



OFFICE OF THE CITY CLERK

BIANCA L. TIRADO, CITY CLERK

ZONING AND ANNEXATION

MAY 26, 2026, 5:00 P.M.

Committee Members Present:

Karen L. White, Kay Farlow, Stacey Odom*, Rachel Tomas Morgan, Dr. Oliver Davis

Committee Members Absent:

None

Other Council Present:

Sheila Niezgodski, Dr. Heidi Beidinger, Sherry Bolden-Simpson, Canneth Lee, Ophelia Gooden-Rodgers

Others Present:

Bianca L. Tirado, Matthew Neal, Jasmine Jackson, Veronica Pitt-Payne, Bob Palmer

Presenters:

Mark Dellostritto, Angela Smith, Kathy Schuth

Agenda:

Bill No. 19-26 - Amending the Zoning Ordinance for the Unaddressed Parcels at the Southern Terminus of South Glen Street and South Dorothy Street

Bill No. 27-26 - Amending the Zoning Ordinance for Property Located at 604 Scott Street, 606 Scott Street, 616 Scott Street, 618 Scott Street, and 620 Scott Street

Members marked with an asterisk (*) are in virtual attendance.

Please note the attached link for the meeting recording:

<https://docs.southbendin.gov/WebLink/browse.aspx?dbid=0,0,0,0,0&mediaid=409016>

Committee Chair Dr. Oliver Davis called to order the Zoning and Annexation Committee meeting at 5:00 P.M.

Bill No. 19-26 - Amending the Zoning Ordinance for the Unaddressed Parcels at the

INTEGRITY | SERVICE | ACCESSIBILITY

Jasmine Jackson
CHIEF DEPUTY CITY CLERK / CHIEF OF STAFF

Matthew Neal
DEPUTY CITY CLERK / DIRECTOR OF POLICY

Veronica Pitt-Payne
DIRECTOR OF SPECIAL PROJECTS

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Southern Terminus of South Glen Street and South Dorothy Street

Mark Dellostritto, Zoning Specialist, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, presented the bill. He said the bill rezones several parcels in Rum Village Park from suburban neighborhood one (S1) to open space (OS). The land is currently owned by the City's Department of Venues, Parks, and Arts (VPA). He said VPA intends to continue using the land as park space, and rezoning to OS will align the zoning of these parcels with the rest of the park.

Angela Smith, Petitioner, 325 South Lafayette Boulevard, South Bend, IN 46601, spoke on behalf of Jones Petrie Rafinski. She said this is a cleanup action, since the parcels were not updated when the OS zoning designation for public parks was created in 2020. She said rezoning the parcels is the appropriate action before they are consolidated to a single parcel.

Committee Vice Chair Rachel Tomas Morgan asked if there are currently any housing structures on the adjacent S1 parcels.

Angela Smith said the adjacent lots to the north are all vacant. She said these lots are not currently under VPA ownership. She confirmed there is no access to those lots.

Committee Vice Chair Tomas Morgan asked if rezoning the lots to OS is consistent with the Rum Village Park Master Plan.

Mark Dellostritto said the parcels are currently used as bike trails, and there may be some expansion of the trails. He said the zoning staff is working with VPA to finalize the plan.

Committee Chair Dr. Davis held the public hearing, and nobody spoke.

Committee Vice Chair Tomas Morgan moved to send Bill No. 19-26 to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Member Karen L. White and carried by a vote of five (5) ayes.

Committee Chair Dr. Oliver Davis – <i>Aye</i>	Committee Vice Chair Rachel Tomas Morgan – <i>Aye</i>
Committee Member Karen L. White – <i>Aye</i>	Citizen Member Kay Farlow – <i>Aye</i>
Citizen Member Stacey Odom – <i>Aye</i>	

Bill No. 27-26 - Amending the Zoning Ordinance for Property Located at 604 Scott Street, 606 Scott Street, 616 Scott Street, 618 Scott Street, and 620 Scott Street

Mark Dellostritto presented the bill. He said the petitioner is requesting to rezone these vacant parcels from urban neighborhood one (U1) to urban neighborhood two (U2). He said the parcels are currently owned by the City, but they will be transferred to the Near Northwest Neighborhood (NNN) to be developed into housing. The proposed development is two (2) three (3)-unit townhomes, and the parcels will be redivided so that each unit has its own parcel. He said the townhomes fit contextually with the neighborhood in design and scale, and rezoning to U2 will allow the townhouse building type.

Kathy Schuth, Petitioner, 1007 Portage Avenue, South Bend, IN 46616, elaborated on the project. She said the townhomes are six (6) units of an eleven (11)-unit housing project that will be completed by NNN. She noted that the City of South Bend will transfer the parcels to NNN upon the successful award of a Federal Home Loan Bank of Indianapolis Affordable Housing Program



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grant. She said they will receive a decision on their grant application in November, and if they are successful, construction would begin the following spring.

Committee Chair Dr. Davis asked about the timeframe for development.

Kathy Schuth said if their grant application is successful, construction will begin during spring of 2027 and finish by spring of 2028.

Committee Vice Chair Tomas Morgan asked if these would be the first (1st) townhomes built by NNN.

Kathy Schuth said they have build several duplexes, but this would be their first triplex.

Committee Vice Chair Tomas Morgan asked if there are any neighbor concerns.

Kathy Schuth said they have received nothing but positive comments so far.

Committee Vice Chair Tomas Morgan expressed excitement for denser housing in the neighborhood.

Council President Canneth Lee asked about the status of NNN's recent quadplex project.

Kathy Schuth said the quadplex was very successful and turnover has been low. She said NNN plans to build more in the future, since the shared walls reduce construction costs and allow them to build more housing units.

Council President Lee asked if the triplex is one (1) of the City's pre-approved plans.

Kathy Schuth said she designed the triplex herself.

Council Member Sherry Bolden-Simpson asked if all three (3) addresses will be on a single lot.

Kathy Schuth said each unit will be on its own lot.

Councilmember Bolden-Simpson asked if the units will be offered for sale exclusively to households earning less than eighty percent (80%) of the area median income.

Kathy Schuth confirmed that is correct.

Citizen Member Kay Farlow asked about parking and a shared wall agreement.

Kathy Schuth said there is street parking, and they plan to provide a parking pad off the alley for each unit. She said homeowners will be responsible for the maintenance of their own unit, but she will look further into shared wall agreements.

Committee Chair Dr. Davis held the public hearing, and nobody spoke.

Committee Vice Chair Tomas Morgan moved to send Bill No. 19-26 to the Committee of the Whole with a favorable recommendation, which was seconded by Citizen Member Kay Farlow and carried by a vote of five (5) ayes.

Committee Chair Dr. Oliver Davis – <i>Aye</i>	Committee Vice Chair Rachel Tomas Morgan – <i>Aye</i>
Committee Member Karen L. White – <i>Aye</i>	Citizen Member Kay Farlow– <i>Aye</i>
Citizen Member Stacey Odom – <i>Aye</i>	



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Committee Chair Dr. Davis welcomed new Fourth (4th) District Councilmember Dr. Heidi Beidinger.

With no further business, Committee Chair Dr. Davis adjourned the Zoning and Annexation Committee meeting at 5:20 P.M.

Respectfully Submitted,

Dr. Oliver Davis, Committee Chair