



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

AGENDA

Monday, July 21, 2025 - 4:00 P.M.

County-City Building

Fourth-Floor Council Chambers

<https://tinyurl.com/sbplancommission-2025>

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

1. Elect a new President

A. REZONINGS

Location: 740 BROOKFIELD ST PC#0262-25
Petitioner: VIDA NUEVA SOUTH BEND CHURCH OF GOD BY
CARPINTEYRO JORGE
Requested Action:
Rezoning: From I Industrial to U3 Urban Neighborhood 3

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 - None for consideration

C. UPDATES FROM STAFF -

D. MINUTES – JUNE 16, 2025

E. ADJOURNMENT

Commissioner	Appointing Agency	Term Start	Term End
Dr. Oliver Davis	Council Appointee		Until appointed
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 (Non-Democratic)	1/1/2022	1/1/2026
Caitlin Stevens	Mayoral Appointee	1/1/2024	12/31/2027

Property Information

Location: 740 BROOKFIELD ST

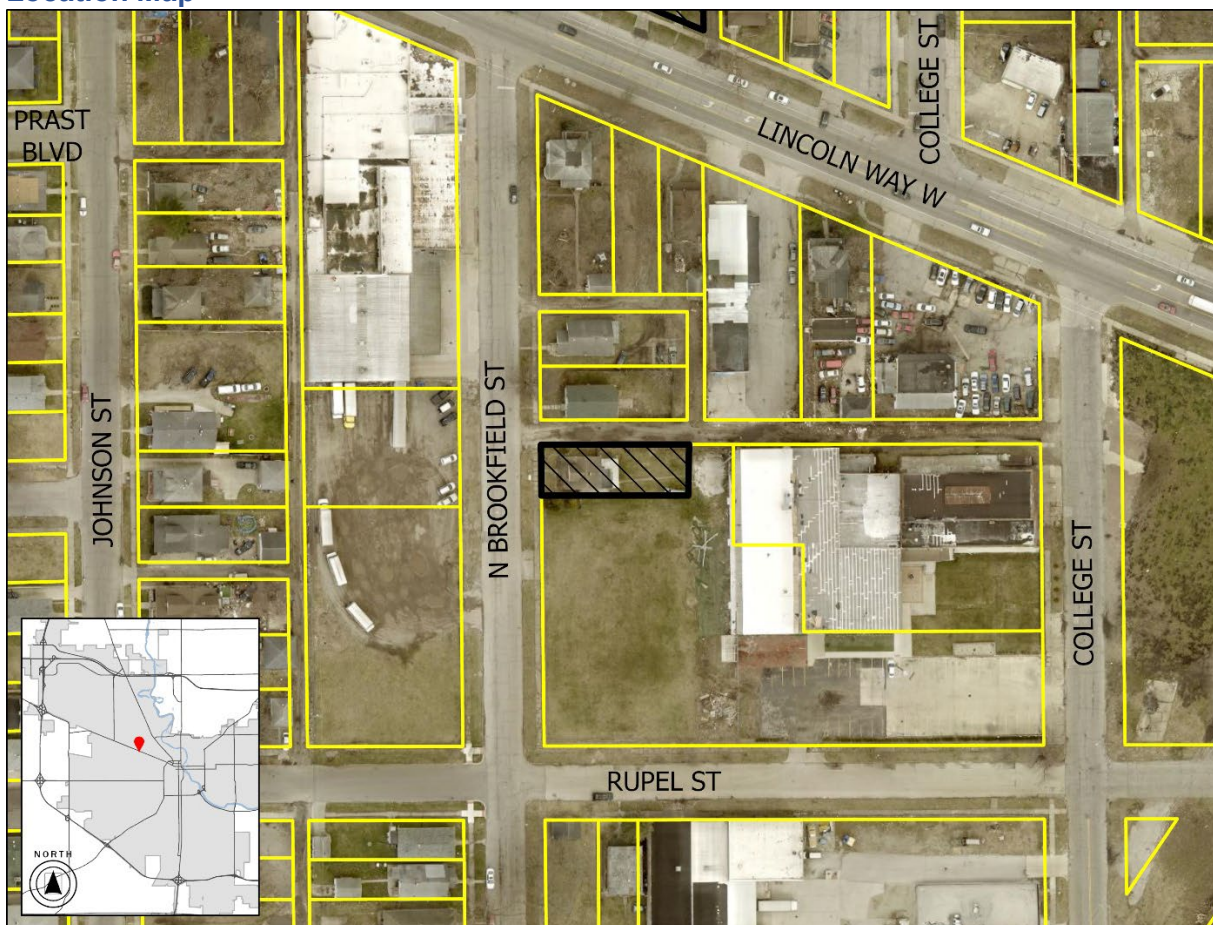
Owner: VIDA NUEVA SOUTH BEND CHURCH OF GOD BY CARPINTEYRO JORGE

Requested Action

Rezone from I Industrial to U3 Urban Neighborhood 3

Project Summary

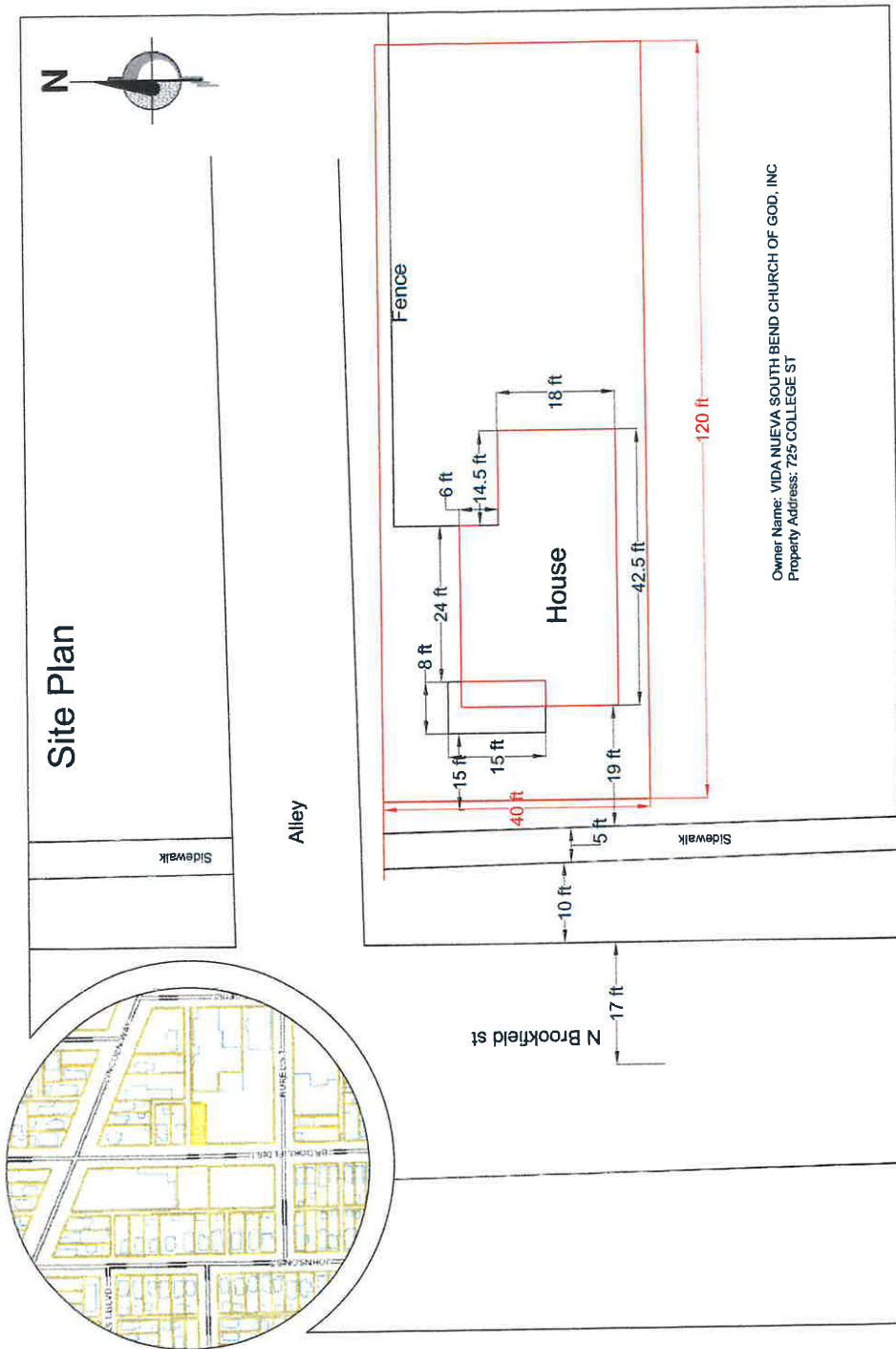
The petitioner, which is the church on the lot to the east, is seeking to rezone their property from I Industrial to U3 Urban Neighborhood 3. Their intention is to use the property for residential purposes, which is not allowed under the current I zoning.

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



Owner Name: VIDA NUEVA SOUTH BEND
CHURCH OF GOD BY CARPINTERO
JORGE
Property Address: 740 N BROOKFIELD ST
Parcel State ID: 71-08-03-431-006.000-026

Site & Context

Land Uses and Zoning:

On site: A 1 unit dwelling zoned I Industrial
 North: Across an alley, a 1 unit dwelling zoned U3 Urban Neighborhood 3
 East: A church zoned I Industrial
 South: A field, a church, and a parking lot zoned I Industrial
 West: Across Brookfield Street, a commercial bakery 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 neighborhood centers and along major streets in urban neighborhoods in core and outlying areas of the City.

Site Plan Description:

The petitioner wishes to rezone the property to U3 so that someone can live in the existing detached house, which is not allowed under the current Industrial zoning.

Zoning and Land Use History and Trends:

There has been a detached house on the property since about 1913.

Traffic and Transportation Considerations:

Brookfield Street is a 32' wide street with one lane of traffic in each direction and on-street parking.

Agency Comments

Agency Comments:

Engineering would like to remind the petitioner that maintaining the sidewalk and curb, which likely need improvement, is their responsibility.

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 2 is to "maintain South Bend's housing stock in good condition," and Policy H 2.3 specifically identifies the need to "support the efforts of community organizations to rehabilitate and repair older homes."

Land Use Plan:

This property falls within the Kennedy Park neighborhood. In the 2022 neighborhood plan, the future zoning map shows the parcel as industrial.

Plan Implementation/Other Plans:

Strategy 3 in the 2022 Kennedy Park neighborhood plan outlines a desire to "develop and preserve housing in the neighborhood," with action item 3.1 specifically saying to "support the production of a range of housing types including new construction and rehabilitation of market rate and affordable units for owner and rental housing."

2. Current Conditions and Character:

The surrounding structures are mostly one story, and are a mix of homes, industrial buildings, and a few commercial properties, as well as the petitioner's church. Some buildings appear to be occupied while some appear to be vacant.

3. Most Desirable Use:

The most desirable use for this property would be to restore it to an occupied residential use, as there has been a home on the site for more than one hundred years, but the current structure is nonconforming with its zoning designation.

4. Conservation of Property Values:

Allowing this vacant home to be occupied may help to increase the value of this specific property, as well as surrounding properties.

5. Responsible Development and Growth:

Rezoning this parcel would allow for the use of an existing structure that already has utilities provided, exhibiting a responsible and low-impact instance of development.

Analysis & Recommendation

Commitments: No commitments are proposed at this time.

Analysis: Although the neighborhood plan recommends that this parcel stay zoned as industrial, rezoning it to U3 would fulfill a goal of the Kennedy Park neighborhood plan to rehabilitate housing units in the area, as well as two related goals within the city's comprehensive plan to maintain the city's existing housing stock and support community organizations in rehabilitating older homes. Additionally, it would create continuity with the U3 zoning of other residential parcels immediately to the north and allow for the use of an existing building.

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.