



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

Filed in Clerk's Office

Jul 8, 2026

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

Bianca Tirado
City Clerk, South Bend, IN

RE: 203 JOHNSON ST, 207 JOHNSON ST, 213 JOHNSON ST, 215 JOHNSON ST, 2013 ORANGE ST, and 2014 PARALLEL ST (6 parcels) – PC#0312-26

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 a development of single family homes and a duplex Cottage Court.

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

Sincerely,

Brian Killen
Zoning Administrator

CC: Bob Palmer

Jul 8, 2026

BILL NO. 45-26
ORDINANCE NO. _____

Bianca Tirado
City Clerk, South Bend, IN

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT 203 JOHNSON STREET, 207 JOHNSON STREET, 213 JOHNSON STREET, 215 JOHNSON STREET, 2013 ORANGE STREET, AND 2014 PARALLEL STREET COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

Petitioner desires 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 018-2006-005801 -- 60.6' By 120' Nw Pt Lot 18 College Grove Add;

Parcel 018-2006-005802 -- 30 X 120 Ft Se Cor Lot 18 College Grove;

Parcel 018-2006-0059 -- N 1/2 Lot 19 College Grove;

Parcel 018-2006-005901 -- E 1/2 S 1/2 Lot 19 College Grove;

Parcel 018-2006-005902 -- W 1/2 S 1/2 Lot 19 College Grove; and

Parcel 018-2006-0058 -- 51.5' By 90.6' W Pt Lot 18 College Grove Addn;

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

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: Barbara Turner

Phone number: (574) 210-6684

Email: btatart@sbcglobal.net

Project address: Johnson & Orange
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): 018-2006-005901, 018-2006-005902, 018-2006-0059, 018-2006-005802, 018-2006-005801, 018-2006-0058

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: 56085 Chapel Lane
South Bend, Indiana, 46619

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:

A development of single family homes and duplex cottage court

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.

 0409_215Johnson_Proposal.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: Barbara Turner

Date Friday, May 22, 2026

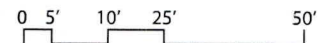
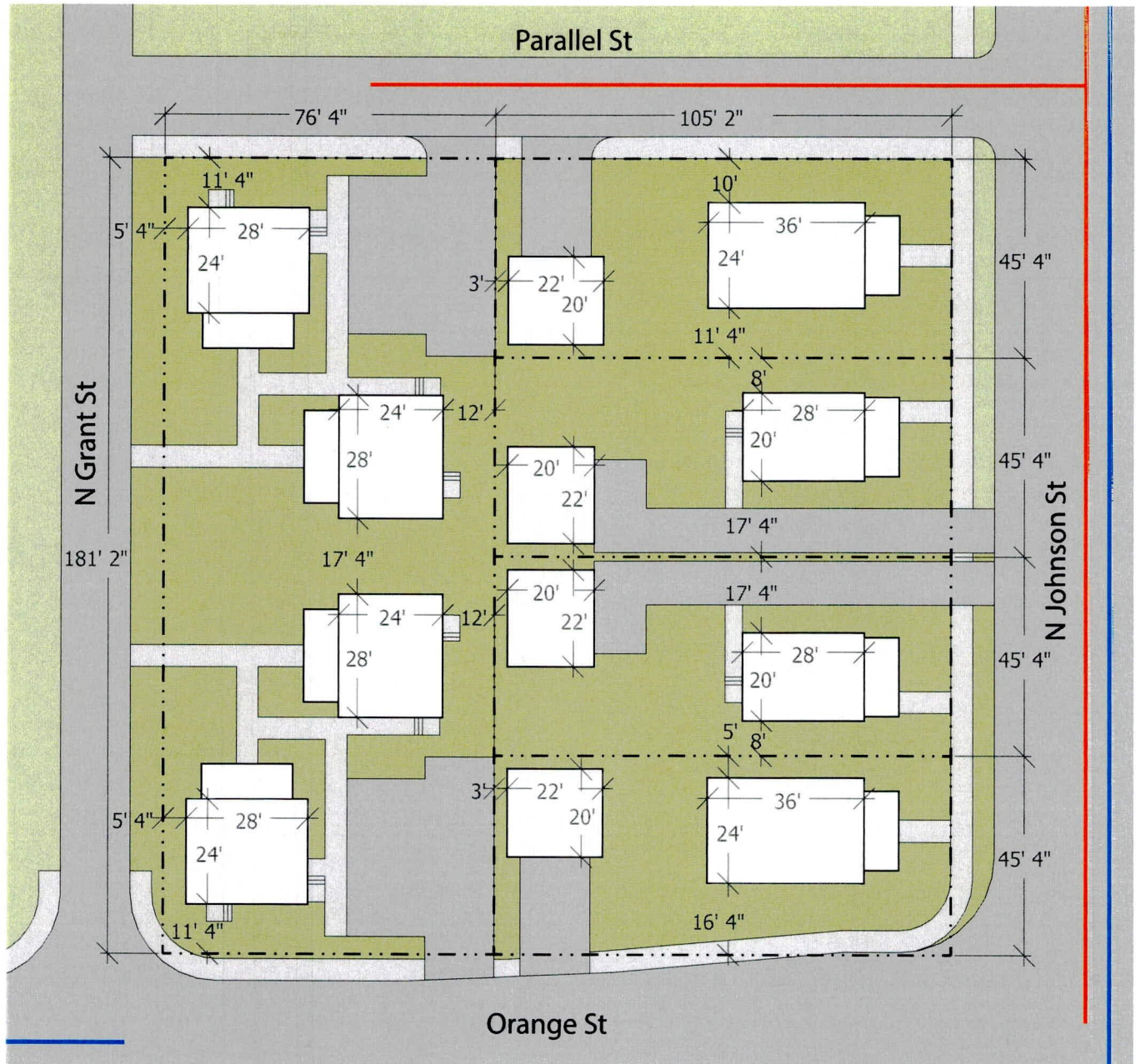
215 N Johnson St

South Bend, IN



PROPOSED SITE PLAN

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

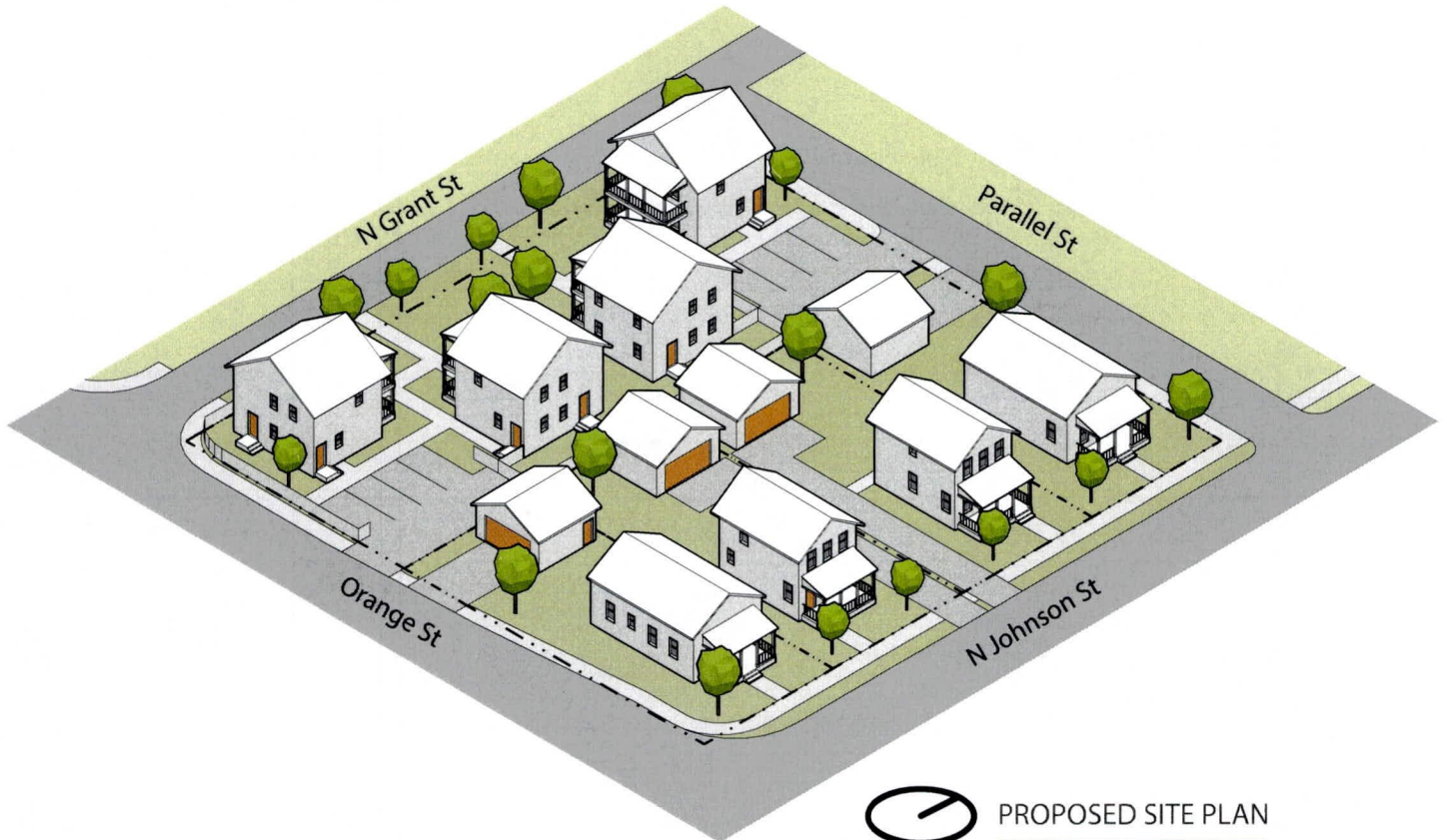


Neighborhood
Evolution

— Water Line
— Sewer Line

215 N Johnson St

South Bend, IN



PROPOSED SITE PLAN



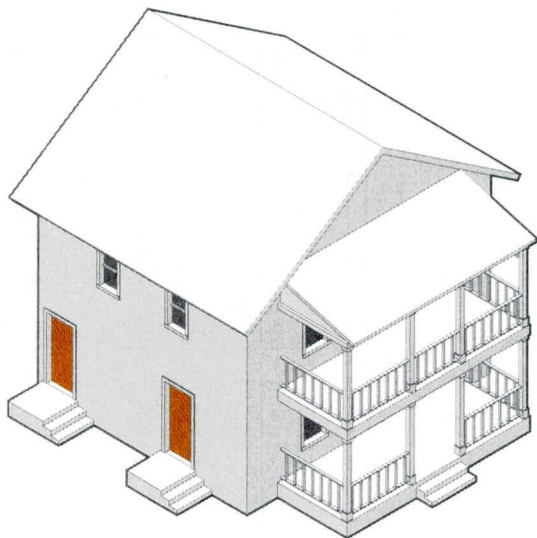
PROPOSED SITE PLAN



Neighborhood
Evolution

Mini-Duplex

600 SF Rental Units



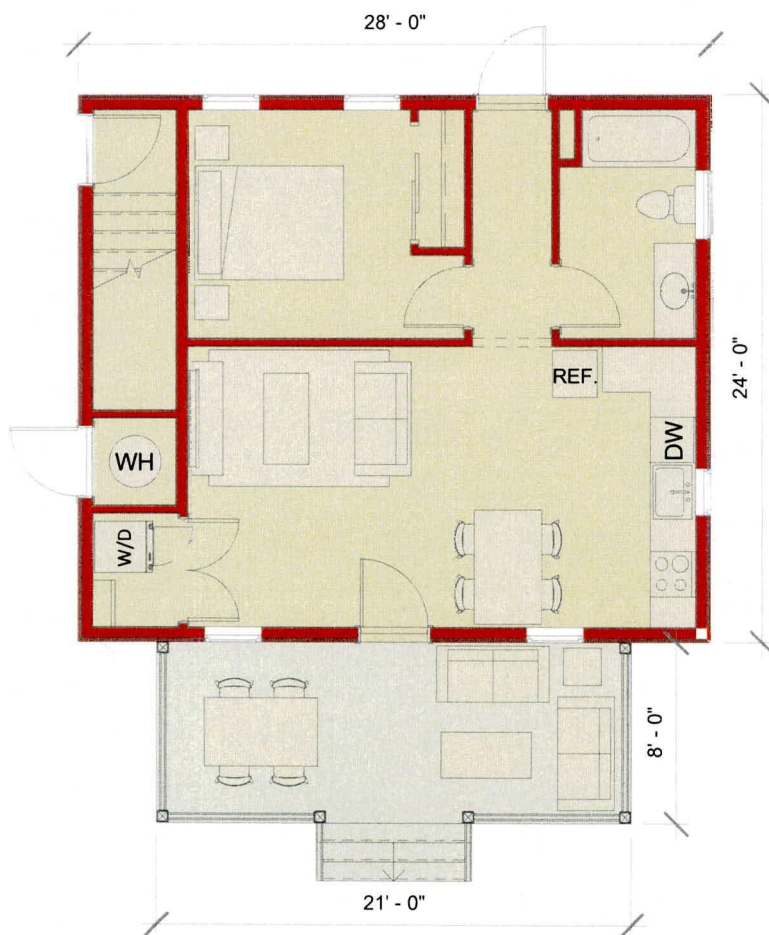
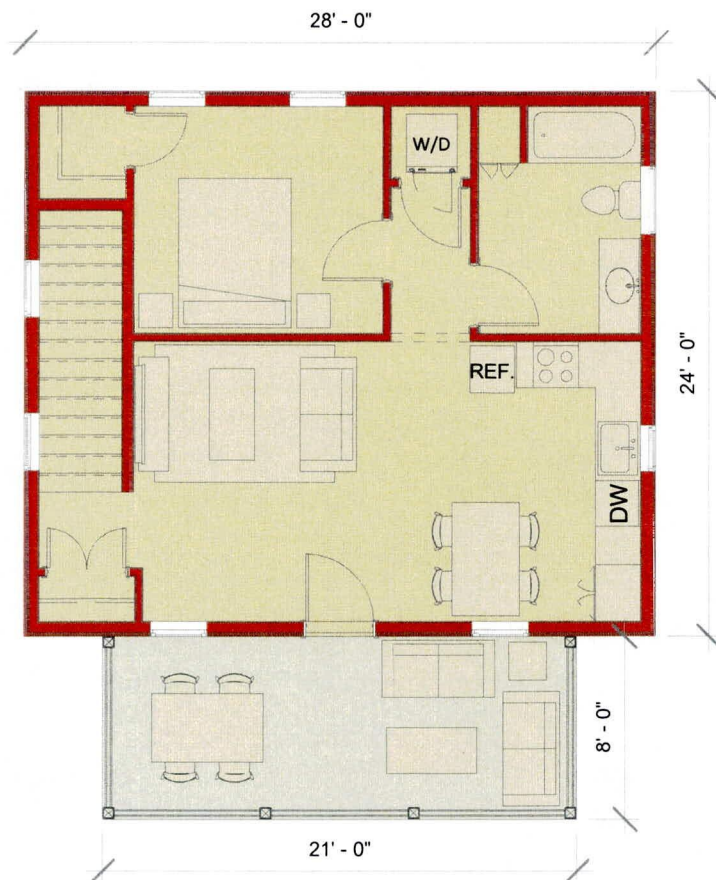
Building Type Overview

Building Dimensions

Building Height	2 story
Building Width	28'
Building Depth	24'

Program

Unit Configuration	1 bed / 1 bath
Unit Size	600 sq. ft.
Porch	168 sq. ft.

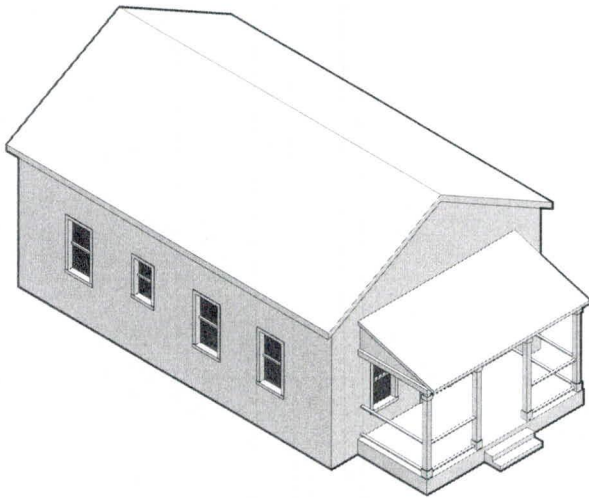


Neighborhood
Evolution

Cottage

1 story for-sale

From Build South Bend: Pre-Approved Building Plan Sets



Building Type Overview

Building Dimensions

Building Height	1 story
Building Width	24'
Building Depth	44'

Program

Unit Configuration	2 bed / 1 bath
Unit Size	864 sq. ft.
Porch	144 sq. ft.
1st Floor	864 sq. ft.

Lot Standards

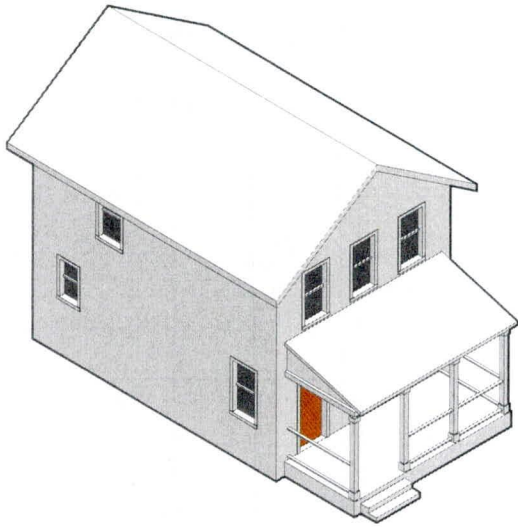
Lot Width	45'
Lot Depth	105'



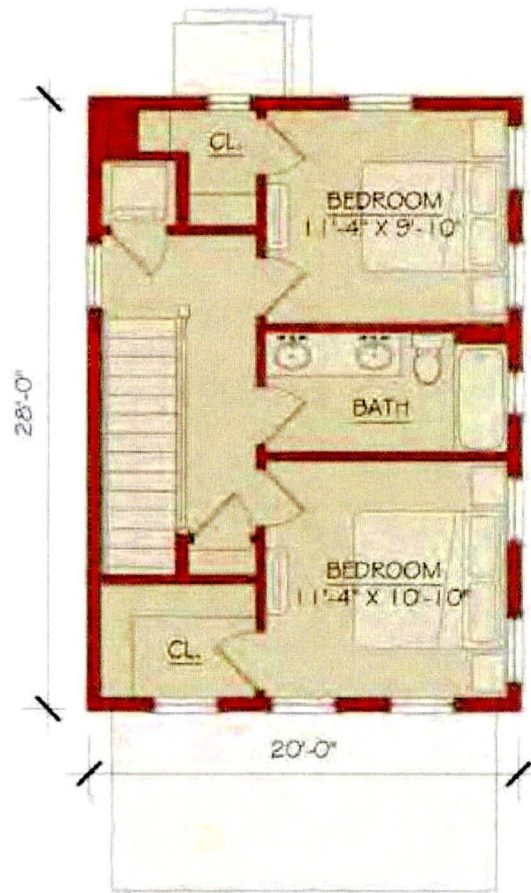
Neighborhood
Evolution

Narrow House

2 story for-sale



From Build South Bend: Pre-Approved Building Plan Sets



Building Type Overview

Building Dimensions

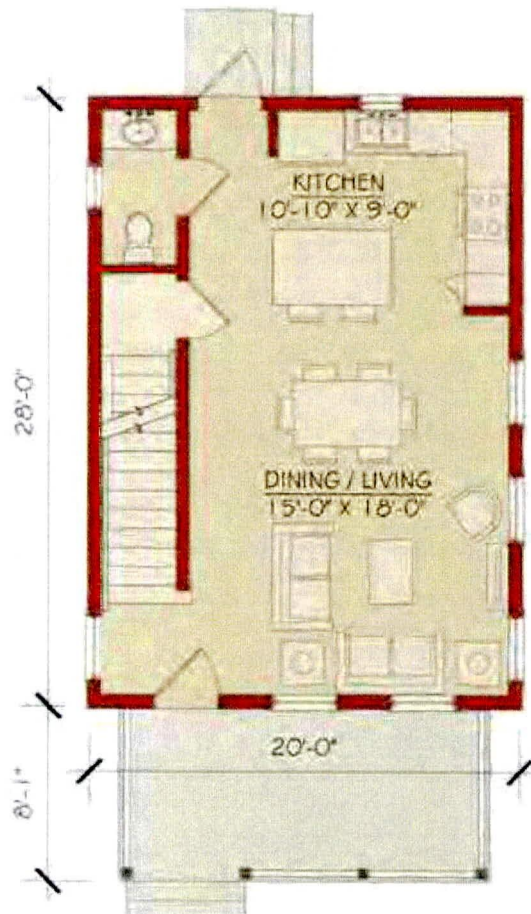
Building Height	2 story
Building Width	20'
Building Depth	36'

Program

Unit Configuration	2 bed / 1.5 bath
Unit Size	1,120 sq. ft.
Porch	136 sq. ft.
1st Floor	560 sq. ft.
2nd Floor	560 sq. ft.

Lot Standards

Lot Width	45'
Lot Depth	105'



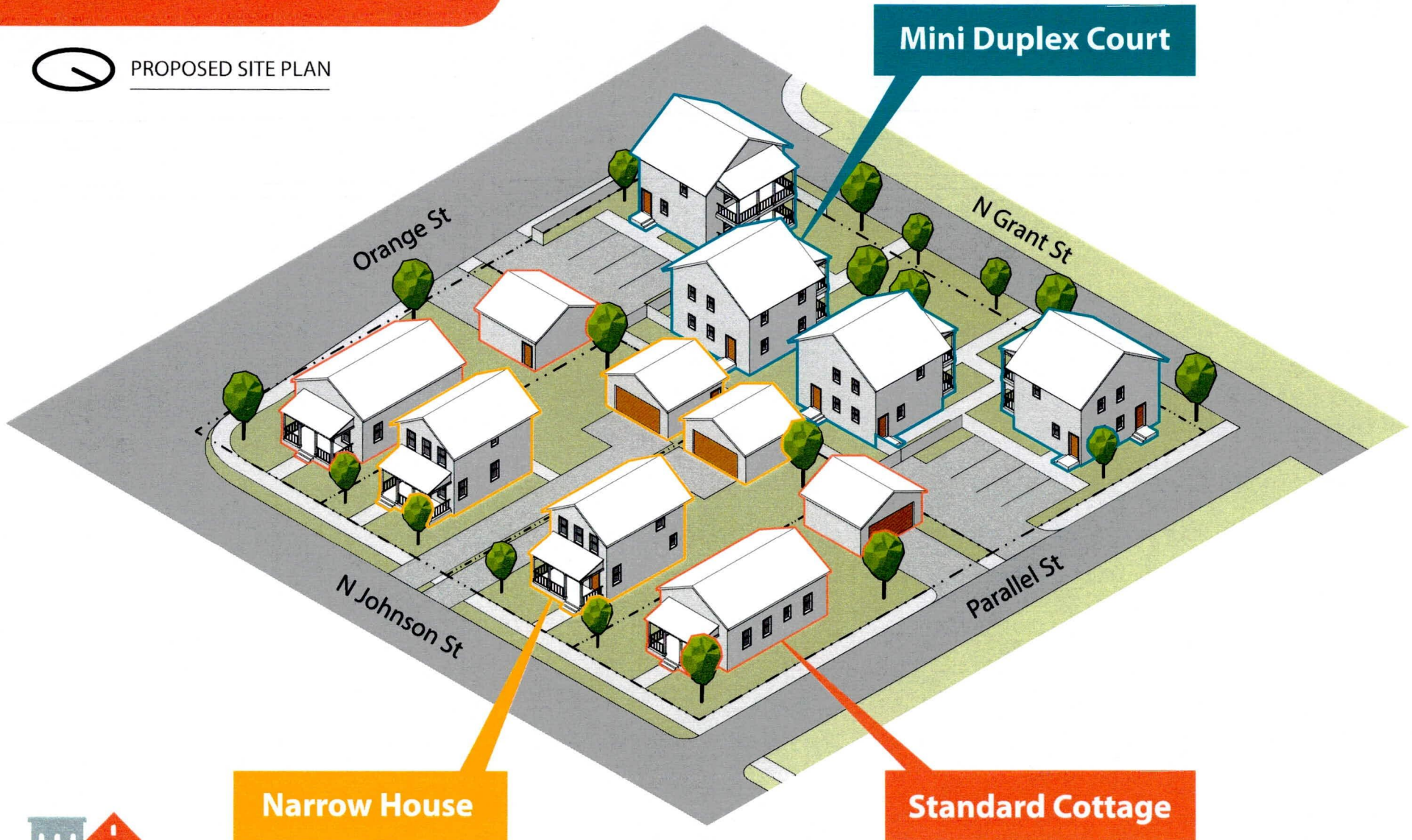
Neighborhood
Evolution

215 N Johnson St

South Bend, IN



PROPOSED SITE PLAN



Mini Duplex Court

Narrow House

Standard Cottage



Neighborhood
Evolution



City of South Bend PLAN COMMISSION

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Filed in Clerk's Office

Tuesday, July 21, 2026

Jul 21, 2026

South Bend Common Council
Third Floor, City Hall
South Bend, IN 46601

Bianca Tirado
City Clerk, South Bend, IN

Re: Bill# 45-26 - A proposed ordinance of REVS DEVELOPMENT LLC to zone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2, property located at 203 JOHNSON ST, 207 JOHNSON ST, 213 JOHNSON ST, 215 JOHNSON ST, 2013 ORANGE ST, and 2014 PARALLEL ST, City of South Bend - PC# 0312-26

Dear Council Members:

I hereby Certify that the above referenced ordinance of REVS DEVELOPMENT LLC was legally advertised on July 10, 2026 and that the South Bend Plan Commission at its public hearing on July 20, 2026 took the following action:

Upon a motion by Dr. Oliver Davis, being seconded by Caitlin Stevens and unanimously carried, a proposed ordinance of REVS DEVELOPMENT LLC to zone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2, property located at 203 JOHNSON ST, 207 JOHNSON ST, 213 JOHNSON ST, 215 JOHNSON ST, 2013 ORANGE ST, and 2014 PARALLEL ST, City of South Bend, is sent to the Common Council with a **FAVORABLE** recommendation.

The staff report is attached. The deliberations of the Plan Commission and points considered in arriving at the above decision are shown in the minutes of the public hearing. Minutes of the public hearing are available in our office and will be posted on our website once approved.

Sincerely,

A handwritten signature in black ink that reads "Brian Killen".

Brian Killen
Zoning Administrator

Attachment

CC: REVS DEVELOPMENT LLC
Bob Palmer

Tim Corcoran
Planning Director

Brian Killen
Zoning Administrator

Francisco Fotia
Commission President

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.

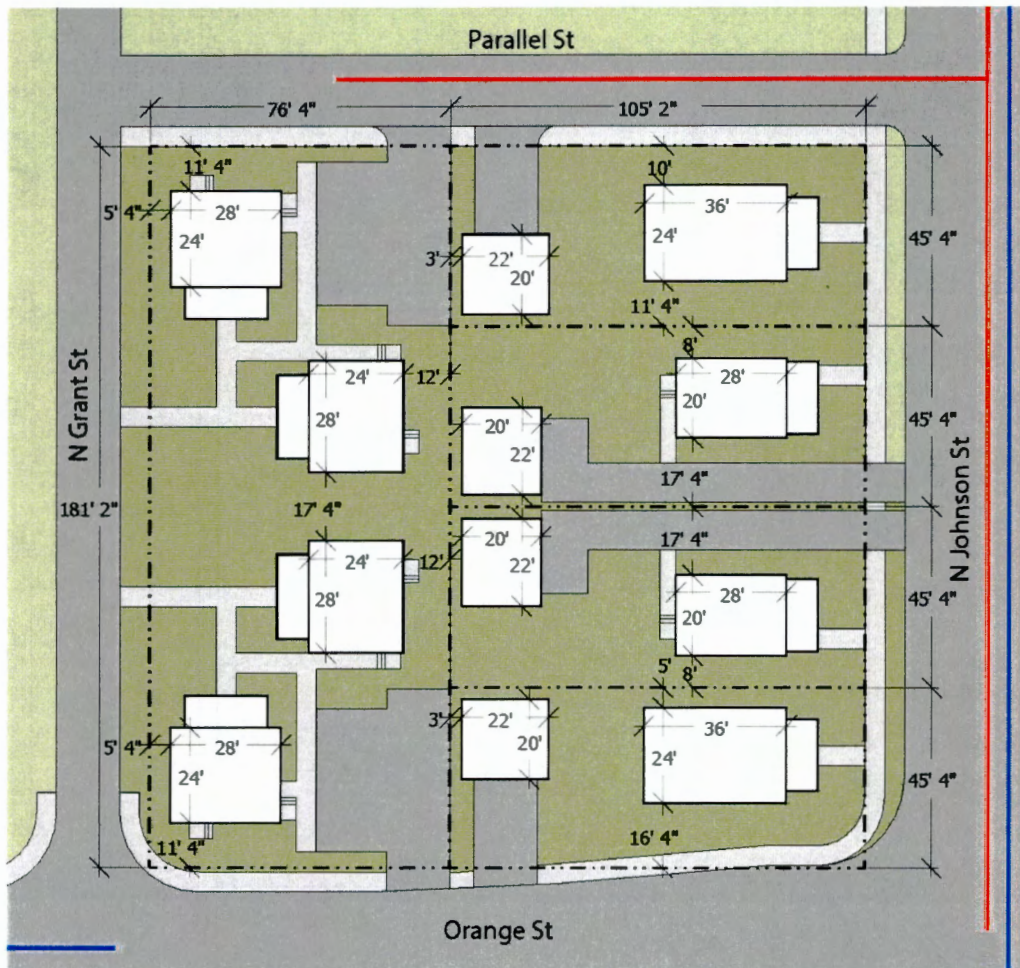
Proposed Site Plan

215 N Johnson St
South Bend, IN



PROPOSED SITE PLAN

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



**Neighborhood
Evolution**

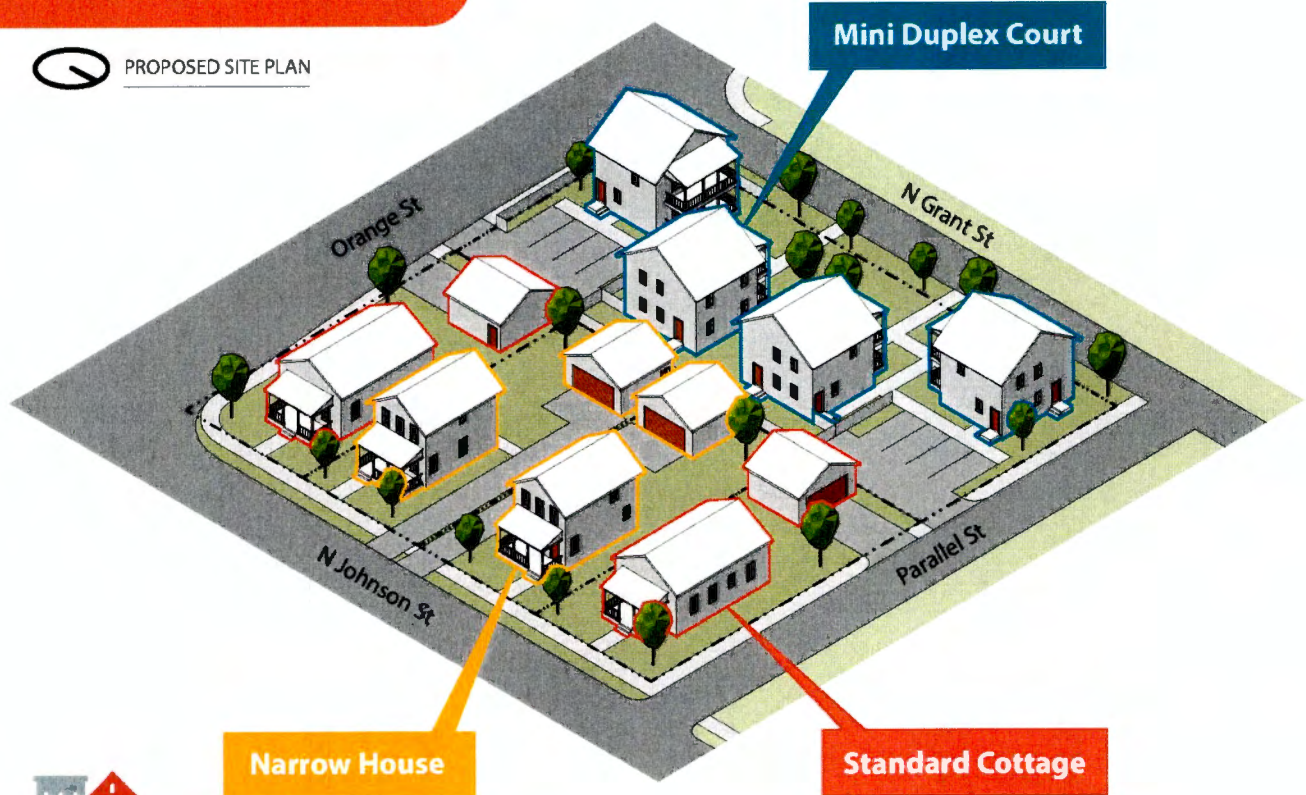
0 5' 10' 25' 50'

— Water Line
— Sewer Line

215 N Johnson St
South Bend, IN



PROPOSED SITE PLAN



Narrow House

Standard Cottage



Neighborhood
Evolution

215 N Johnson St
South Bend, IN



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.