



# 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)

August 17, 2022

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

RE: 1345 N Michigan St. PC#114-22

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 August 22<sup>nd</sup> Council meeting and set it for public hearing at your September 26<sup>th</sup> Council meeting. The petition is tentatively scheduled for public hearing at the September 19, 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:

The project will consist of the rezoning of Parcel 018-5127-4504. Currently zoned UF Urban Flex to C Commercial designation necessary to support a drive through coffee shop. The rezoning is consistent with the future land use map which designates this site as commercial.

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

Sincerely,

Rachel Boyles  
Zoning Specialist

CC: Bob Palmer

Petition for Rezoning or Combined Public Hearing

Property Information

Tax Key Number: 018-5127-4504

Address: 1345 N. Michigan St. South Bend 46617

Owner: Memorial Health System, INC

Legal Description:

Tax Key Number: 018-5127-4504

Lot 23, 24, 25, & 8.67 Lot 26 & East 26' Lot 28 & Lot 29 & 30 & Adj  
Vac Alley Leepers 2nd Addition

Project Summary

The project will consist of the rezoning of Parcel 018-5127-4504 Currently zoned UF Urban Flex to C Commercial designation necessary to support a drive through coffee shop. The rezoning is consistent with the future land use map which designates this site as commercial.

Requested Action

Application includes (check all that apply)

☒ Rezoning

Current District: UF Urban Flex

Additional Districts, if applicable

Proposed District C Commercial

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

PAID

AUG 15 2022

Per \_\_\_\_\_

## Contact information

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

Name: Memorial Health System, INC

Address: 615 N. Michigan Ave., South Bend, IN 46601

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

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

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

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

### Contact Person:

Name: Steven Ruby

Address: 315 W. Jefferson Blvd.  
South Bend, IN 46601

Phone Number: (574) 538-2201

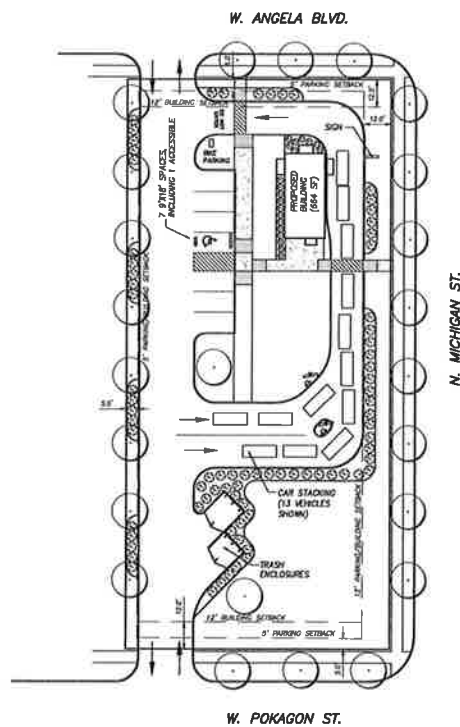
E-mail: sruby@abonmarche.com

**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:





Notes: Conceptual design is for preliminary layout purposes only.  
Plan layouts are subject to change based on survey and actual field conditions and comments from the review of the governing agencies.