



# 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](http://www.southbendin.gov/zoning)

## AGENDA

**Monday, June 16, 2025 - 4:00 P.M.**  
County-City Building  
Fourth-Floor Council Chambers  
[www.tinyurl.com/southbendplancommission](http://www.tinyurl.com/southbendplancommission)

### PUBLIC HEARING:

#### A. REZONINGS

**Location:** 1037 COLFAX AVE PC#0257-25  
**Petitioner:** MIATT PROPERTIES LLC  
**Requested Action:**  
**Rezoning:** From U1 Urban Neighborhood 1 to UF Urban Neighborhood Flex

**Location:** 2018 MAIN ST and 2020 MAIN ST PC#0258-25  
**Petitioner:** DEPARTMENT OF REDEVELOPMENT CITY OF SOUTH BEND  
**Requested Action:**  
**Rezoning:** From I Industrial to U3 Urban Neighborhood

#### B. MAJOR SUBDIVISIONS - None for consideration

#### C. TEXT AMENDMENTS - None for consideration

#### D. COMBINED HEARING

**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  
**Variance:** Article 21-03.04 (d) Building Setbacks - 5' side to 1' side on the north side of lots 2, 3, and 4.46'

**Location:** 250 CHIPPEWA AVE PC#0256-25  
**Petitioner:** SYCAMORE LAND COMPANY LLC  
**Requested Action:**  
**Rezoning:** From C Commercial to S2 Suburban Neighborhood 2  
**Variance(s):** Article 21-03.02 (f) Building Height - 40' building height to 46' building height for the primary structure(s)



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## **ITEMS NOT REQUIRING A PUBLIC HEARING:**

### A. MINOR SUBDIVISIONS

**Name:** VISION REALTY'S CORBY BOULEVARD MINOR SUBDIVISION  
PC#0255-25

**Location:** NEC OF CORBY BOULEVARD AND N NILES AVENUE

### B. FINDINGS OF FACT - None for consideration

### C. UPDATES FROM STAFF

### D. MINUTES – May 19, 2025

### E. ADJOURNMENT

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**Property Information**

Location: 1144 SORIN ST and 1148 SORIN ST  
Owner: COORSMITH PROPERTIES LLC

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**Requested Action**

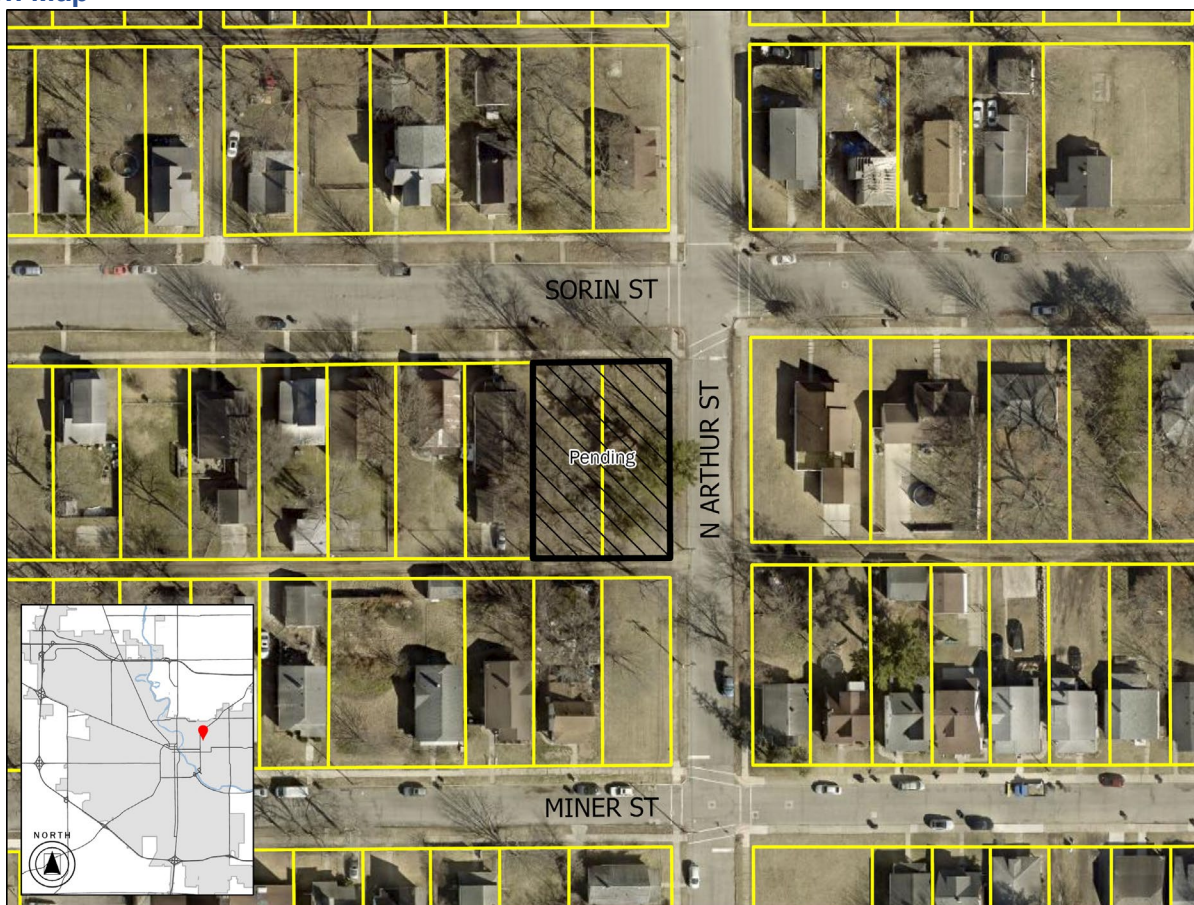
Rezone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2  
Variance(s): Article 21-03.04 (d) Building Setbacks - 5' side to 1' side on the north side of lots 2, 3, and 4.

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**Project Summary**

Rezoning a property from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2.

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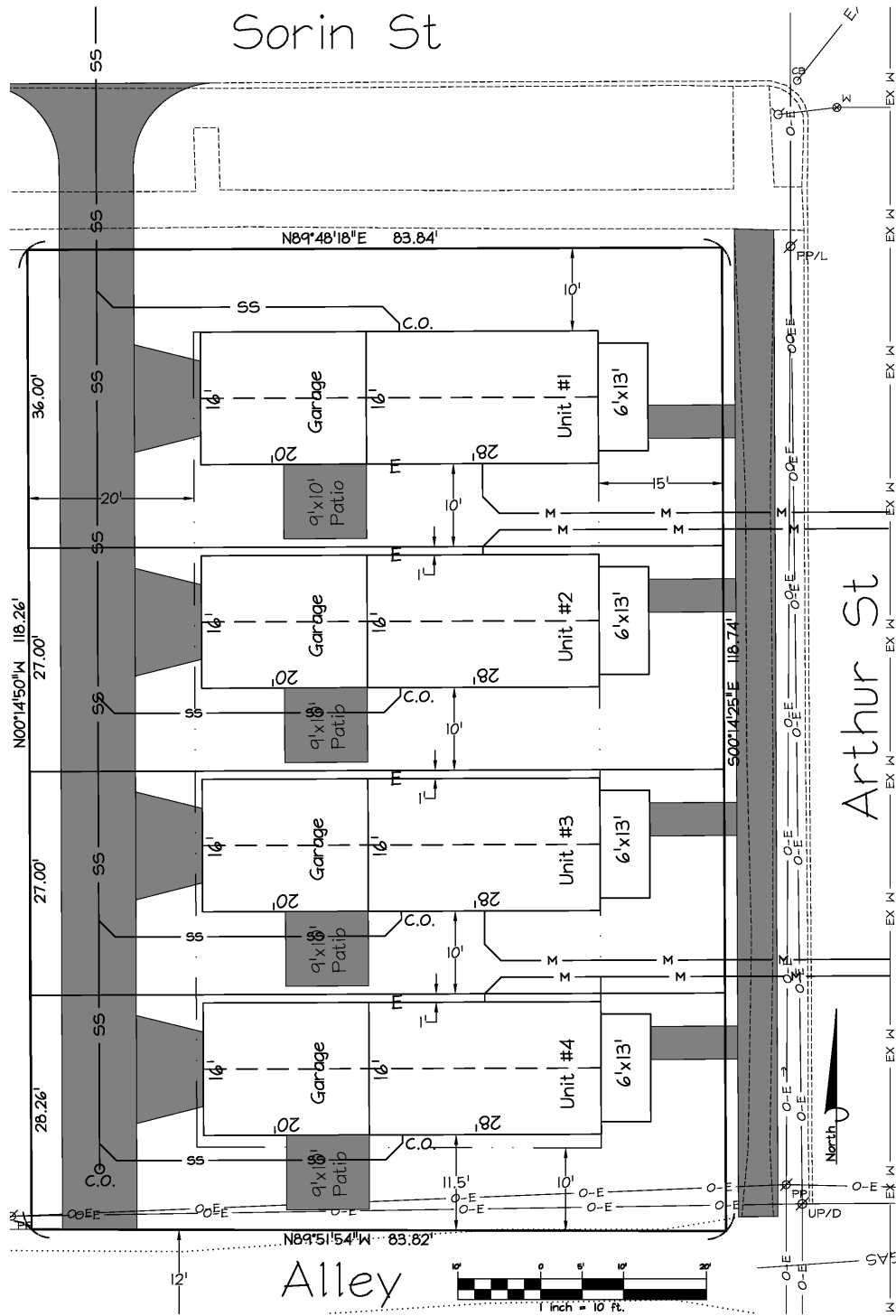
**Location Map**

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**Recommendation**

**Staff Recommendation:** Based on information provided prior to the public hearing, the Staff recommends the Commission send the rezoning to the Common Council with a favorable recommendation and approve the variance with the condition the building be separated by at least 10'.

Proposed Site Plan



## Site & Context

### Land Uses and Zoning:

On site: Two vacant parcels

North: Across Sorin Street a residential dwelling and a vacant lot zoned U1 Urban Neighborhood 1

East: Across Arthur Street, a residential dwelling zoned U1 Urban Neighborhood 1

South: Across an alley, a residential parcel and a vacant lot zoned U1 Urban Neighborhood 1

West: A residential 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 site will be subdivided into several lots for residential dwellings with smaller footprints.

### Zoning and Land Use History and Trends:

A house was constructed on 1144 Sorin Street at some point between 1917 and 1936. The house was demolished in 2020 and the lot remains vacant. No development has occurred on 1148 Sorin Street.

### Traffic and Transportation Considerations:

At this site, Sorin Street is a 40' wide street with one lane of traffic in each direction and on-street parking. Arthur Street is 30' wide two-way street with on-street parking

## Agency Comments

### Agency Comments:

There are no additional comments at this time.

There are no Engineering 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:

The petition is consistent with the City Plan, South Bend Comprehensive Plan (2006), Objective H 1: 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 (2006) identifies this area for Medium Density Residential.

##### Plan Implementation/Other Plans:

The petition is consistent with the Northeast Neighborhood Plan (2022), to support the production of a range of housing types through new construction.

#### 2. Current Conditions and Character:

The surrounding neighborhood is compact and largely residential. To the east, the neighborhood is comprised primarily of single unit dwellings. Density increases and a wider range of residential building types and commercial spaces are found to the west along North Eddy Street and moving towards downtown.

**3. Most Desirable Use:**

The most desirable use for this property is medium density housing that matches the scale and character of the surrounding area and provides additional units in the area.

**4. Conservation of Property Values:**

Developing a new residential project on currently vacant land will contribute to the growth and value of the surrounding neighborhood.

**5. Responsible Development and Growth:**

It is responsible to allow for continued development in the Northeast Neighborhood in the form of smaller scale, compact housing that introduces units to the area.

**Variance(s)**

**The petitioner is seeking the following variance(s):**

Article 21-03.04 (d) Building Setbacks - 5' side to 1' side on the north side of lots 2, 3, and 4.

**State statutes and the Zoning Ordinance require that certain standards must be met before a variance can be approved. The standards and their justifications are as follows:**

**(1) The approval will not be injurious to the public health, safety, morals and general welfare of the community.**

The approval will not be injurious to the public health, safety, morals, and general welfare of the community. These are detached homes being built on a vacant parcel adjacent to other detached homes.

**(2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. These are detached homes going into a neighborhood of detached homes of varying sizes.

**(3) The strict application of the terms of this Chapter would result in practical difficulties in the use of the property.**

The strict application of the terms of this chapter would result in practical difficulties in the use of the property. Each resident would have difficulty utilizing outdoor space with only a 5' side yard of property.

**(4) The variance granted is the minimum necessary.**

The variance granted is the minimum necessary. The applicant is requesting the variance to reflect the spirit of the statute. The homes in question still would have a 10' space between their sides, similar to the two 5' side setbacks. It is adjusting that side lot line to permit the property owners to have quasi-private outdoor space to enjoy while maintaining the intent of the side setback.

**(5) The variance granted does not correct a hardship caused by a former or current owner of the property.**

The variance granted does not correct a hardship caused by the current owner. This variance is providing usable side yards to the future owners of these homes, this hardship is created by the way the zoning ordinance applies to side setbacks of properties.

## Analysis & Recommendation

**Commitments:** No commitments are proposed at this time.

**Analysis:** Rezoning the property to U2 Urban Neighborhood 2 will allow for the development of smaller scale, compact housing that will introduce new units to the area. This rezoning and project is consistent with the Northeast Neighborhood Plan, which supports rezoning properties within the U1 District to the U2 District for sensitively designed buildings at a scale compatible with surrounding residential properties. The variance provides the opportunity for the eventual residents to have quasi-private outdoor space while maintaining the spirit of the ordinance it is varying from.

**Recommendation:** Based on information provided prior to the public hearing, the Staff recommends the Commission send the rezoning to the Common Council with a favorable recommendation and approve the variance as written.



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**Property Information**

Location: 250 CHIPPEWA AVE  
Owner: SYCAMORE LAND COMPANY LLC

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**Requested Action**

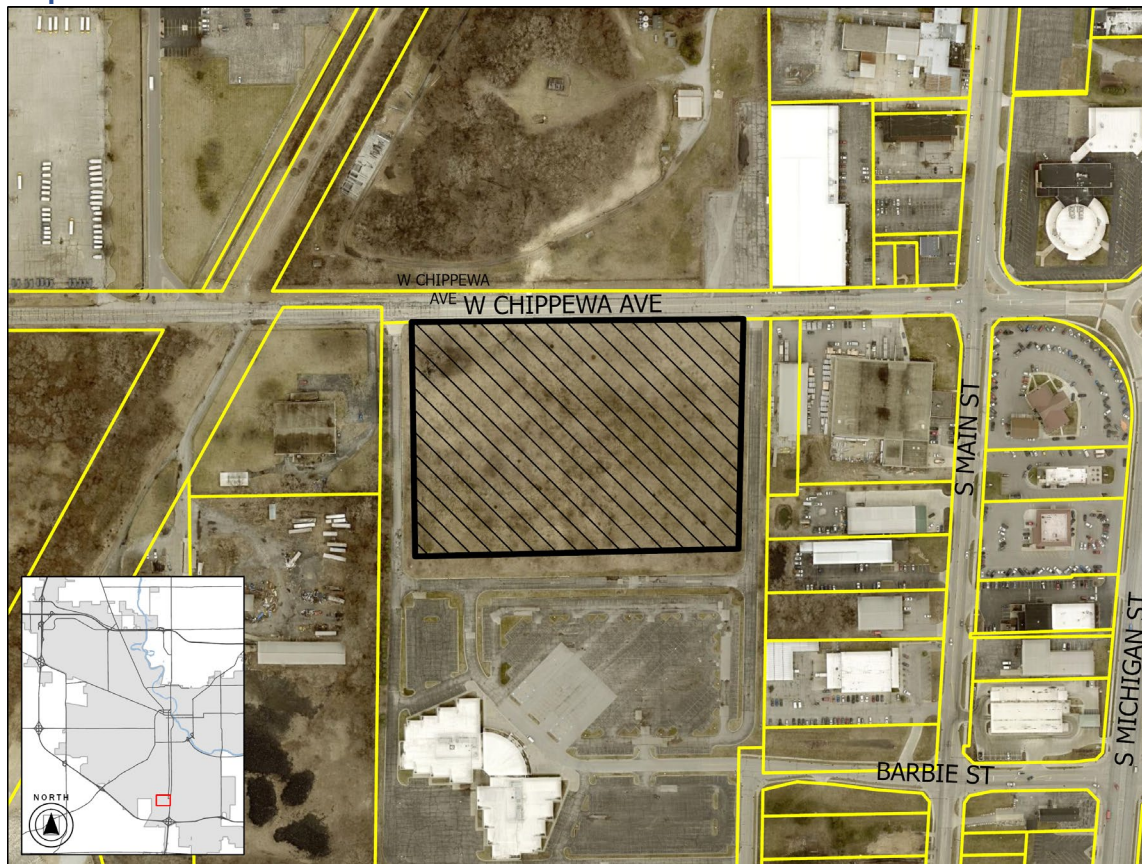
Rezone from C Commercial to S2 Suburban Neighborhood 2  
Variance(s): Article 21-03.02 (f) Building Height - 40' building height to 46' building height for the primary structure(s)

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**Project Summary**

Rezoning from C to S2 to permit the construction of stacked flats.

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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 approve the variance and send the rezoning petition to the Common Council with a favorable recommendation.

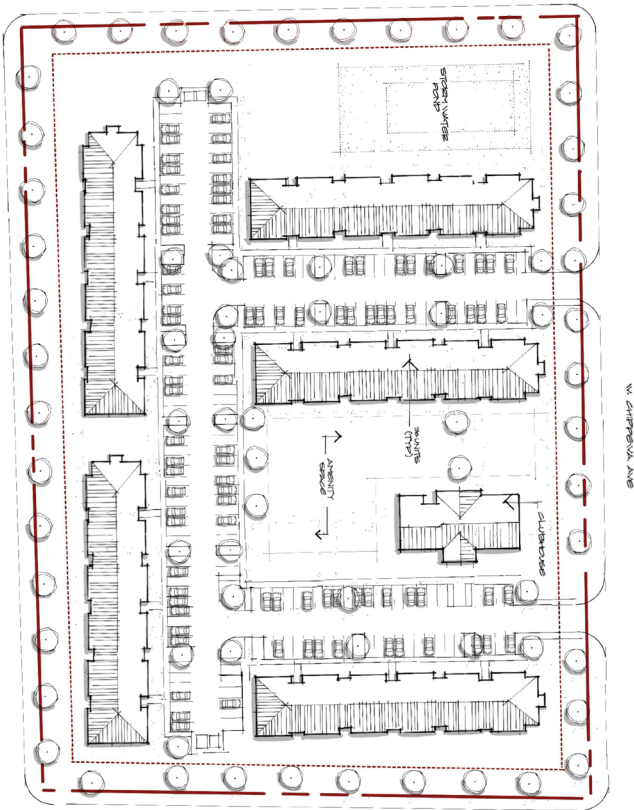


Proposed Site Plan

FOLEY  
DESIGN  
www.foleydesign.com

CONCEPTUAL SITE PLAN  
**BIRGE & HELD-SOUTH BEND, IN**  
SOUTH BEND, INDIANA

5.13.2025  
**BIRGE & HELD**  
8502 N. MERIDIAN STREET, SUITE 205  
INDIANAPOLIS, IN 46260



## Site & Context

### Land Uses and Zoning:

On site: A vacant parcel

North: Across Chippewa Avenue is property owned by the City for utility operations zoned I Industrial

East: Across a private drive to the movie theater is construction and light manufacturing companies zoned I Industrial

South: A movie theater and associated parking zoned C Commercial

West: Across a private drive to the movie theater is industrial sales and uses, zoned I Industrial

### District Intent:

The S2 District is established to provide for, maintain, and enhance suburban neighborhoods of primarily apartment complexes or houses grouped together outside of the City's core.

### Site Plan Description:

The site will feature several 3 story apartment flats, common space, and parking lots.

### Zoning and Land Use History and Trends:

Between 1951 and 1994, the land was a part of a drive-in movie theater; it has been a vacant lot since at least 1998.

### Traffic and Transportation Considerations:

At this site, Chippewa is a 60' wide street with one lane of traffic in each direction. There are private drives that buffer the east, west, & south sides of the parcel, owned by the movie theater.

## Agency Comments

### Agency Comments:

Please advise that the water main (6-inch) on Chippewa adjacent to the site on the south side of Chippewa will not be adequate to serve this development. There is a 12-inch distribution main on the north side of Chippewa that would be better suited for connection to this development. We may need to have our water model updated to confirm the water main size needed for the proposed development.

The sanitary sewer may require size increases between the development and the connecting structures to the west (near the railroad corridor) to provide capacity. This development would discharge municipal sewage into a separated sewer, but it will eventually reach the CSO 18 service area and the River Crossing Siphon near the Crooked Ewe. The additional volume from this development should be considered since improvements to CSO 18 are slated as part of the CSO Long Term Control Plan.

We will need to see a proposed utility layout to provide better feedback on the utility service network for this development.

### 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:**

The petition is consistent with the City Plan, South Bend Comprehensive Plan (2006), Objective H 1: 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 (2006) identifies this area for Commercial (Office & Retail).

**Plan Implementation/Other Plans:**

None.

**2. Current Conditions and Character:**

The surrounding neighborhood is mostly light industrial and commercial uses. It is made up of mostly large single-story structures, parking lots, and vacant land.

**3. Most Desirable Use:**

The most desirable use is an activation of the parcel that has been vacant for nearly 30 years, including multi-unit housing to support the Michigan Street Commercial Corridor.

**4. Conservation of Property Values:**

Developing a new residential project on currently vacant land will contribute to the growth and value of the surrounding properties.

**5. Responsible Development and Growth:**

It is responsible to allow multi-unit dwelling development along key transportation corridors that could activate vacant parcels.

### Variance(s)

**The petitioner is seeking the following variance(s):**

Article 21-03.02 (f) Building Height - 40' building height to 46' building height for the primary structure(s)

**State statutes and the Zoning Ordinance require that certain standards must be met before a variance can be approved. The standards and their justifications are as follows:**

**(1) The approval will not be injurious to the public health, safety, morals and general welfare of the community.**

The approval will not be injurious to the public health safety, morals, and general welfare of the community. These will be apartments along a major transportation corridor.

**(2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

The use and value of the area adjacent to the property should not be affected in a substantially adverse manner. The adjacent properties are light industrial or commercial uses having a significant separation to their buildings. They should not experience substantial impacts to their use or value related to the construction and operation of apartments.

**(3) The strict application of the terms of this Chapter would result in practical difficulties in the use of the property.**

The strict application of the terms of this Chapter would result in practical difficulties in the use of the property. This application is associated with affordable unit development and to make sure the financing is accessible, the applicant needs to maximize the number of units and function of the facility. The strict application of this Chapter could hinder the affordable unit development and not result in any apartment being built on the land.

**(4) The variance granted is the minimum necessary.**

The variance granted is the minimum necessary. As the building would still be limited in the number of stories constructed, this variance is providing steeper roofs to assist with the maintenance of the property in the winter season.

**(5) The variance granted does not correct a hardship caused by a former or current owner of the property.**

The variance granted does not correct a hardship caused by a former or current owner of the property. The property is a vacant parcel with space for the development of apartments.

## Analysis & Recommendation

**Commitments:** No commitments are proposed at this time.

**Analysis:** Zoning this property to S2 Suburban Neighborhood 2 will permit the activation of a vacant parcel that has been dormant for 30+ years. It will help provide additional housing near many amenities, including commercial uses and major transportation corridors.

**Recommendation:** Based on information available prior to the public hearing, the staff recommends the Plan Commission approve the variance and send the rezoning petition to the Common Council with a favorable recommendation.

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**Property Information**

Location: 1037 COLFAX AVE  
Owner: MIATT PROPERTIES LLC

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**Requested Action**

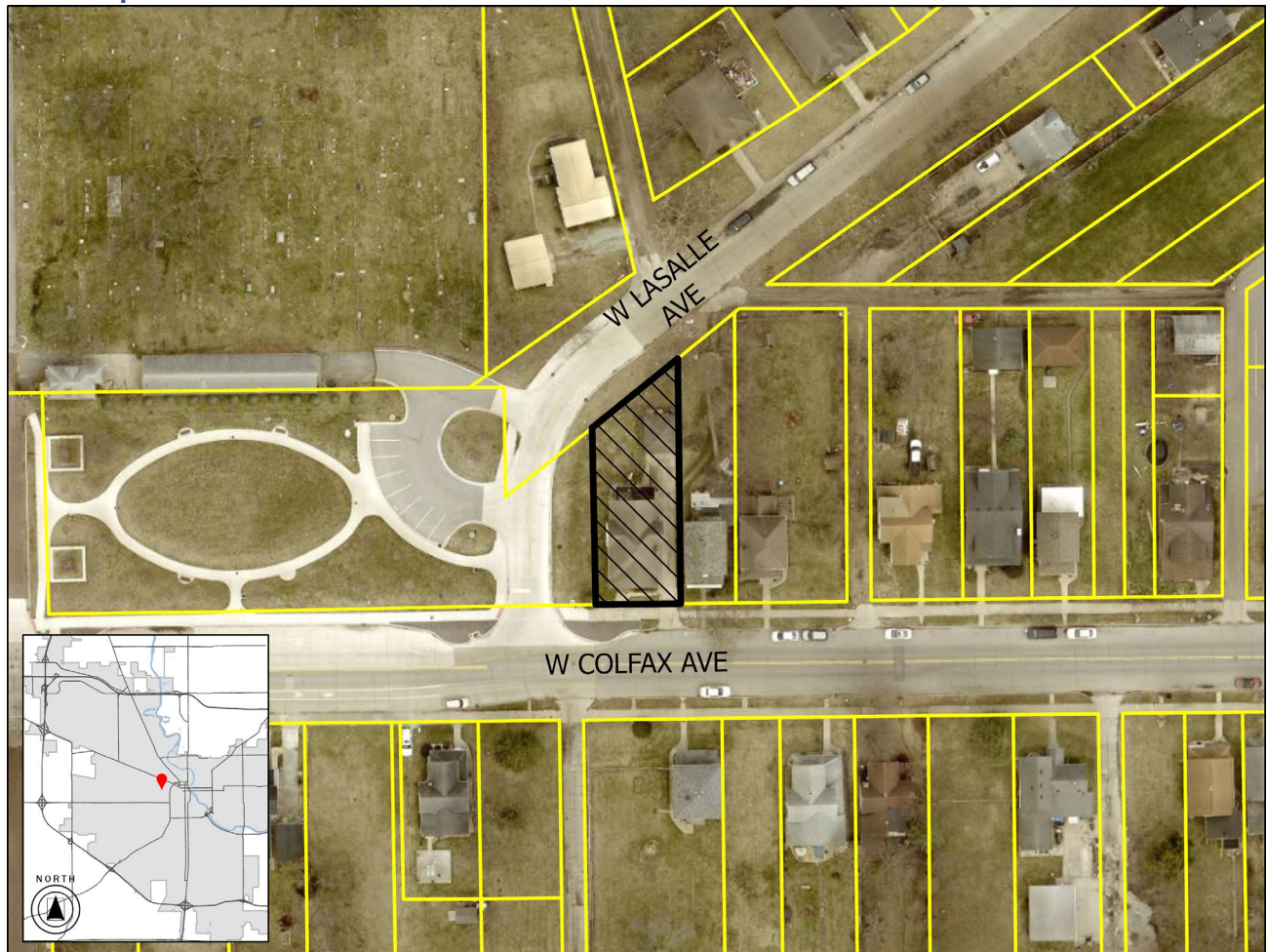
Rezone from U1 Urban Neighborhood 1 to UF Urban Neighborhood Flex

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**Project Summary**

Rezoning U1 to UF to allow for office space in a detached house.

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**Location Map**

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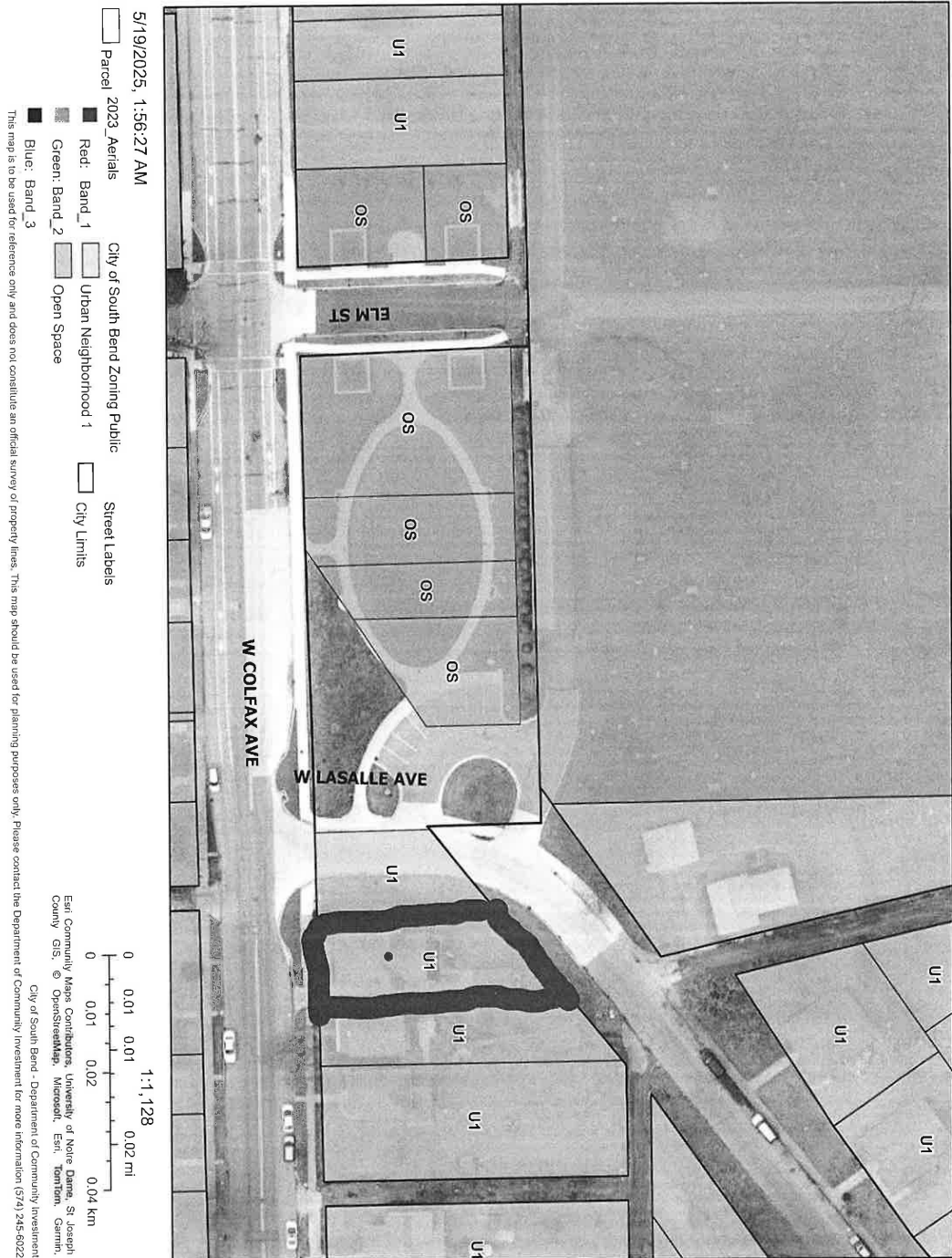
**Recommendation**

**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 an unfavorable recommendation



Proposed Site Plan

Site Plan - 1037 W Colfax Ave



## Site & Context

### Land Uses and Zoning:

On site: A vacant detached house  
 North: Across LaSalle Avenue, detached homes zoned U1  
 East: Detached homes zoned U1  
 South: Across Colfax Avenue, detached homes zoned U1  
 West: Across LaSalle Avenue, the South Bend City Cemetery zoned OS

### District Intent:

The U3 District is established to provide for, promote, and maintain the development of a full range of housing types located near neighborhood centers and along major streets in urban neighborhoods in core and outlying areas of the City.

### Site Plan Description:

Converting a vacant detached home into office space.

### Zoning and Land Use History and Trends:

It has been a detached house since its construction in 1902, replacing a smaller house that was built there prior. The garage was established sometime between 1917 and 1945. The front porch was enclosed sometime between 1960 and 2007.

### Traffic and Transportation Considerations:

At this site, Colfax Avenue varies in width from 30' to 38' with on-street parking. LaSalle Avenue is about 22' in width to the west with no on-street parking. Parking for the Cemetery is across the LaSalle Avenue. The property is served by a garage and driveway fronting Colfax Avenue. It is served by Transpo Route 2, with a stop at Washington and Elm Streets less than a quarter mile away.

## Agency Comments

### Agency Comments:

No additional 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:

This application is inconsistent with the South Bend City Plan (2006) Objective H 1: 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 Plan identifies this area for Medium Density Residential, which would allow for a range of neighborhood-scaled residential housing types.

**Plan Implementation/Other Plans:**

In the Near West Side Neighborhood Plan (2002), the plan identifies it for residential use. Rezoning of this property to Urban Neighborhood 2 (U2) would be supported.

**2. Current Conditions and Character:**

Colfax Avenue is made up of detached homes within the U1 District. The adjacent City Cemetery is zoned OS.

**3. Most Desirable Use:**

The most desirable use for this property within the current zone is low to medium density residential housing.

**4. Conservation of Property Values:**

Retaining a house at this property should conserve the value of the surrounding properties.

**5. Responsible Development and Growth:**

Responsible development of this property would be the continuity of housing with densities up to that permitted in the U2 District.

## Analysis & Recommendation

**Commitments:** No commitments are proposed at this time

**Analysis:** Rezoning this property from U1 to UF is not supported in the Near West Side Neighborhood Plan. The plan, developed through a public engagement process, established a future land use plan that reflects the desired development pattern of the 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 an unfavorable recommendation.



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**Property Information**

Location: 2018 MAIN ST and 2020 MAIN ST  
Owner: DEPARTMENT OF REDEVELOPMENT CITY OF SOUTH BEND

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**Requested Action**

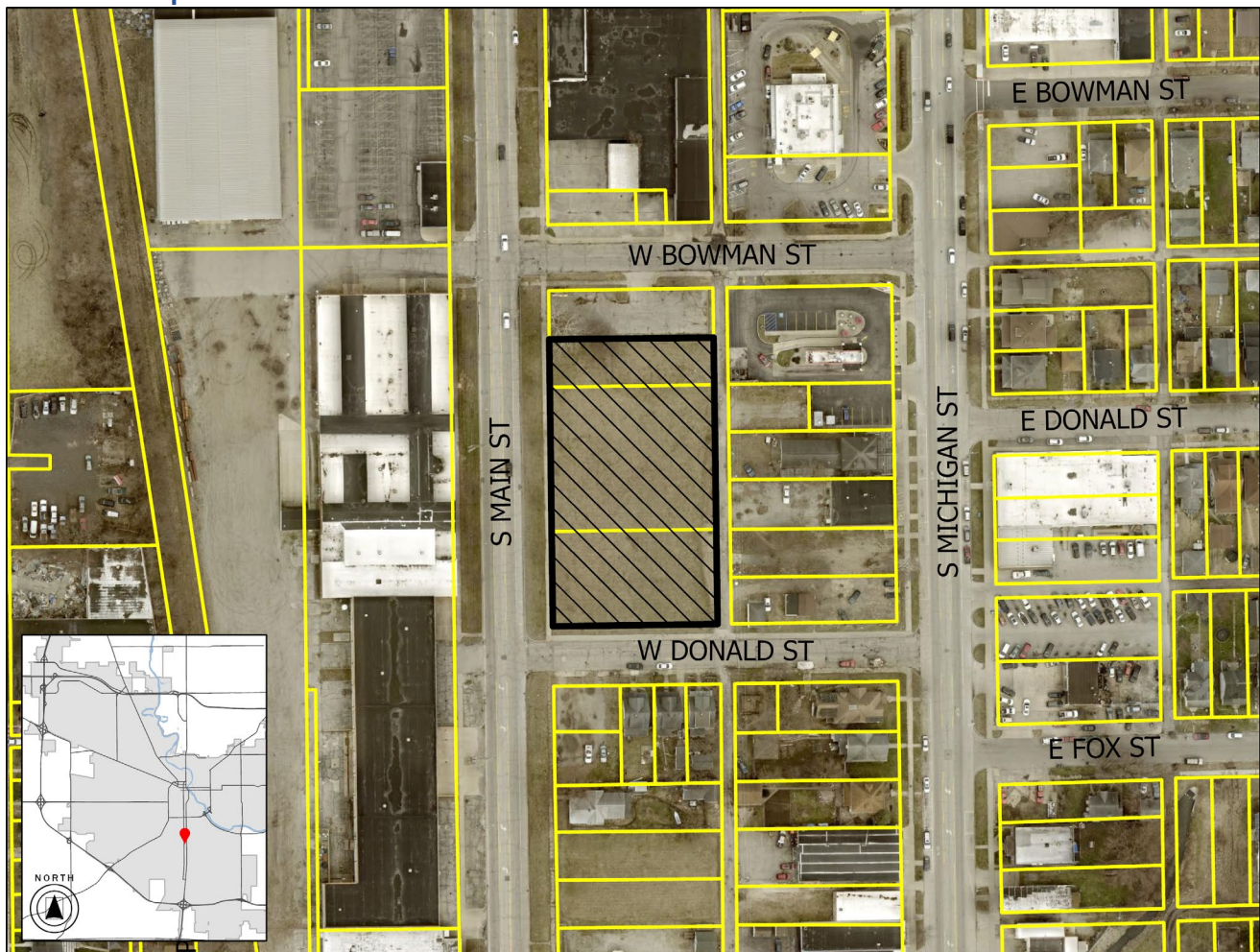
Rezone from I Industrial to U3 Urban Neighborhood

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**Project Summary**

Rezone from I to U3 to permit the construction of stacked flats.

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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.

Proposed Site Plan





## Site & Context

### Land Uses and Zoning:

- On site: Vacant parcels that run southward to West Donald Street.
- North: A sign and a parking lot for a business to the northeast, zoned I Industrial
- East: Across an unpaved alley, a mixture of commercial and mixed-use buildings and a vacant lot, zoned a mix of NC Neighborhood Center and C Commercial.
- South: Across Donald Street, detached homes and a vacant lot on the south side of the street, zoned I Industrial
- West: Across Main Street, a metal working facility, zoned I Industrial.

### District Intent:

The U3 District is established to provide for, promote, and maintain the development of a full range of housing types located near neighborhood centers and along major streets in urban neighborhoods in core and outlying areas of the City.

### Site Plan Description:

The site will feature a four (4) story building that will include a mix of 1-, 2-, & 3- bedroom units. Amenities are anticipated to include a community room, fitness center, and on-site management office. There will be on-site surface parking.

### Zoning and Land Use History and Trends:

On this property from 1917 to at least 1966 were several detached homes and a mixed use structure. Afterwards, those homes were slowly torn down and replaced by an industrial structure operated by the American Iron and Steel Institute after 1973. This structure was demolished before 2013 and the parcel was left vacant.

### Traffic and Transportation Considerations:

At this site, Main Street is about 40' in width with on-street parking on the east side. Donald Street is 30' in width with on street parking on one side. A sidewalk buffers the whole block. There is a Transpo Bus Stop on the corner of Main & Bowman for the 6 Bus and the 8/6 Bus.

## Agency Comments

### Agency Comments:

Water and sewer service would be from Main Street. There are smaller 6-inch mains fronting Donald and Main Streets with a 24-inch transmission main in the alley. A 10-inch sewer exists on Donald and it carries to a 15-inch sewer on Michigan Street. Main Street has a 24-inch sewer (preferred location for their sewage flow). There is minimal street lighting along this block. It would be important to consider new light poles in the public right-of-way along this block since this will be a residential development.

### 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:**

The petition is consistent with the City Plan, South Bend Comprehensive Plan (2006), Objective H 1: 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 (2006) identifies this area for Light Industrial. Light industrial uses are less intensive than heavy industrial uses and tend to be more consumer oriented and smaller scale.

**Plan Implementation/Other Plans:**

None.

**2. Current Conditions and Character:**

The surrounding neighborhood is mostly light industrial and commercial uses along the Michigan and Main Street corridors with smaller scale residential neighborhoods, the Southeast Neighborhood and Rum Village Neighborhood, just beyond.

**3. Most Desirable Use:**

The most desirable use is an activation of the parcel that has been vacant for several years, this includes multi-unit housing.

**4. Conservation of Property Values:**

Developing a new residential project on currently vacant land should contribute to the growth and value of the surrounding properties.

**5. Responsible Development and Growth:**

It is responsible to allow multi-unit residential development along key transportation corridors that could activate vacant parcels.

## Analysis & Recommendation

**Commitments:** No commitments are proposed at this time.

**Analysis:** Zoning this property to U3 Urban Neighborhood 3 activates a dormant parcel along a major transportation and commercial corridor in the city. It should serve as a stitch improving the links between the Southeast Neighborhood and the Rum Village Neighborhood while encouraging the growth of nearby businesses.

**Recommendation:** Based on information available prior to the public hearing, the staff recommends the Plan Commission approve the development variance and send the rezoning petition and use variance to the Common Council with a favorable recommendation.

### Property Information

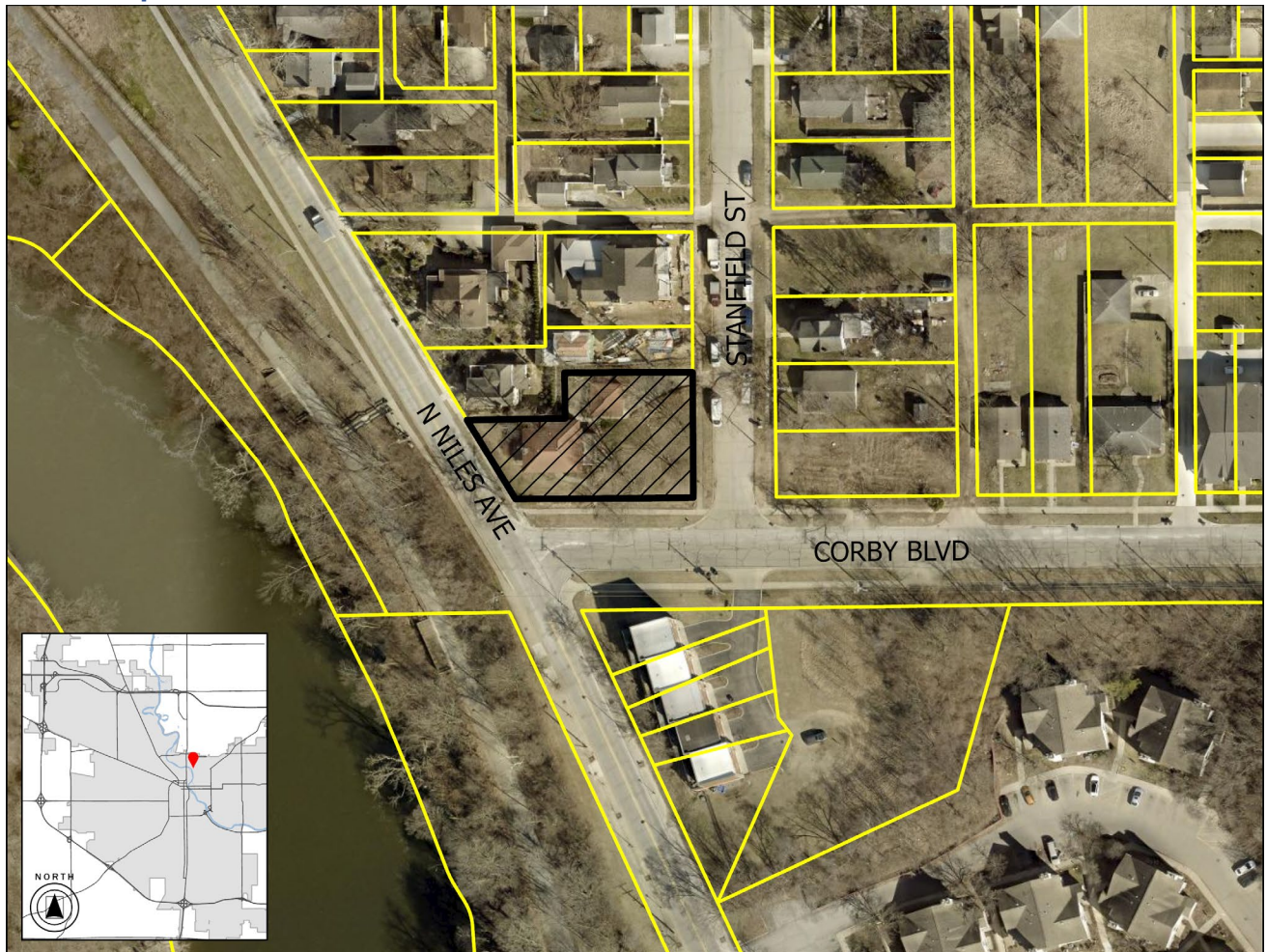
Subdivision Name: **VISION REALTY'S CORBY BOULEVARD MINOR SUBDIVISION**

Location: NEC OF CORBY BOULEVARD AND N NILES

### Requested Action

The total area of the subdivision is 0.29 acres and will consist of 2 building lots.

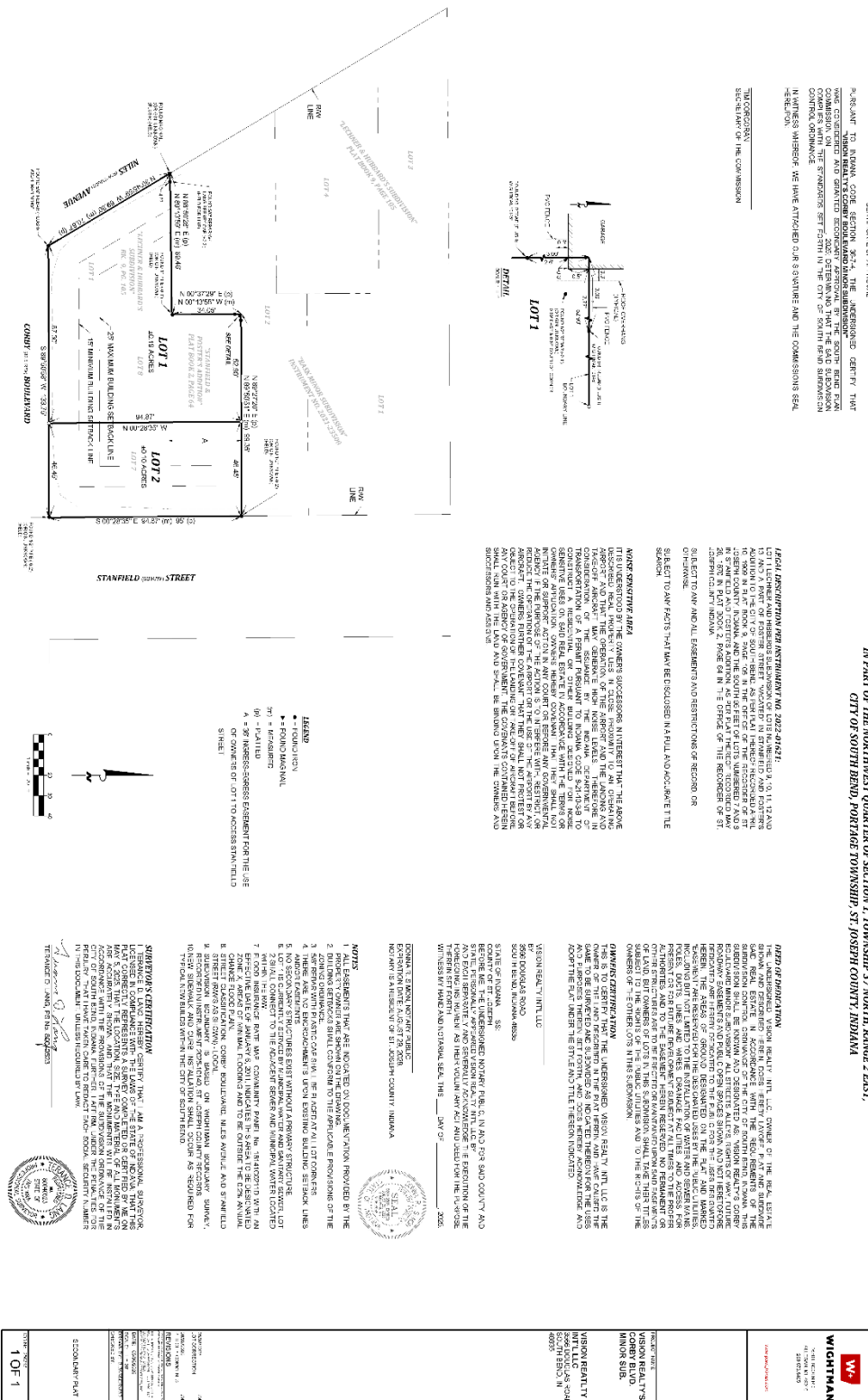
### Location Map



### Recommendation

**Staff Recommendation:** The Staff has reviewed this subdivision and finds that if the conditions are met, it complies with the requirements for Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Approval, subject to the following: Updating the support document to reflect the utilities presently serving the parcel.

## Proposed Plat





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### Project Details

<b>Environmental Data:</b>	A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
<b>Drainage:</b>	Not needed.
<b>Rights-Of-Way:</b>	The rights-of-way are correct as shown.
<b>Utilities:</b>	The site will be served by Municipal Water and Municipal Sewer.
<b>Agency Comments:</b>	Needs to add the following to the support document: existing or proposed sewers, water mains, culvers, or other underground facilities within and adjacent to the tract indicating pipe sizes, grades, and exact locations as obtained from the public records.

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### Recommendation

**Staff Comments:** The applicant has added a 36' ingress-egress easement in Lot 2 to provide Lot 1 access to Stanfield Street. This would leave Lot 2 with a 58.87' deep, 46.45' wide of developable area on the lot.

**Staff Recommendation:** The Staff has reviewed this subdivision and finds that if the conditions are met, 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, subject to the following: Updating the support document to reflect the utilities presently serving the parcel.