

South Bend
Zoning & Annexation Committee
June 22, 2026

Filed in Clerk's Office

JUN 23 2026

Bianca Tirado
City Clerk, South Bend, IN

4101 and 4115 S Main St

Petition for a rezoning from Suburban Neighborhood 1 (S1) to Commercial (C)

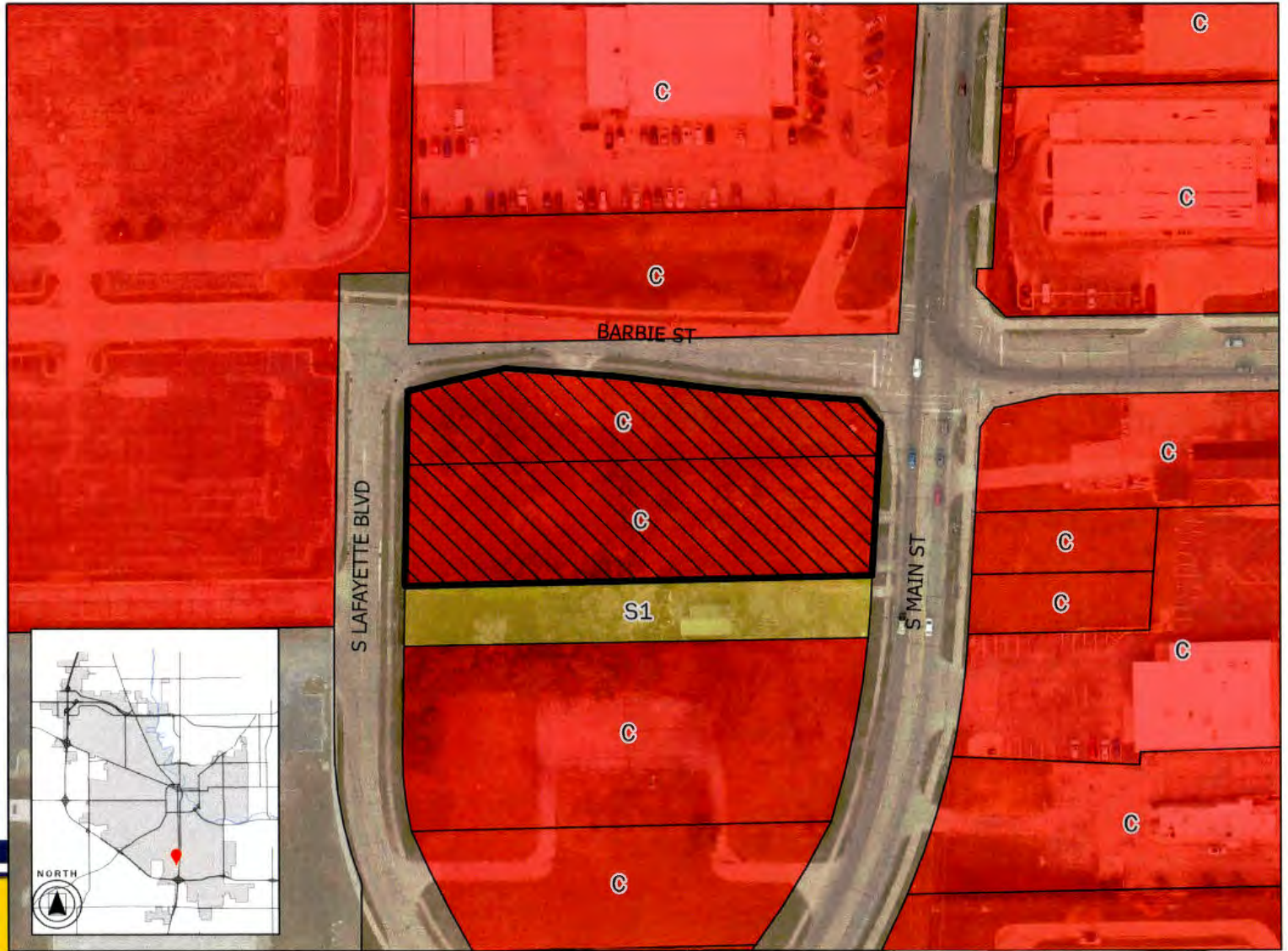
Recommendation: This petition comes to you with a favorable recommendation from the Plan Commission.



Current Zoning Map



Proposed Zoning Map





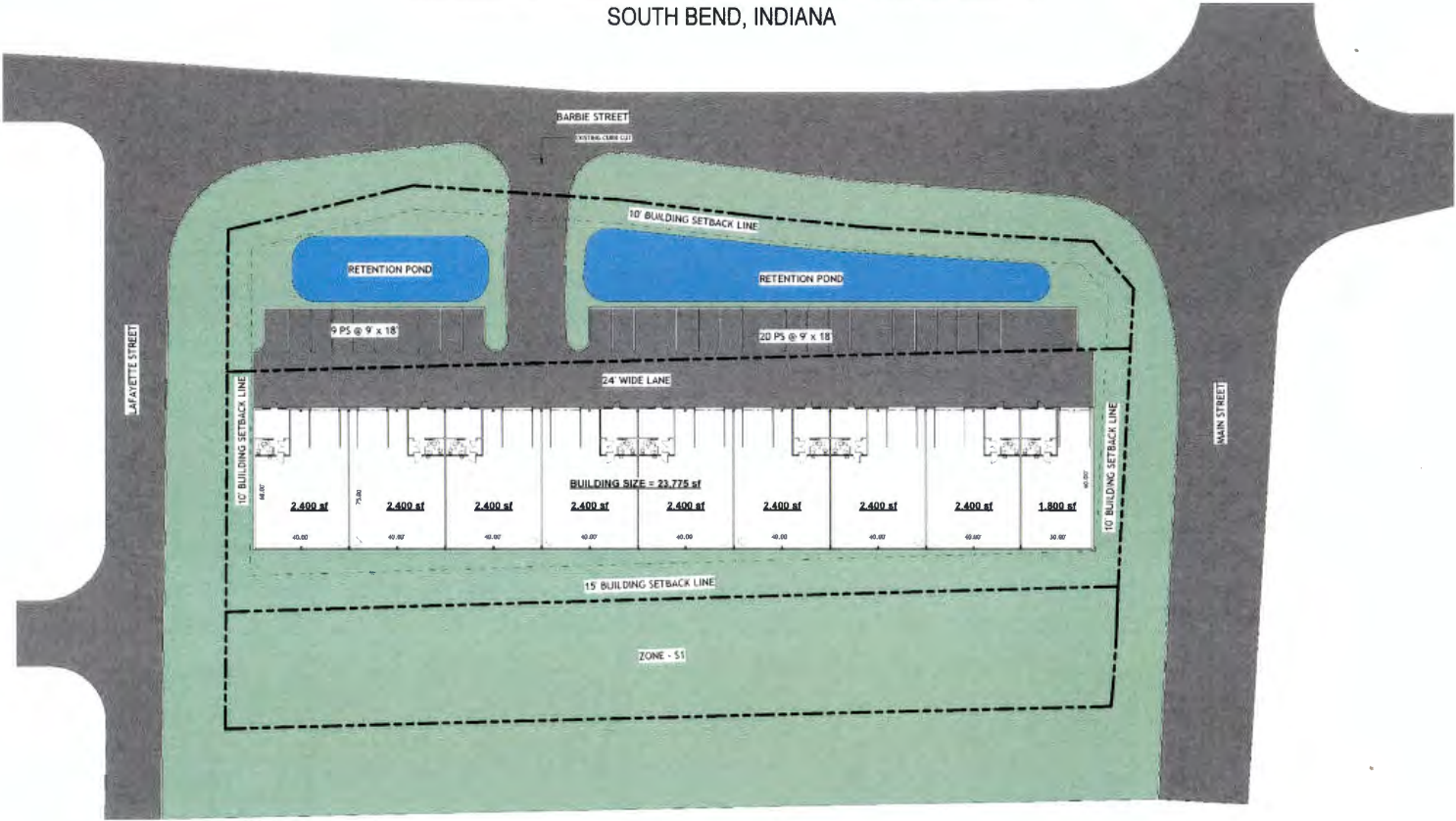
MAIN

BARBIE



BARBIE STREET FLEX SPACE DEVELOPMENT

SOUTH BEND, INDIANA



CONCEPTUAL SITE PLAN
1" = 20'-0"



223 and 227 S Scott St;
705, 711, 713, 717, 723,
725, and 729 W Wayne
St; and 710 Hoose Ct

Petition for a rezoning from
Urban Neighborhood 1 (U1)
to Urban Neighborhood 2
(U2)

Recommendation: This
petition comes from the
Plan Commission with a
favorable recommendation,
and a written commitment
to not allow the apartment
house building type.



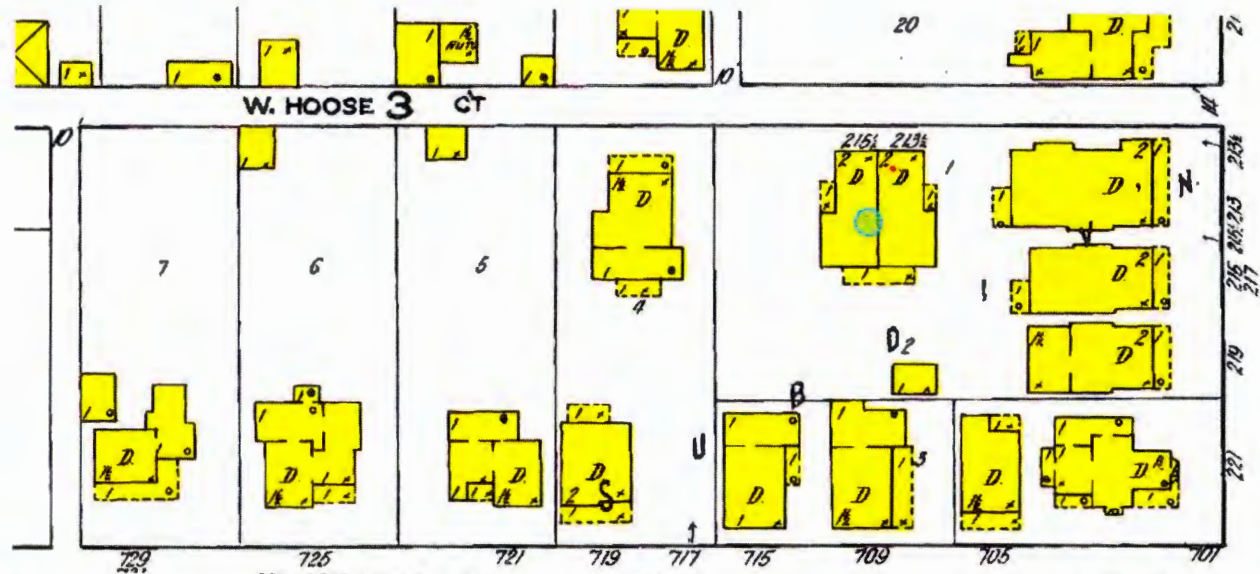
Current Zoning Map



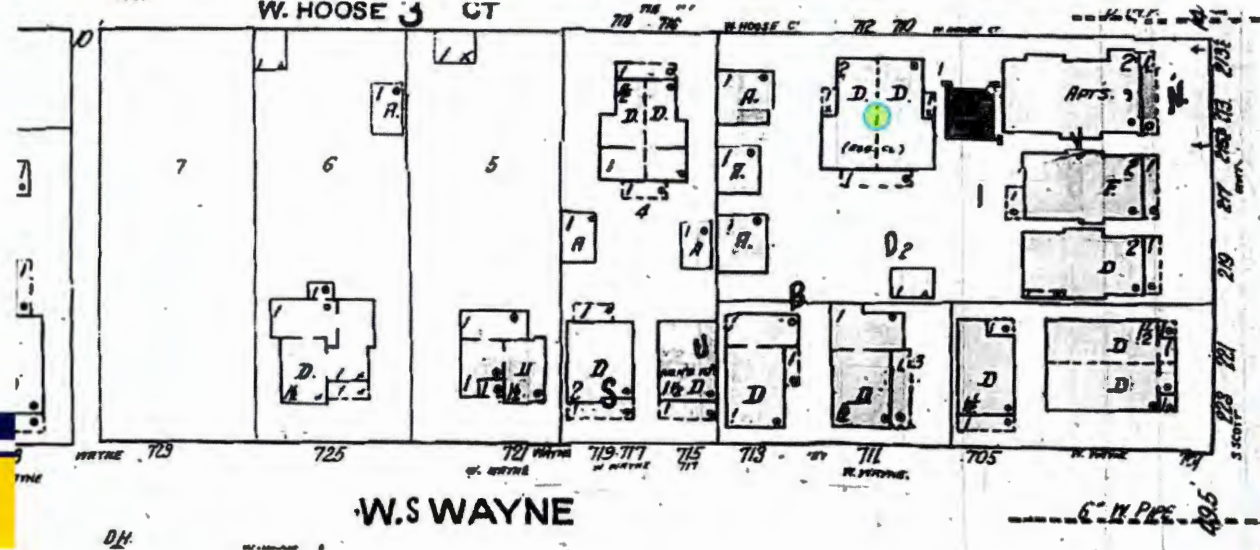
Proposed Zoning Map



1917 Sanborn Map



1945 Sanborn Map

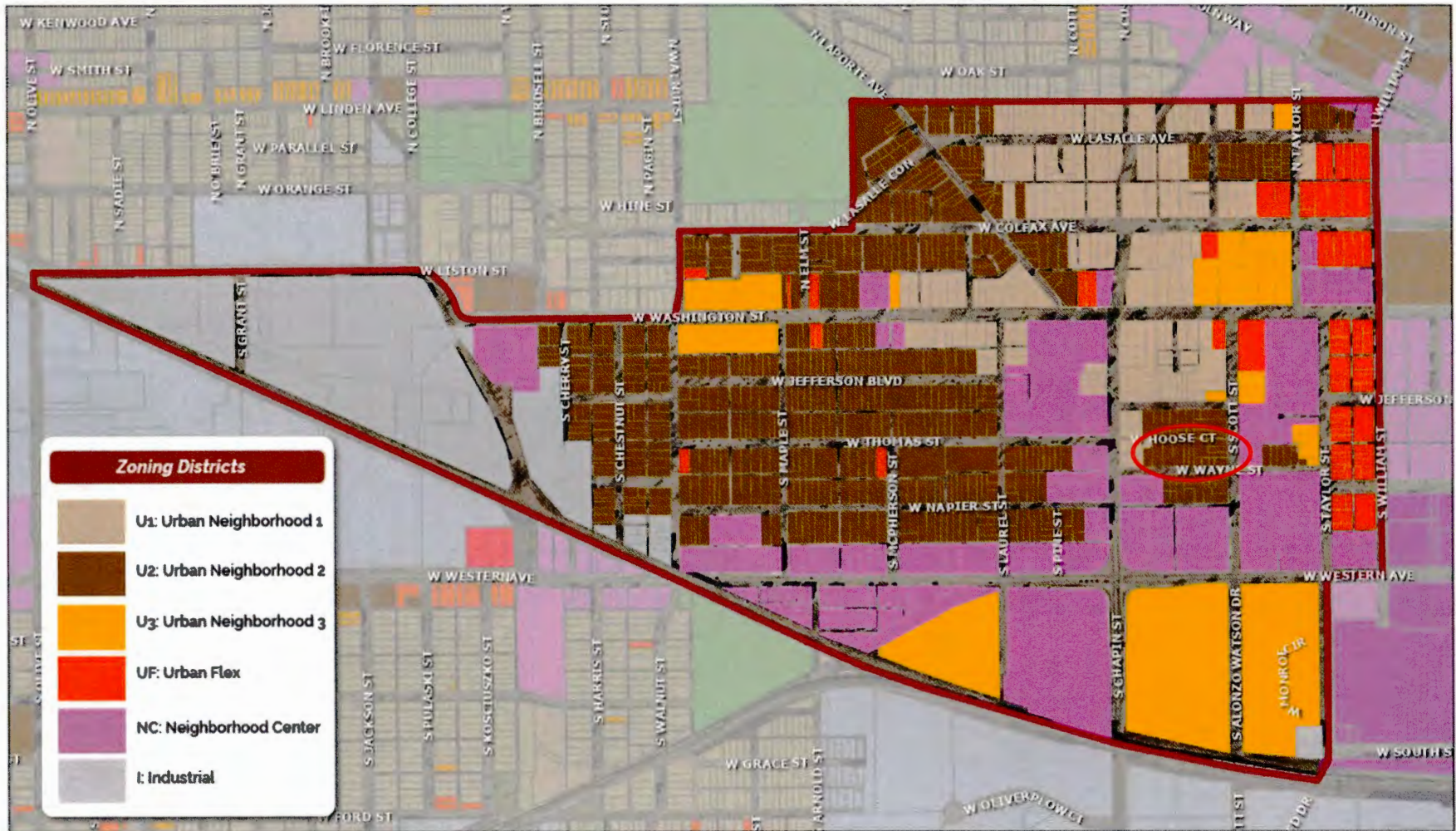






Potential Site Plan



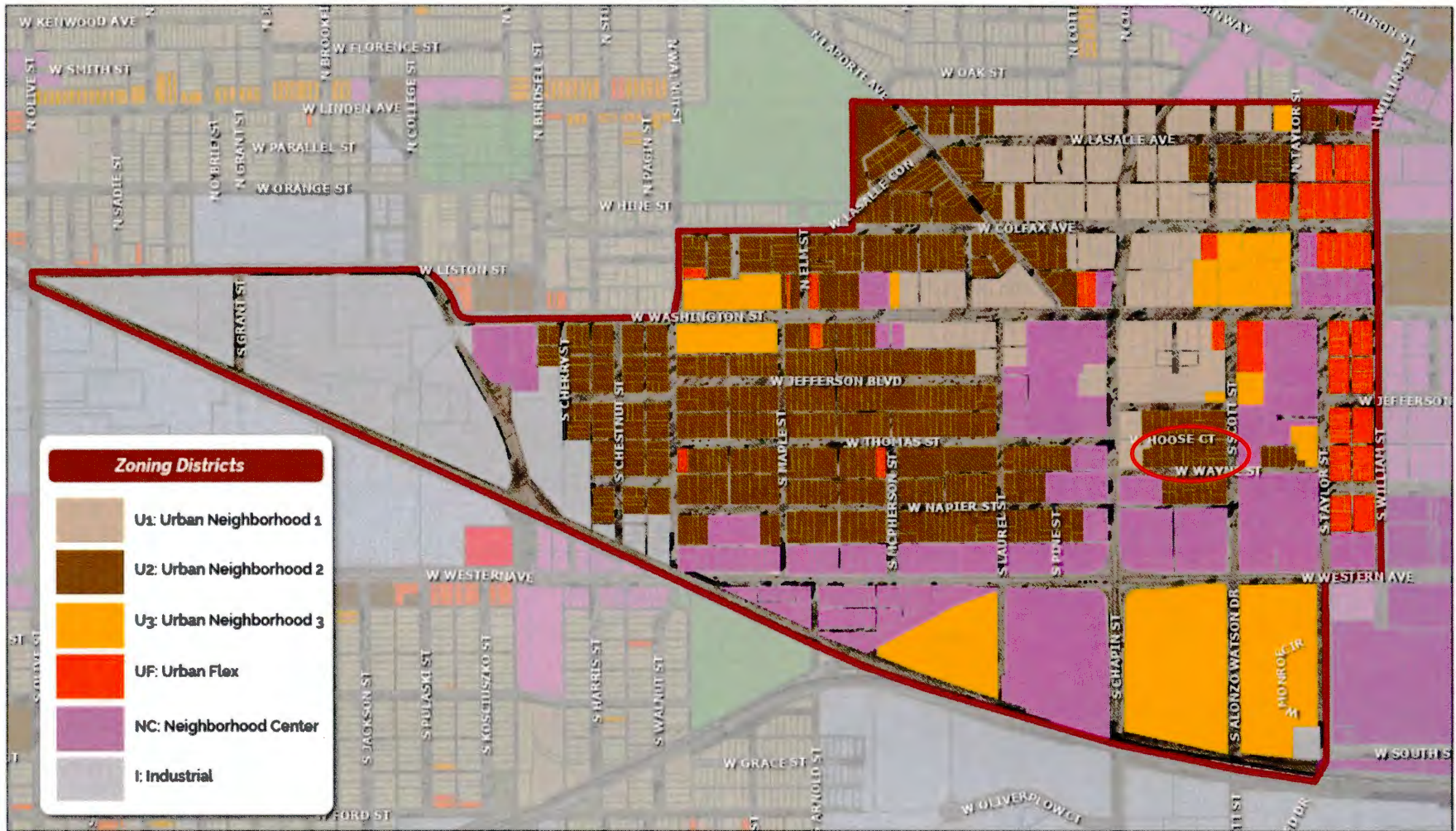


Future Zoning Map for Near West Side Neighborhood

Plan Commission recommendation: favorable w/ written commitment of no Apartment House building type (3-4 units)

Staff recommends sending with a favorable recommendation and no written commitment.
Rationale:

- Approval of similar rezonings in recent past (Turnock St, N Scott St)
 - Alignment with Council-approved neighborhood plan
 - Complexity introduced by written commitments
- 



Future Zoning Map for Near West Side Neighborhood

Potential Site Plan

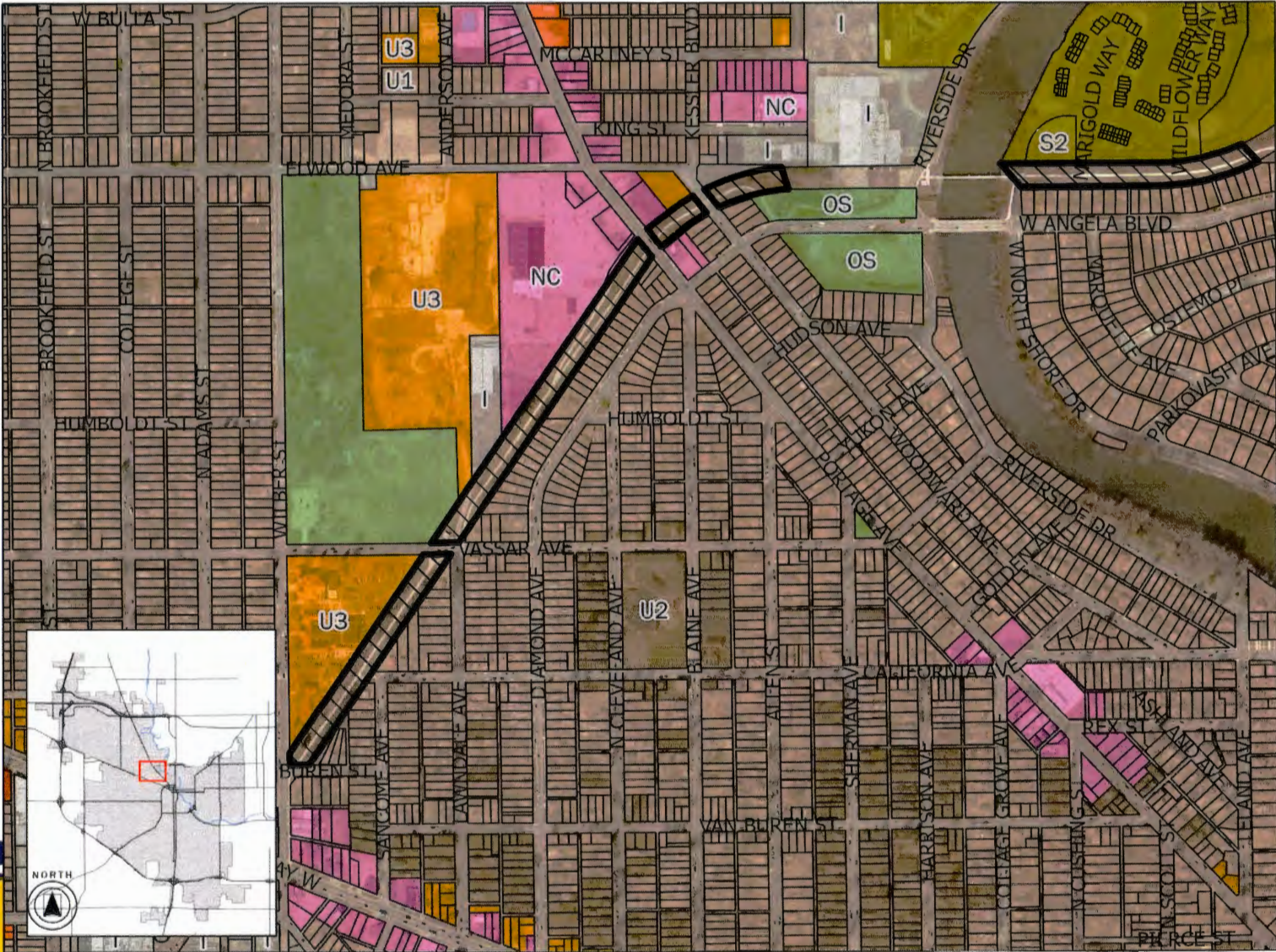




Five parcels addressed as 1241 Riverside Dr

Petition for a rezoning from Unzoned to Open Space (OS)

Recommendation: This petition comes to you with a favorable recommendation from the Plan Commission.





Propose Zoning Map

