



# 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)

July 20, 2022

Honorable Committee Chair Hamann  
4<sup>th</sup> Floor, County-City Building  
South Bend, IN 46601

RE: 300 S St. Louis Blvd PC#0112-22

Dear Committee Chair Hamann:

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 25<sup>th</sup> Council meeting and set it for public hearing at your August 22<sup>nd</sup> Council meeting. The petition is tentatively scheduled for public hearing at the August 15, 2022, 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:

Request to rezone the properties from NC Neighborhood Center to U3 Urban Neighborhood 3

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

Sincerely,

A handwritten signature in black ink that reads "Rachel Boyles".

Rachel Boyles  
Zoning Specialist

CC: Bob Palmer

# City of South Bend PLAN COMMISSION

## Petition for Rezoning or Combined Public Hearing

### Property Information

Tax Key Number: Part of 018-6002-0031

Address: 300 South St. Louis Boulevard

Owner: River City Real Estate, LLC

Legal Description:

See attached "EXHIBIT A"

The purchaser/developer "River Walk, LLC" hereby agrees to cover any and all rezoning fees if in the event that this contemplated development project is not completed and the Subject Property therefore needs to be rezoned back to it's current zoned commercial use (NC).

### Project Summary

Rezone approximately 0.10 acres of land to match the existing adjacent zoning to the south to allow for the construction of a townhome project as a part of the overall River Walk development.

### Requested Action

Application includes (check all that apply)

Rezoning

Current District: NC Neighborhood Center

Additional Districts, if applicable

Proposed District U3 Urban Neighborhood 3

Additional Districts, if applicable

*The Plan Commission and Council will consider the following in the review of a rezoning petition:*

- (1) The comprehensive Plan;*
- (2) Current conditions and the character of the current structures and uses in each district;*
- (3) The most desirable use for which the land in each district is adapted;*
- (4) The conservation of property values throughout the jurisdiction; and*
- (5) Responsible development and growth.*

Subdivision – *complete and attach subdivision application*

Special Exception – *complete and attach Criteria for Decision Making*

Use requested: \_\_\_\_\_

Variance(s) - *List variances below, complete and attach Criteria for Decision Making*

Variance(s) requested: \_\_\_\_\_

### Required Documents

- Completed Application (including Contact Information)
- Site Plan drawn to scale
- Filing Fee
- Additional documents as noted above

**Contact information**

**Property owner(s) of the petition site:**

Name: River City Real Estate LLC (Owner)

Address: 1340 East Colfax Avenue  
South Bend, Indiana 46617

Name: River Walk LLC (Purchaser/Developer)

Address: 314 West Catalpa, Suite E  
Mishawaka, Indiana 46545

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

**Contact Person:**

Name: Jeffrey Schaffer, Abonmarche

Address: 315 West Jefferson Boulevard  
South Bend, Indiana 46601

Phone Number: (574) 232-8700 x 240

E-mail: jschaffer@abonmarche.com

**By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement does not imply approval or waiver from anything contained within the ordinance.**

**The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.**

**Property Owner (s) Signatures:**

DocuSigned by:  
Mary Hope Griffin  
147928C174BB443...

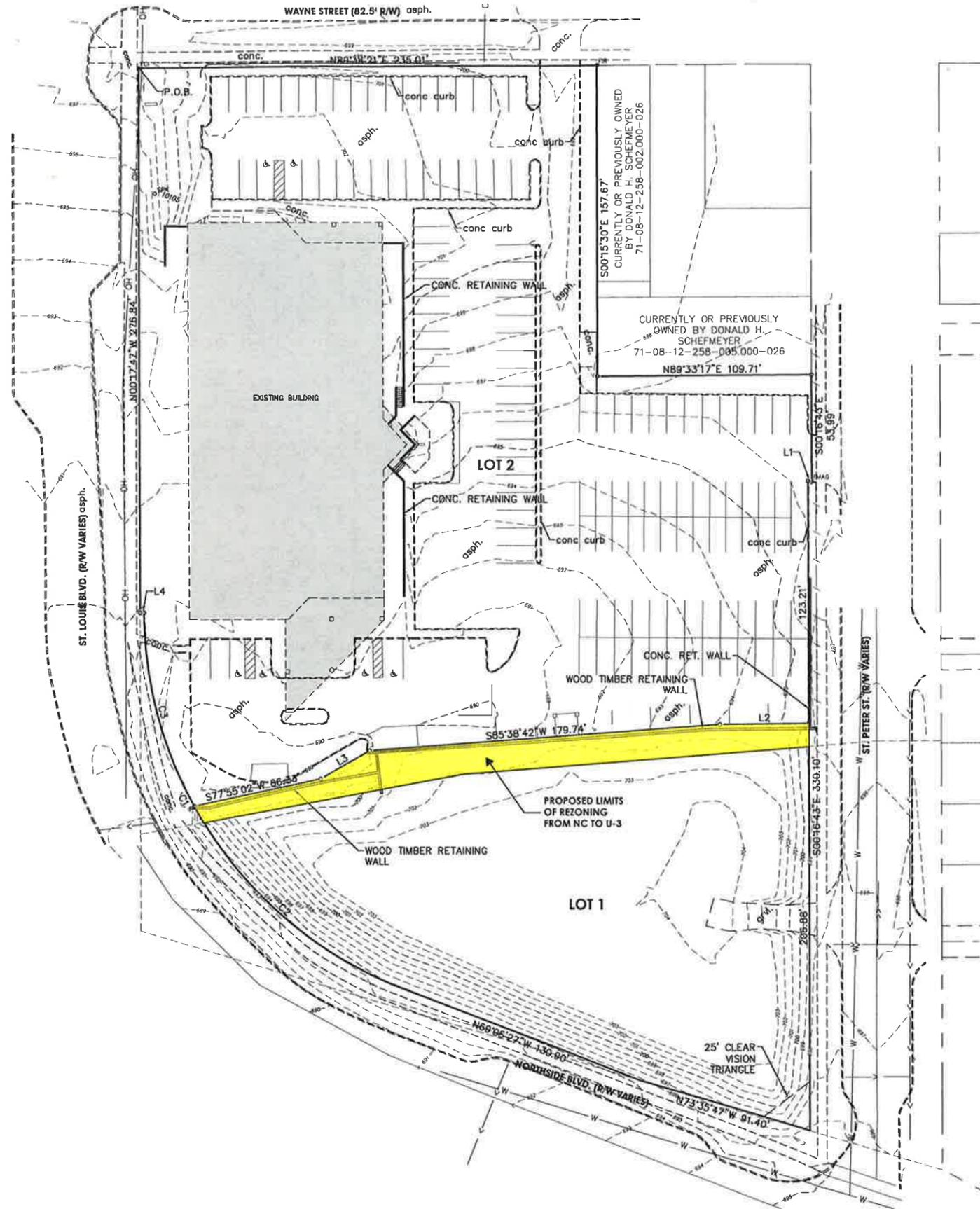
DocuSigned by:  
Brandon Zabukovic  
8A4C77BF168C4BB...

DocuSigned by:  
Christine Coulter  
E7D42248C74442A...

DocuSigned by:  
Rebekah Kottkamp  
54E14D14E7754F1...

**SUPPORT DATA SHEET  
THE POINTE AT RIVER WALK MINOR SUBDIVISION**

INCLUDING LOT 1 IN RIVERWALK SUBDIVISION AND LOTS NUMBERED 264 THROUGH 268, 273, 274, PART OF LOTS 269 THROUGH 272 AND 275, TOGETHER WITH THE ADJACENT VACATED ALLEYS ALL LYING WITHIN COTTRELL'S FIRST ADDITION TO LOWELL (NOW CITY OF SOUTH BEND), BEING A PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA



**LEGAL DESCRIPTION:**

A PARCEL OF LAND INCLUDING LOT 1 IN RIVERWALK SUBDIVISION AND LOTS 264 THROUGH 268, 273, 274, PART OF LOTS 269 THROUGH 272 AND 275, TOGETHER WITH THE ADJACENT ALLEYS, ALL LYING WITHIN COTTRELL'S FIRST ADDITION TO LOWELL (NOW CITY OF SOUTH BEND), BEING A PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 264; THENCE NORTH 89°38'21" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF WAYNE STREET, 235.01 FEET; THENCE SOUTH 00°15'30" EAST, 157.67 FEET; THENCE NORTH 89°33'17" EAST, 109.71 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ST. PETER STREET; THENCE SOUTH 00°16'43" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 53.99 FEET; THENCE SOUTH 89°33'04" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 2.00 FEET; THENCE SOUTH 00°16'43" EAST, 330.10 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHSIDE BOULEVARD; THENCE NORTH 73°35'47" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 91.40 FEET; THENCE NORTH 69°06'27" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 130.90 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 205.00 FEET, SUBTENDED BY A CHORD LENGTH OF 231.38, BEARING NORTH 34°45'02" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND EAST RIGHT-OF-WAY LINE OF ST. LOUIS BOULEVARD, 245.85 FEET; THENCE SOUTH 89°42'13" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 2.00 FEET; THENCE NORTH 00°17'47" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 276.84 FEET TO THE POINT OF BEGINNING; CONTAINING 3.31 ACRES, MORE OR LESS, AND SUBJECT TO ALL COVENANTS, RIGHT-OF-WAY, AND EASEMENTS OF RECORD.

CURVE DATA TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	245.85'	205.00'	68°42'49"	N34°45'02"W	231.38'
C2	143.24'	205.00'	40°02'02"	N49°05'26"W	140.34'
C3	102.61'	205.00'	28°40'47"	N14°44'01"W	101.55'

LINE DATA TABLE		
LINE #	BEARING	LENGTH
L1	S89°33'04"W	2.00'
L2	S89°18'31"W	45.77'
L3	S60°14'35"W	29.01'
L4	S89°42'13"W	2.00'

**SURVEY LEGEND**

- SET REBAR W/ YELLOW CAP "ABONMARCHÉ FIRM #0050" OR SET MAG NAIL W/ TAG "ABONMARCHÉ FIRM #0050"
- MAG FOUND MAG NAIL
- PREVIOUS LOT LINE
- FCI FOUND REBAR W/ CAP
- FIR FOUND REBAR
- PP POWER POLE
- GUY ANCHOR
- LP LIGHT POLE
- PP/L POWER POLE W/ LIGHT
- MH MANHOLE
- TRAFFIC SIGN
- ☆ SPOT LIGHT
- ♿ HANDICAP ACCESSIBLE
- BASIN/INLET IN CURB
- GEN GENERATOR
- UTILITY VAULT
- BASIN/INLET
- △ ELECTRICAL PEDESTAL
- △ TELEPHONE PEDESTAL
- SPK SPRINKLER HEAD
- METAL FENCE
- OH OVERHEAD CABLE
- asph ASPHALT
- (r) RECORDED
- (m) MEASURED
- (c) CALCULATED
- TREE

**STREET CLASSIFICATION:**

- COLLECTOR . . . WAYNE ST. (82.5' R/W)
- COLLECTOR . . . ST. LOUIS BLVD. (R/W VARIES)
- COLLECTOR . . . NORTHSIDE BLVD. (R/W VARIES)
- COLLECTOR . . . ST. PETER ST. (R/W VARIES)

**WETLAND NOTE:**

ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP THERE ARE NO WETLAND BOUNDARIES ON SUBJECT PROPERTY.

**ENVIRONMENTAL HAZARD:**

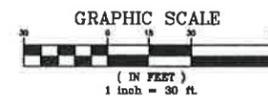
ACCORDING TO THE 1999 ST. JOSEPH COUNTY POTENTIAL GROUNDWATER CONTAMINATION SITES MAP PUBLISHED BY THE MICHIANA AREA COUNCIL OF GOVERNMENTS, NO DOCUMENTED DUMPSITES, LANDFILLS, SITES USED FOR DISPOSING OF HAZARDOUS SUBSTANCES, OR WELL HEAD PROTECTION AREAS, EXIST ON-SITE OR ADJACENT TO THE SITE.

**SOILS CLASSIFICATION:**

Ugva . . . URBAN LAND - TYNER COMPLEX, 0 TO 1% SLOPES  
 URBAN GROUP I

**CONTOURS:**

CONTOURS SHOWN WAS DETERMINED FROM FIELD SURVEY COLLECTED IN JUNE OF 2022. THE VERTICAL DATUM IS NAVD 88.



OWNER (LOT 1): RIVER CITY REAL ESTATE, LLC  
 300 SOUTH ST. LOUIS BLVD., SUITE 204  
 SOUTH BEND, IN 46817

OWNER (LOT 2): RIVER WALK LLC  
 314 WEST CATALPA DRIVE, SUITE F  
 MISHAWAKA, IN 46545

SURVEYED BY:  
 ABONMARCHÉ CONSULTANTS, INC.  
 315 W. JEFFERSON BLVD.  
 SOUTH BEND, IN 46601

**ABONMARCHÉ**  
 315 W. Jefferson Blvd.  
 South Bend, IN 46601  
 Phone: (574) 231-4440  
 Fax: (574) 231-4440  
 abonmarche.com

SUPPORT DATA SHEET  
 THE POINTE AT RIVER WALK MINOR SUBDIVISION

SHEET TITLE: THE POINTE AT RIVER WALK MINOR SUBDIVISION  
 DRAWN BY: CMR  
 PM REVIEW: JS  
 QA/QC REVIEW: MJR  
 DATE: 8/10/2022  
 SEAL: MICHAEL J. REZICKI  
 REGISTERED SURVEYOR  
 LS20500010  
 STATE OF INDIANA  
 LAND SURVEYOR

SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 HARD COPY IS INTENDED TO BE 24" X 36" WHEN PLOTTED  
 SCALE(S) INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZES  
 SCALE: 1" = 30'  
 PROJ. OR # 19-0582  
 SHEET NO. 1 of 1

SEC. 12-137N-R2E