

APPENDIX B: Planning Activity

About 50 years ago, South Bend had its own Planning Department and Plan Commission. This department was responsible for long range and current planning activities within the city limits. Between approximately 1955 and 1961, the planning department developed a series of detailed plans:

- 1) Government Buildings Site Location for St. Joseph County and South Bend, IN (1955);
- 2) Land Use Analysis (1957);
- 3) Major Thoroughfares (1959);
- 4) A Long Range Plan for Recreational Areas (1960);
- 5) A Long Range Plan for the Future Use of Land (1960)

These plans resulted in: “The Comprehensive Plan: *A Condensation*”. (About 1961)

In 1966, the Area Plan Commission (APC) was formed. The APC took on the responsibility of long range and current planning efforts of the unincorporated portions of St. Joseph County, the City of South Bend, and several of the surrounding towns. The City of Mishawaka did not join the Area Plan Commission, and to this day continues to operate its own planning department and commission. At this time, South Bend’s Planning Commission ceased to exist. The formation of the Area Plan Commission was designed to coordinate planning activities throughout the County.

Today, three agencies are primarily responsible for planning activity in the region. These are: Department of Community and Economic Development (City of South Bend), Area Plan Commission of St. Joseph County and Michiana Area Council of Governments (MACOG).

I. Community and Economic Development, City of South Bend

The Department of Community & Economic Development coordinates many of the City’s planning activities. Such planning is done under the auspices of its two business components: the Division of Community Development and the Division of Economic Development. The Department is concerned with planning and implementation of various neighborhood and development projects within specifically designated geographic areas of South Bend. In addition, the Department administers housing and business assistance programs as well as federal grants.

a. Division of Community Development

The Division of Community Development manages the broad planning activities of the City, as well as neighborhood, commercial corridor and some plans related to state and federal programs. Broad planning includes annexation, growth management and comprehensive planning. Neighborhood planning began in earnest in 1992 with the proactive establishment of a neighborhood planning team. In an attempt to address more of the community and engage more citizens in the decision making process, planners were assigned to newly developed programs such as the Neighborhood Partnership Center and the Commercial Corridor Programs. The following listing includes the status of current plans.

I. Neighborhood Plans

Name of Plan	Year Completed	Status
Rum Village Neighborhood Action Plan	1995	Implementing
Southeast Neighborhood Strategic Action Plan	1995	Implementing
River Park Neighborhood Preservation and Improvement Plan	1997	Implementing
Northeast Neighborhood Strategic Revitalization Plan	1999	Implementing
Keller Park Neighborhood Strategic Action Plan	2001	Implementing
Neighborhood Restoration Plan - Weed and Seed Program	2004	Implementing

II. Partnership Center Service Area Plans

Name of Plan	Year Completed	Status
Westside Partnership Center Service Area Plan	1998	Implementing
River Park Partnership Center Service Area Plan	1998	Implementing
LaSalle Area Neighborhood Partnership Center Service Area Plan	1998	Implementing
Rum Village Partnership Center Service Area Plan	1998	Implementing
Near Westside Partnership Center Service Area Plan	1998	Implementing

III. Commercial Corridor Plans

Name of Plan	Year Completed	Status
Miami Street Commercial Corridor Revitalization Action Plan	2000	Implementing
Portage Avenue Commercial Corridor Revitalization Action Plan	1999	Implementing
Lincolnway West Commercial Corridor Revitalization Action Plan	1999	Implementing
Western Avenue Commercial Corridor Revitalization Action Plan	1999	Implementing
South Gateway Commercial Corridor Revitalization Action Plan	1998	Implementing

IV. Other Plans

Name of Plan	Year Completed	Status
City Plan	-	Begun 2003
West Indiana Avenue Redevelopment Plan	2002	Under Study
Oliver School Site Reuse Plan	2002	Implementing
Portage Avenue Business Retention & Recruitment Strategy	2001	Implementing
Mishawaka Avenue Streetscape Beautification Plan	1998	Implementing
Lincolnway West Rezoning/Landuse Plan	2002	Completed
South Bend Retail Strategy	2002	Completed
Near Westside Rezoning/Landuse Plan	1999	Completed
Enterprise Zone Plan	2003	Implementing

b. Division of Economic Development

The Division of Economic Development has responsibility for Redevelopment planning which currently has five (5) Redevelopment areas and one (1) Economic Development area. Redevelopment areas focus on revitalization, while the Economic Development area focuses on jobs and tax base. The following listing includes the Redevelopment and Economic Development areas and plans.

Name of Plan	Year Completed	Status
Airport Economic Development Area (AEDA)	1990	Implementing
i. Blackthorn Expansion Plan Phase II and III	1998	Updating
South Bend Central Development Area (SBCDA)	1985	Implementing
i. South Bend Medical Services District	2000	Implementing
ii. East Bank Development Plan	1950	Combined with SBCDA Plan in 1985
iii. Monroe Sample Development Area	1981	Combined with SBCDA
iv. Walker Parking Study	-	Draft 1 completed
Sample Ewing Development Area (SEDA)	1993	Implementing

i. Studebaker/Oliver Plow Redevelopment Strategy	1999	Implementing
West Washington/Chapin Development Area (WWCDA)	1987	Implementing
i. Tippecanoe Commons Market Feasibility Study	-	-
South Side Development Area (SSDA)	2002	Implementing
Northeast Redevelopment Area Plan	1990	Being developed

II. Area Plan Commission of St. Joseph County

The Commission's primary activities are comprehensive planning, zoning and the subdivision of land. By state law all petitions to rezone land within the Commission's jurisdiction must be forwarded to the Commission for a report and recommendation. The staff prepares the report and recommendation for consideration by the Commission. The Commission, after holding a public hearing, will forward the petition and the Commission's recommendation to the appropriate council for final action. The Commission is also responsible for preparing text and map amendments to the zoning ordinance.

Name of Plan	Year Completed	Status
Comprehensive Plan for South Bend & St. Joseph County	2002	Implementing
Capital Avenue Corridor Land Use Plan		Implementing
West Washington - Chapin Revitalization Project Land Use Plan	1991	Implementing
South Gateway Urban Design Study & Improvement Plan	1992	Implementing
Cleveland Road/SR 23 Corridor Analysis	1989	Implementing
St. Joseph County Zoning Ordinance Rewrite		Public Hearing to begin April 2005
City of South Bend Zoning Ordinance Rewrite	2004	Adopted by Council

III. Michiana Area Council of Governments (MACOG)

The Michiana Area Council of Governments (MACOG) is a regional intergovernmental agency established to foster cooperative, coordinated and comprehensive planning activities. The MACOG region represents Elkhart, Marshall and St. Joseph Counties in Indiana, and is the designated "Metropolitan Planning Organization" (MPO) in North Central Indiana. As an MPO, MACOG, in coordination with state departments of transportation and public transit operators, is responsible for carrying out the transportation planning process for urbanized areas. In addition to transportation planning, MACOG serves as a broad range planning forum for decision makers, local elected officials, and planning agencies.

Name of Plan	Year Completed	Status
2030 Transportation Plan	2005	In Progress
Transportation Improvement Program	2004	Complete
Annual Accident Report	2003	In Progress
Annual Railroad Crossing Report	2004	In Progress
Annual Traffic Count Report	2004	Complete
Congestion Management System	2005	In Progress
Intelligent Transportation Systems Plan	2005	In Progress
Northern Indiana Freight Movement Inventory/Survey	2004	Complete
Various Corridor Studies - as requested		On-going

Baugo Creek-Wisler Ditch Watershed Management Plan	2004	In Revision
Juday Creek Watershed Management Plan	1995	Complete
Groundwater Contamination Sites Report/Map	1999	In Revision
Title VI Transit Assessment	2003	In progress
Transit Operational Analysis	2004	Complete
Comprehensive Economic Development Strategy (Elkhart, Kosciusko, Marshall and St. Joseph Counties)	2003	Complete