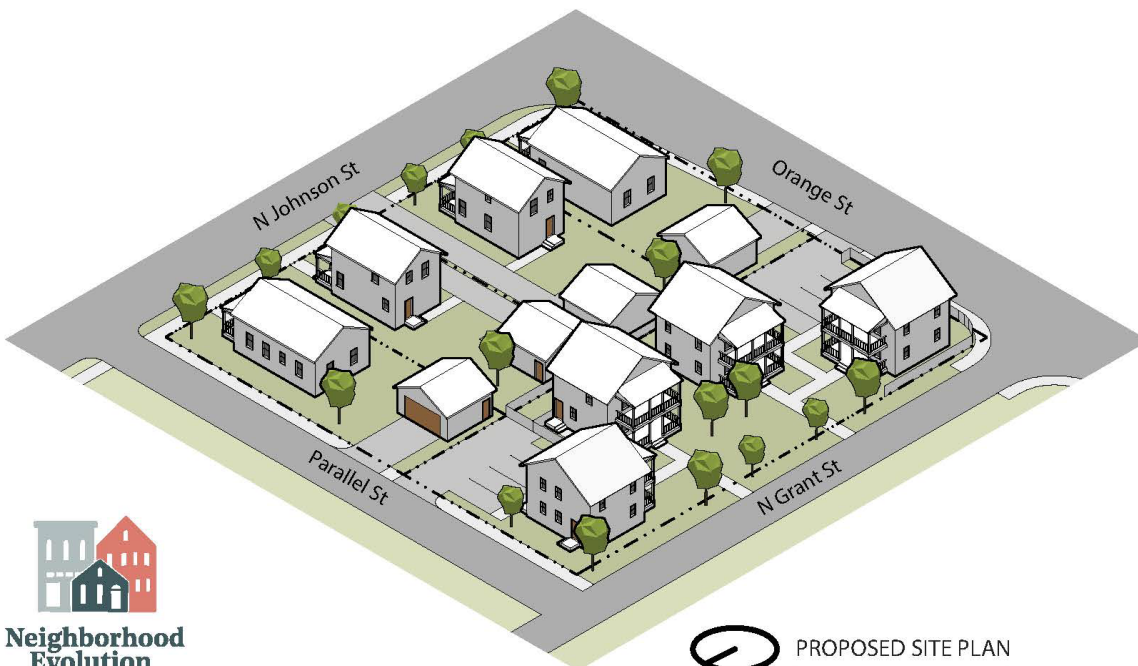


215 N Johnson St

South Bend, IN



PROPOSED SITE PLAN



PROPOSED SITE PLAN



Site & Context

Land Uses and Zoning:

On site: Vacant lots zoned U1 Urban Neighborhood 1
 North: Vacant lots zoned U1 Urban Neighborhood 1
 East: A one unit dwelling and vacant lots zoned U1 Urban Neighborhood 1
 South: An industrial use zoned I Industrial
 West: One unit dwellings and vacant lots 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:

A development of one unit dwellings and a cottage court of duplexes. This project is still in the planning phase so it may change overtime to something more zoning compliant then what is currently proposed.

Zoning and Land Use History and Trends:

Although all of these parcels are currently vacant, they were all developed in the early to mid-1900s. A church was built on the block's northeast parcel in 1931, while the rest of the properties were developed with detached houses between 1899 and 1917. These homes were demolished in the later decades of the 20th century until only the church was left in the early 2000s. It was eventually demolished in 2025.

Traffic and Transportation Considerations:

These properties are surrounded by streets on all four sides. Orange Street and Johnson Street, which run along the southern and eastern borders, respectively, are two-way streets that are about 50' and 40' wide. Both streets have one lane of traffic going in each direction, with Orange Street having bike lanes running parallel to each vehicle lane as well. Meanwhile, Parallell Street and Grant Street, which run along the northern and western borders, are two-way streets that are about 18' and 20' wide each, appear more like alleys.

Agency Comments

Agency Comments:

No comments at this time.

Staff Comments:

No additional comments at this time.

Criteria for Decision Making

Rezoning

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

1. Comprehensive Plan:

Policy Plan:

In the city's comprehensive plan, Objective H 1 calls upon the city to "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:

This property falls within the Kennedy Park neighborhood. In the 2022 neighborhood plan, the future zoning map shows these parcels as being rezoned to U2.

Plan Implementation/Other Plans:

In the Kennedy Park neighborhood plan, project idea six recommends filling in vacant lots west of the Martin Luther King Jr. Dream Center, including these lots, with low- to medium-density residential development.

2. Current Conditions and Character:

These properties are surrounded by low-density, one- and two-story residential structures and vacant lots on all sides, except for the south side, where there is a large industrial building.

3. Most Desirable Use:

The most desirable use for these properties would be low- to medium-density residential development.

4. Conservation of Property Values:

Rezoning these properties should not negatively affect their own property values, or the value of neighboring properties. This project should raise the values of the properties being rezoned, as a developed property should have a higher value than a vacant one. U2 also allows for denser development than U1, meaning that the rezoning could allow for higher property values to be generated on site. It should also not negatively impact the property values of adjacent properties as the zoning will create a diversity of housing types as infill and the project will be consistent with the built form of the neighborhood.

5. Responsible Development and Growth:

Rezoning these properties to U2 aligns with the principles of responsible development and growth, as it will allow for denser infill development in an established neighborhood on a street with existing city utilities.

Analysis & Recommendation

Commitments: No commitments at this time.

Analysis: Rezoning these parcels to U2 aligns with the recommendation made in the future zoning map from the Kennedy Park neighborhood plan, and the proposed development will help achieve a project idea from that plan by developing vacant lots in the southern part of the neighborhood with low- to medium-density residential development.

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.

Property Information

Location: 1737 OBRIEN ST
Owner: Apex Terrain Holdings LLC

Requested Action

Rezone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2

Project Summary

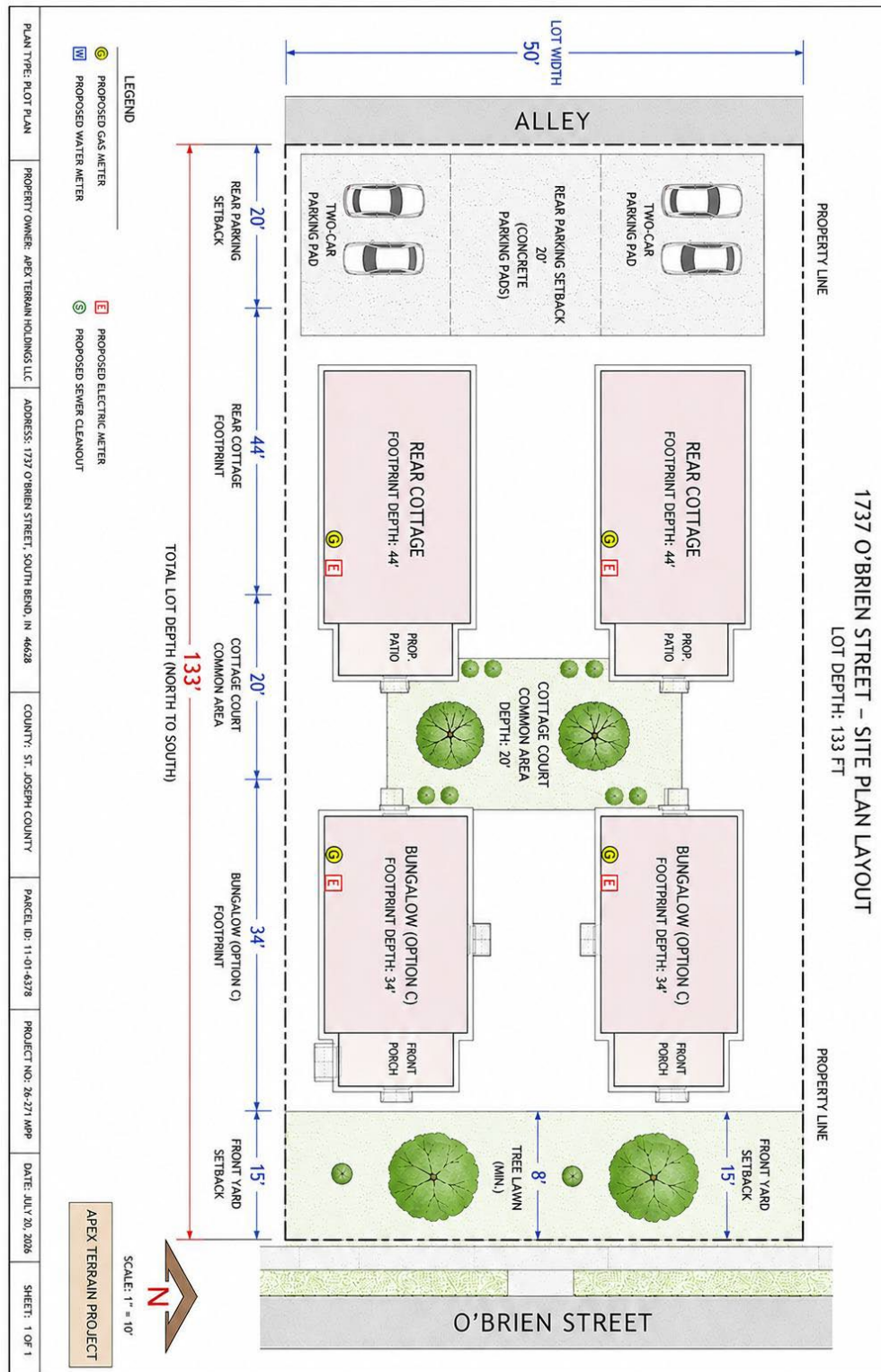
The petitioner intends to build four one unit dwellings in a Cottage Court style.

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: Vacant land zoned U1 Urban Neighborhood 1
 North: A one unit dwelling zoned U1 Urban Neighborhood 1
 East: Vacant land and a one unit dwelling zoned U1 Urban Neighborhood 1
 South: Vacant land zoned U1 Urban Neighborhood 1
 West: Vacant land and a one unit dwelling 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 petitioner wishes to rezone these properties to U2 to allow for the Cottage Court building type, with the intention of building four detached single unit dwellings in a cottage court style with a central common area, or 2 duplexes may also be possible.

Zoning and Land Use History and Trends:

Although both of these parcels are currently vacant, the one to the south had a house built on it sometime between 1938 and 1951, which was later demolished sometime between 2013 and 2015. The northern parcel has never been developed.

Traffic and Transportation Considerations:

These properties are located on O'Brien Street, a 30' wide two-way street that runs north and south with one lane of traffic going in each direction, between Marquette Boulevard and Keller Street. They are served by an alley at the rear of each property.

Agency Comments

Agency Comments:

No comments at this time.

Staff Comments:

No additional comments at this time.

Criteria for Decision Making

Rezoning

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

1. Comprehensive Plan:

Policy Plan:

In the city's comprehensive plan, Objective H 1 calls upon the city to "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 map from the city's comprehensive plan recommends that these parcels be used for medium-density residential development.

Plan Implementation/Other Plans:

More specifically, Policy H 1.1 from the city's comprehensive plan calls on the city to "encourage residential developments to contain a mix of housing types, densities, price ranges, and amenities."

2. Current Conditions and Character:

These properties are surrounded by low-density, one-story structures and vacant lots on all sides. The structures are all residential in character.

3. Most Desirable Use:

The most desirable use for these properties would be low- to medium-density residential development.

4. Conservation of Property Values:

Rezoning these properties should not negatively affect their own property values, or the value of neighboring properties. This project will raise the values of the properties being rezoned, as a developed property will have a higher value than a vacant one. U2 also allows for denser development than U1, meaning that the rezoning could allow for higher property values to be generated on site.

5. Responsible Development and Growth:

Rezoning these properties to U2 aligns with the principles of responsible development and growth, as it will allow for denser infill development in an established neighborhood on a street with existing city utilities.

Analysis & Recommendation

Commitments: No commitments at this time.

Analysis: Rezoning these two properties to U2 makes sense. In general, the city's comprehensive plan calls for these parcels to be used for medium density residential development, which aligns more with U2 than U1. As for the proposed project, while a four-unit cottage court, or a project of similar scale, across two parcels is still relatively low on the scale of development intensity, it is closer to medium density development than two single-family homes with one on each lot, which is the maximum that could currently be built on site by right. Additionally, this development will increase the city's housing stock while activating two vacant lots, and the buildings being proposed will be consistent with the built form of the surrounding neighborhood.

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.

Property Information

Subdivision Name: **Campeau & Chalfant Minor Subdivision**

Location: 1430 E CAMPEAU ST

Requested Action

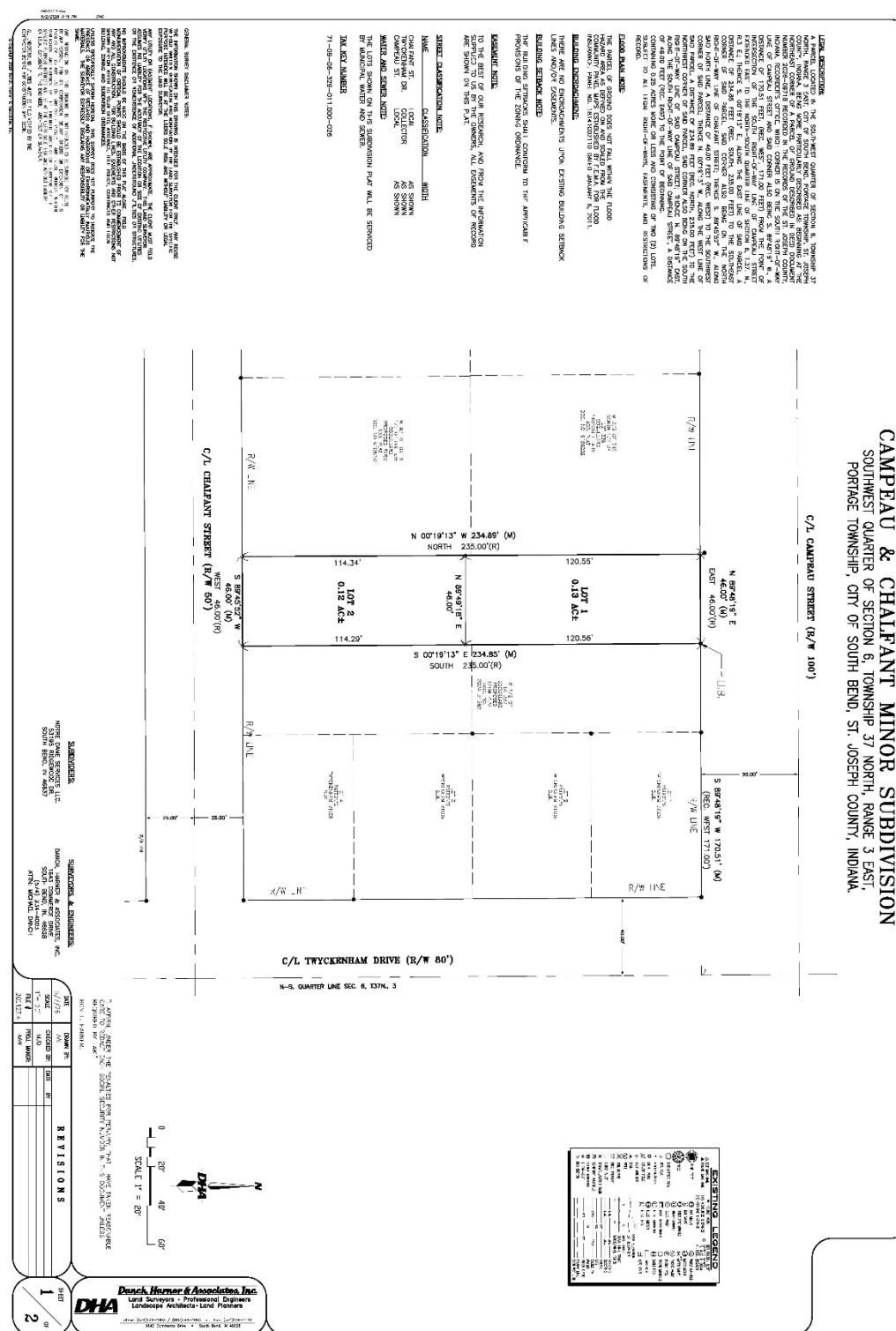
The total area of the subdivision is .25 acres and will consist of 2 building lots.

Location Map

Recommendation

Staff Recommendation: The staff has reviewed this subdivision and finds it complies with the requirements for approval as specified by the South Bend Subdivision Control Ordinance. The staff therefore recommends that this subdivision be granted approval.

Proposed Plat



Project Details

Environmental Data:	A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
Drainage:	No comments.
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:	No comments.

Recommendation

Staff Recommendation: The staff has reviewed this subdivision and finds it complies with the requirements for approval as specified by the South Bend Subdivision Control Ordinance. The staff therefore recommends that this subdivision be granted approval.

Property InformationSubdivision Name: **Ludwig Minor Subdivision**

Location: 718 NAPOLEON ST

Requested Action

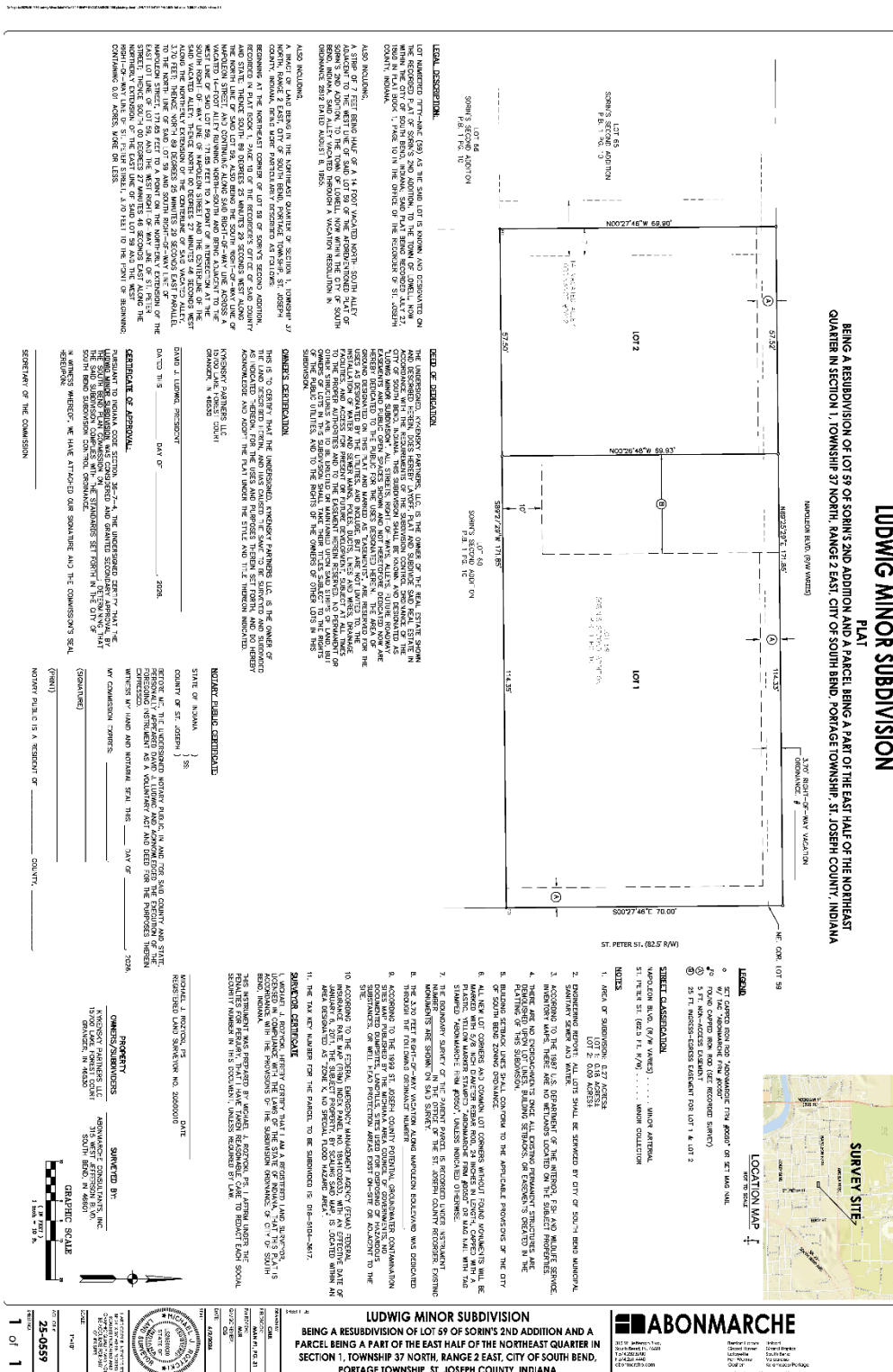
The total area of the subdivision is acres and will consist of 2 building lots.

Location Map

Recommendation

Staff Recommendation: The staff has reviewed this subdivision and finds it complies with the requirements for approval as specified by the South Bend Subdivision Control Ordinance. The staff therefore recommends that this subdivision be granted approval.

Proposed Plat



Project Details

Environmental Data:	A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
Drainage:	No comments.
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:	No comments.

Recommendation

Staff Recommendation: The staff has reviewed this subdivision and finds it complies with the requirements for approval as specified by the South Bend Subdivision Control Ordinance. The staff therefore recommends that this subdivision be granted approval.

Property Information

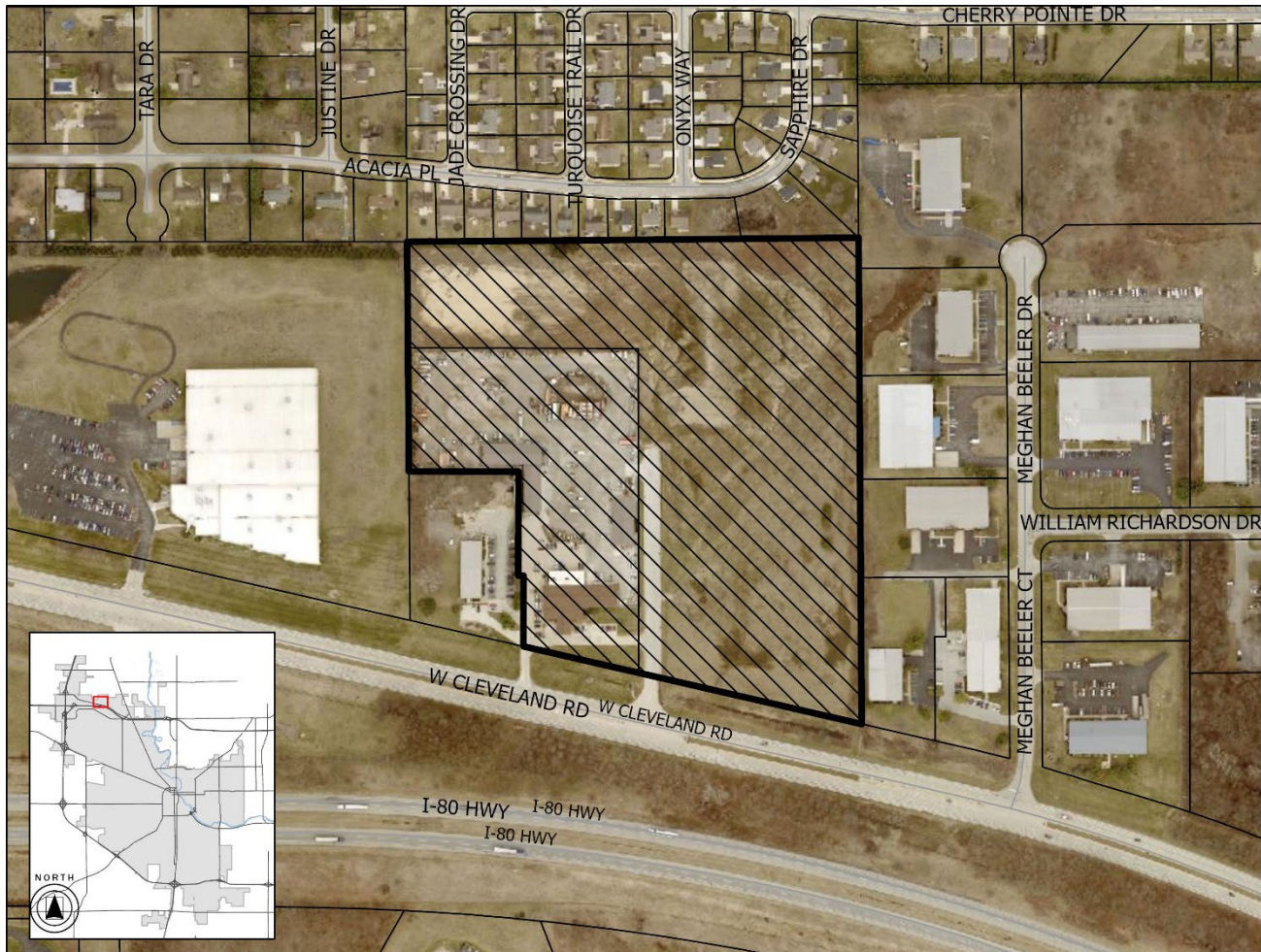
Subdivision Name: **S.B. Built Minor Subdivision**

Location: 4340 W CLEVELAND RD

Requested Action

The total area of the subdivision is 24.32 acres and will consist of 2 building lots.

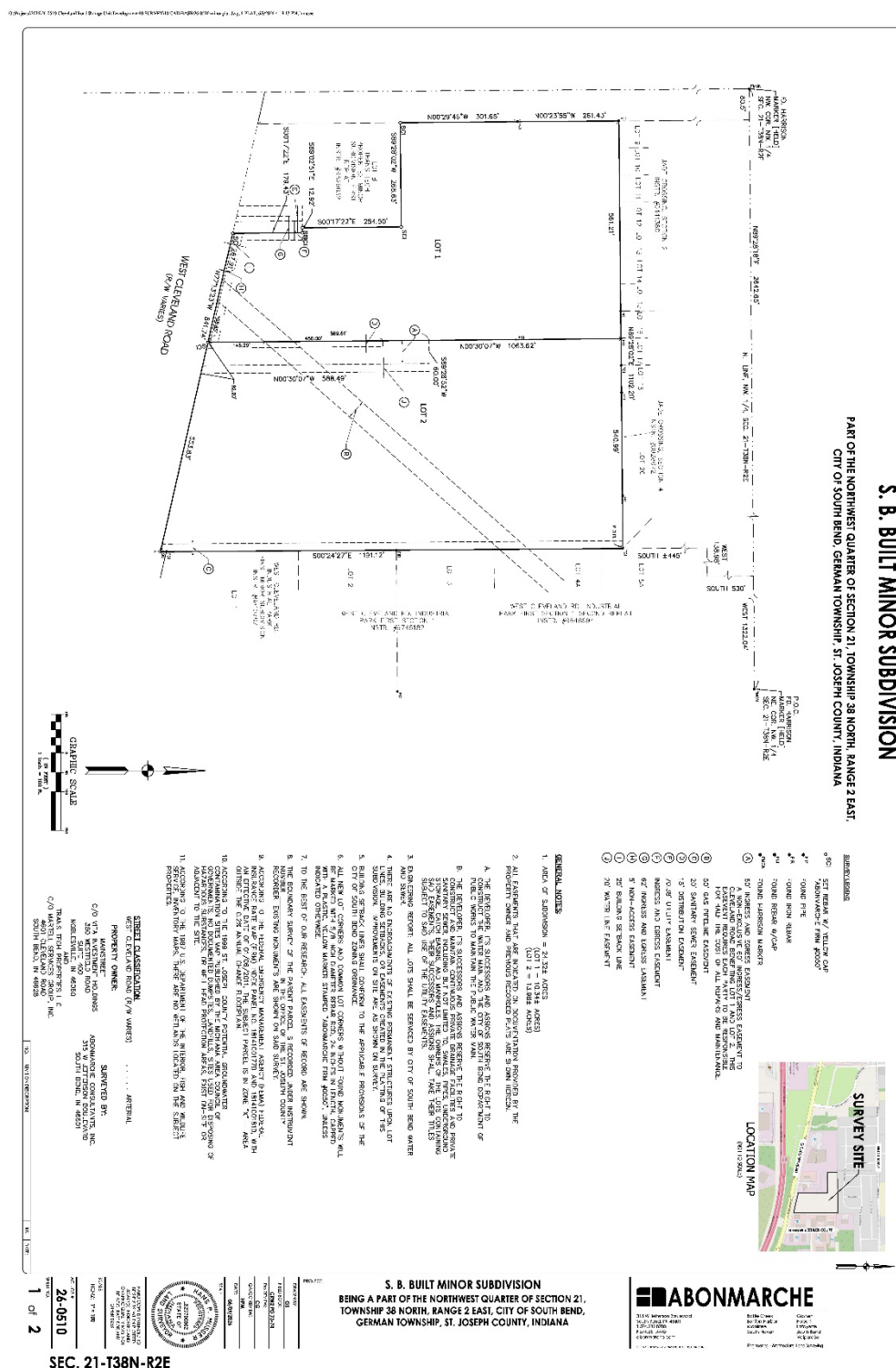
Location Map



Recommendation

Staff Recommendation: The staff has reviewed this subdivision and finds it complies with the requirements for approval as specified by the South Bend Subdivision Control Ordinance. The staff therefore recommends that this subdivision be granted approval.

Proposed Plat



Project Details

Environmental Data:	A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
Drainage:	No comments.
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:	Sanitary sewer easement should be exclusive municipal sanitary sewer main easement. What is the 70.38ft utility easement for? Easements F and G seem redundant. Water main easement needs to be an exclusive municipal water main easement. Provide detailed easement descriptions for all easements describing what they are for, who they are dedicated to, and who is responsible for maintenance.

Recommendation

Staff Recommendation: The staff has reviewed this subdivision and finds it complies with the requirements for approval as specified by the South Bend Subdivision Control Ordinance. The staff therefore recommends that this subdivision be granted approval.

Property Information

Subdivision Name: **Rum Village Minor Subdivision**

Location: 924 W INDIANA AVE

Requested Action

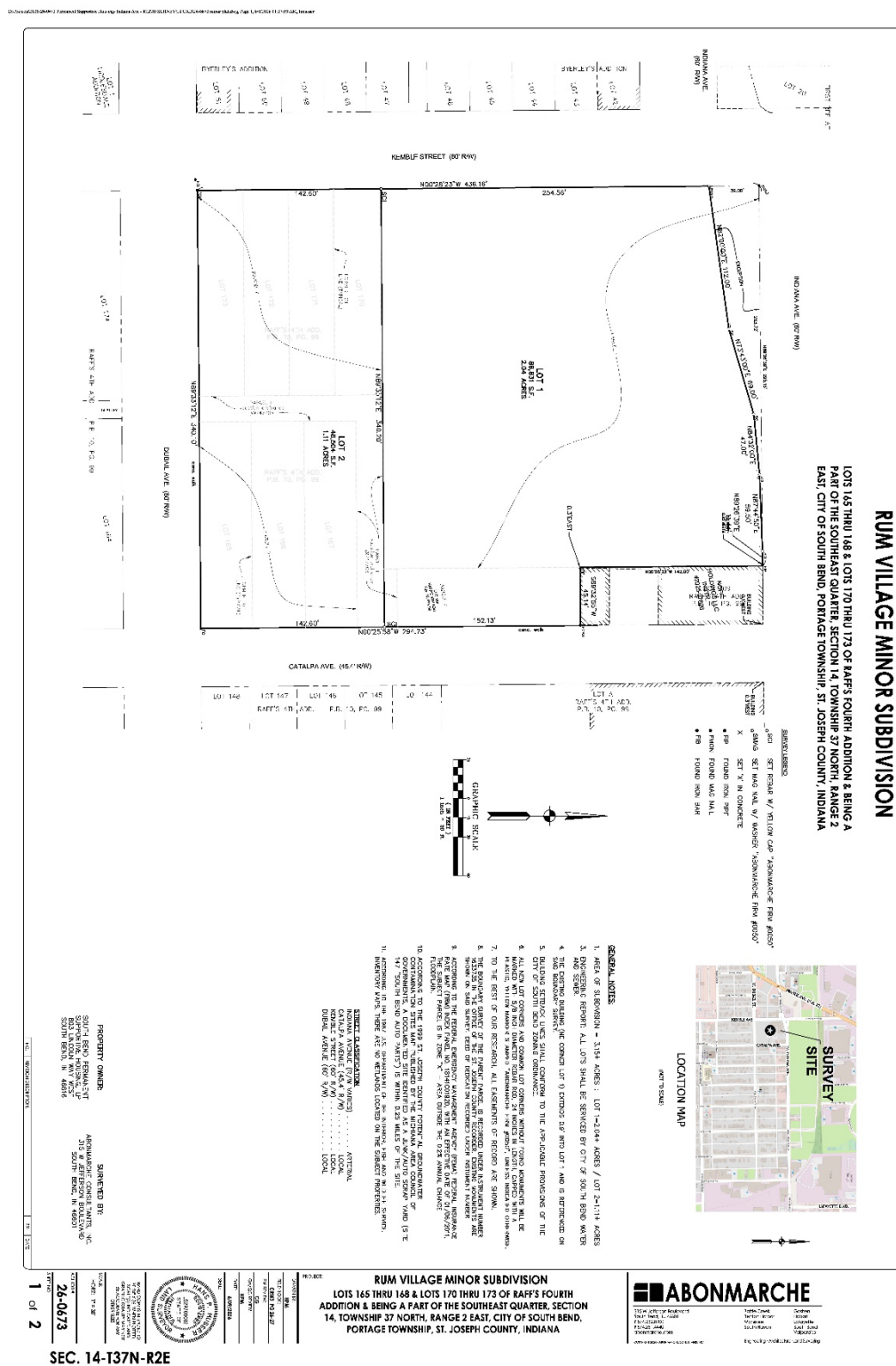
The total area of the subdivision is 3.15 acres and will consist of 2 building lots.

Location Map

Recommendation

Staff Recommendation: The staff has reviewed this subdivision and finds it complies with the requirements for approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted approval.

Proposed Plat



Project Details

Environmental Data:	A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
Drainage:	Drainage plan should be submitted to commercial plan review when Lot 2 is developed.
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:	No comments.

Recommendation

Staff Recommendation: The staff has reviewed this subdivision and finds it complies with the requirements for approval as specified by the South Bend Subdivision Control Ordinance. The staff therefore recommends that this subdivision be granted approval.

Property Information

Subdivision Name: **Row at Ward Minor Subdivision**

Location: Portage Ave

Requested Action

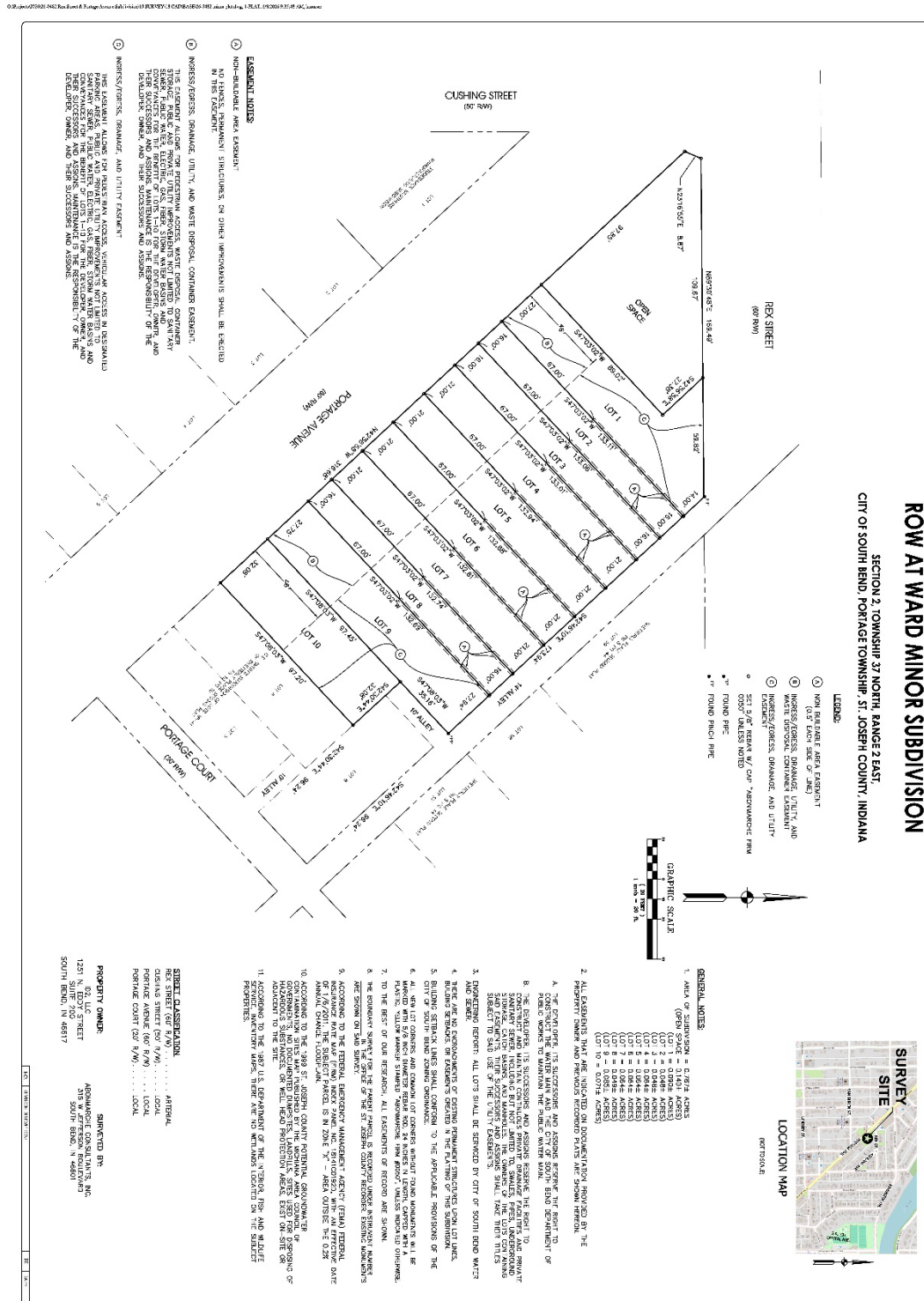
The total area of the subdivision is .787 acres and will consist of 10 building lots.

Location Map

Recommendation

Staff Recommendation: The staff has reviewed this subdivision and finds it complies with the requirements for approval as specified by the South Bend Subdivision Control Ordinance. The staff therefore recommends that this subdivision be granted approval.

Proposed Plat



Project Details

Environmental Data:	A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
Drainage:	No comments.
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:	Recommend alley vacation of 10' alley directly east of Lot 9 and north of Lot 10.

Recommendation

Staff Recommendation: The staff has reviewed this subdivision and finds it complies with the requirements for approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted approval.

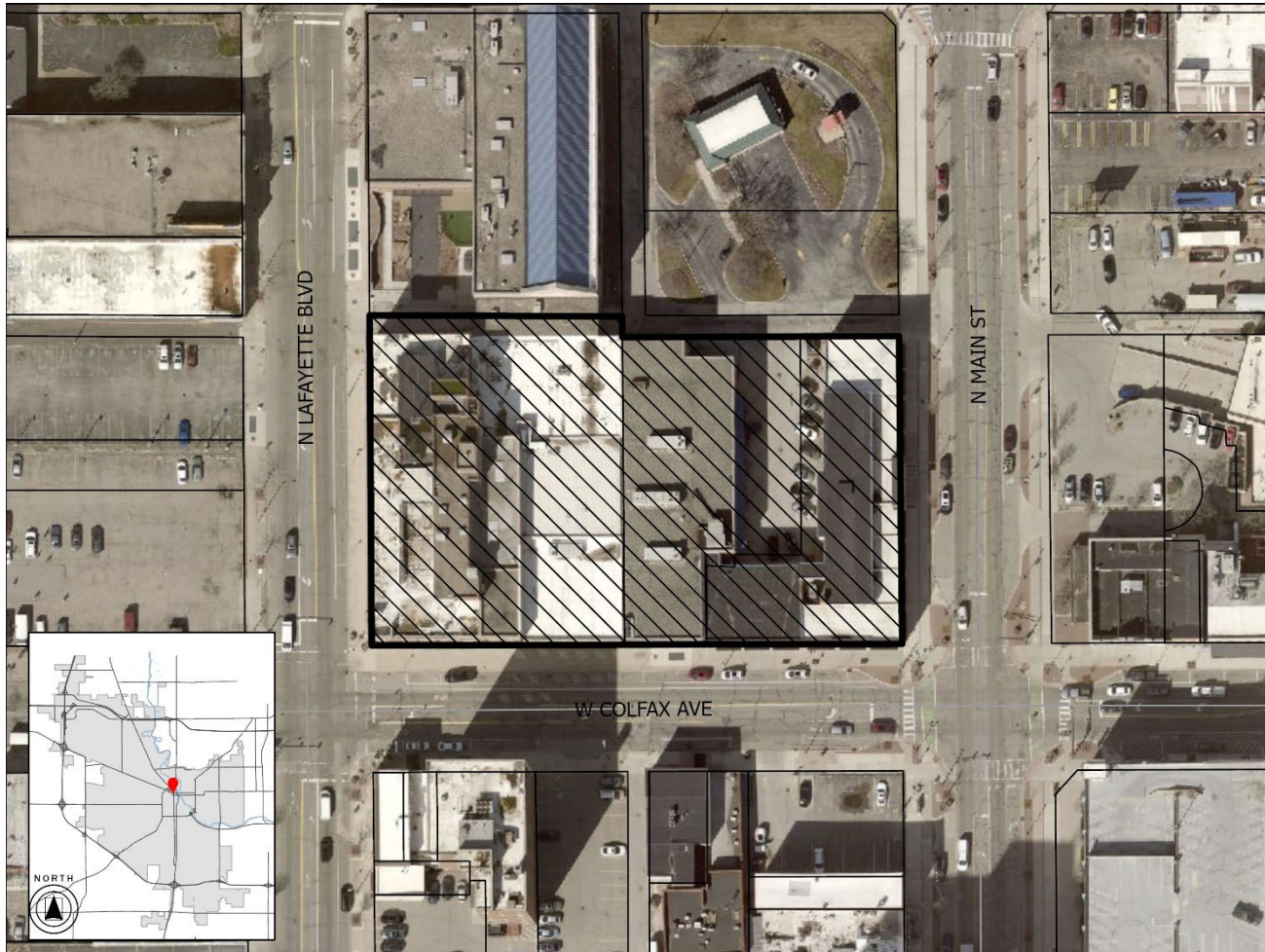
Property Information

Subdivision Name: **Colfax Corner Minor Subdivision**

Location: 213 N MAIN ST & 213 W COLFAX AVE & 225 W COLFAX AVE

Requested Action

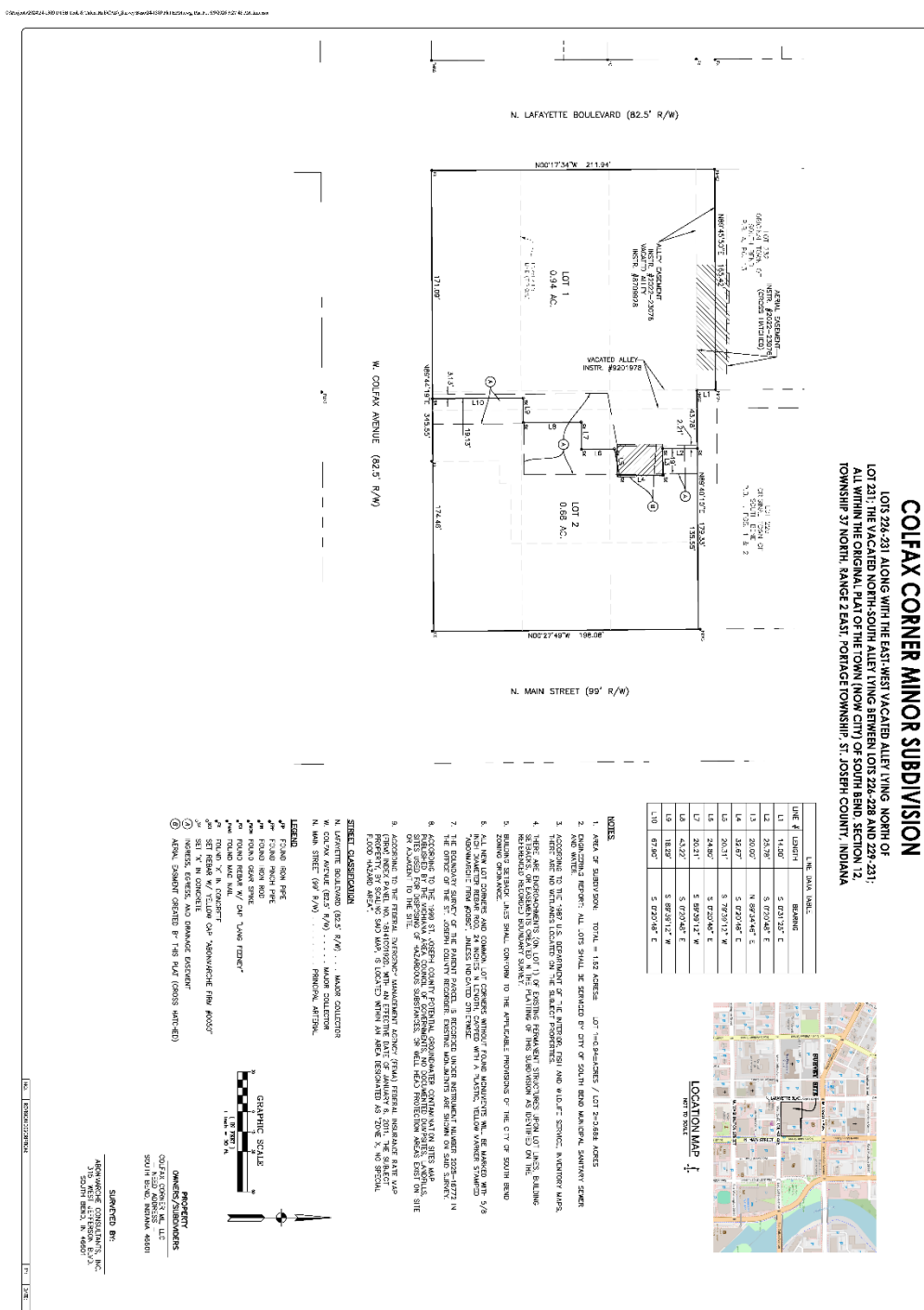
The total area of the subdivision is 1.62 acres and will consist of 2 building lots.

Location Map

Recommendation

Staff Recommendation: The staff has reviewed this subdivision and finds it complies with the requirements for approval as specified by the South Bend Subdivision Control Ordinance. The staff therefore recommends that this subdivision be granted approval.

Proposed Plat



Project Details

Environmental Data:	A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
Drainage:	No comments.
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:	Provide easement language for each easement describing what it is for, who it is for, and what are the maintenance responsibilities.

Recommendation

Staff Recommendation: The staff has reviewed this subdivision and finds it complies with the requirements for approval as specified by the South Bend Subdivision Control Ordinance. The staff therefore recommends that this subdivision be granted approval.