

**THE AREA PLAN COMMISSION  
OF ST. JOSEPH COUNTY, IN**

**AGENDA**

Tuesday, March 17, 2015  
3:30 p.m.

Fourth-Floor Council Chambers  
County-City Building, South Bend, IN

**PUBLIC HEARINGS:**

1. Rezonings:

- A. A combined hearing of a proposed ordinance of GFE Enterprises, LLC to zone from R: Single Family District and O/B: Office/Buffer District to B: Business District and seeking the following four variances: 1) From the required 40' front yard and building setback to 37' along Cherry Road; 2) From the required Type 2: full screening landscaping on the east property line of parcel "B" to a 6' opaque fence starting at the 40' front building setback line for 160' and a single row of evergreen trees spaced a maximum of 12.5' on center for remaining portion of said east property line; 3) From the required 40' front setback to 15' for parking; and 4) From the required 20' sideyard setback on the east property line to 5' for parking, property located at 13197, 13183 and vacant property east of and adjacent to 13183 S.R. 23, St. Joseph County- [APC# 2733-15](#).
  
- B. A combined hearing on a proposed ordinance of the Career Academy of South Bend, Inc. to zone from CB Community Business District to SF2 Single Family & Two Family District and seeking the following six variances: 1) From the required minimum 414 parking spaces to 212; 2) From the required 25' front-yard and building setback to 20' along Prast Boulevard for the loading dock and trash enclosure; 3) From the required 20' side-yard and building setback to 0' along the east property line for a sidewalk; 4) From the required off-street parking area screening standards to a minimum of 75% screening along Ardmore Trail, as shown on site plan; 5) From the required minimum foundation landscaping standards to a minimum of 4 trees and 30 shrubs along the south facade, as shown on the site plan; and 6) From the requirement that no off-street loading spaces or trash containers exceeding 36 cubic feet be located between the front facade and the front lot line, property located at 3408 Ardmore Trail, City of South Bend - [APC #2734-15](#).
  
- C. A proposed ordinance of South Bend Public Transportation Corp. to zone from MU Mixed Use District and MF1 Urban Corridor Multifamily District to SF2 Single Family & Two Family District and seeking the following three variances: 1) From the required Minimum Lot Width of 40' to 29' for Parcels B & F; 2) From the required 25' minimum front yard building setback to 15' for all lots; and 3) From the required minimum side yard of 5' or 10% of lot width, whichever is greater, to 4' for all lots, property located at the intersections of Northside Boulevard with Notre Dame Avenue and Frances Street (commonly known as the Transpo Site), City of South Bend - [APC# 2735-15](#).

2. Text Amendments:

- A. An Ordinance initiated by the Area Plan Commission on behalf of the Common Council of the City of South Bend, Indiana, amending Chapter 21 of the South Bend Municipal Code Article 6, Overlay and Special Use Districts, Section 21-06.03 Northeast Neighborhood Development Area Overlay Zoning District to revise and add definitions, and to revise and add certain development standards – AS TABLED – [APC #2732-15](#)

**ITEMS NOT REQUIRING A PUBLIC HEARING**

- 1. Miscellaneous:
- 2. Executive Director's Report:
- 3. Minutes and Expenditures:
- 4. Adjournment:

**Staff Report**

3/6/2015

APC # 2733-15  
 Owner: GFE Enterprises, LLC  
 Location: 13197, 13183 and vacant property east of and adjacent to 13183 S.R. 23  
 Jurisdiction: St. Joseph County  
 Public Hearing Date: 3/17/2015

**Requested Action:**

The petitioner is requesting a zone change from R: Single Family District and O/B: Office/Buffer District to B: Business District and seeking four variances.

**Land Uses and Zoning:**

- On site: On site is an existing optometry office and a single family home.
- North: To the north are vacant wooded parcels and a single family home zoned R: Single Family.
- East: To the east is a single family home zoned R: Single Family.
- South: To the south across State Road 23 are two single family homes zoned R: Single Family.
- West: To the west across Cherry Road are single family homes zoned R: Single Family.

**District Uses and Development Standards:**

The B: Business District is established to provide for businesses which provide for the full range of convenience uses necessary to meet the daily needs of residential neighborhoods. Permitted uses within the B: Business Districts are regulated in character to assure harmonious development with the nearby residential districts served.

**Site Plan Description:**

The 2.78 acre site being rezoned contains an optometry office zoned OB: Office Buffer, a single family home zoned R: Single Family, and a vacant lot zoned R: Single Family, with frontage along both Cherry Road and State Road 23. The petitioner is requesting the site be separated into two parcels, (A and B). Parcel A would contain the current 3,363 square foot office building with the proposed expansion to 9,885 square feet. The expansion on Parcel A requires a variance from the 40' residential bufferyard to 37'. Parcel A would maintain access from Cherry Road. Parcel B would contain a proposed 10,000 square foot retail building, with required parking. The petitioner is proposing a 6' opaque fence along the east property line instead of Type 2: full screening landscaping for 160', starting from the 40' front setback line. Parcel B would gain access from State Road 23. Both parcels are seeking a variance from required 40' residential bufferyard to 15' for parking along both State Road 23 and Cherry Road.

**Zoning and Land Use History And Trends:**

In 2003, the southwest corner of State Road 23 and Cherry Road was rezoned to B: Business for a funeral home. In 2006, the current optometry office was rezoned to O/B: Office/Buffer District. In 2009, the property south-east across State Road 23 was rezoned to B: Business District for the Goodwill Store. Other non-residential zoning has been

concentrated near the intersection of Adam and State Road 23.

**Traffic and Transportation Considerations:**

State Road 23 has four lanes and a center turn lane. Cherry Road has two lanes for a total width of approximately 20'.

**Utilities:**

The site will be served by municipal sewer and private well.

**Agency Comments:**

The County Engineer states that prior to final acceptance, the drainage calculations and SWPPP need to be submitted, along with an INDOT driveway permit and a post-construction maintenance plan. The County Health Department has stated that all wells and septic system components must be identified on the site plan, and that septic systems must be at least 100' from wells and property lines. The County Surveyor's office has no comments.

**Commitments:**

The staff is requesting a written commitment that prohibits cross-access from parcel A to any uses fronting on State Road 23.

**Criteria to be considered in reviewing rezoning requests, per IC 36-7-4-603:**

**1. Comprehensive Plan:**

**Policy Plan:**

This petition for Parcel A is not consistent with the policy plan. Goal 2, Objective B- Policy i: Fashion a land use plan that ensures physical separation and/or buffering between employment and residential uses.

Policy iii: Truck and automobile traffic generated by employment uses should not travel through residential areas.

The petition for parcel B is consistent with the policy plan. Goal 3, Objective C, Policy i: Medium or high-density multi-family housing, or other facilities with intense activity (such as churches, secondary schools, and commercial sites) should be located along arterials with access to the arterial street (preferable) or to a collector street.

**Land Use Plan:**

The future land use map identifies this area as a residential growth area.

**Plan Implementation/Other Plans:**

The proposed Granger Land Use Plan (2005) identifies the north side of State Road 23 at this location as residential.

**2. Current Conditions and Character:**

State Road 23 is an east/west arterial with commercial nodes focused at major intersections. Cherry Road is a local residential street.

**3. Most Desirable Use:**

The most desirable use is for residential or low-intensity office to provide a buffer from the commercial businesses to the east.

**4. Conservation of Property Values:**

With proper buffering and maintaining the O/B: Office/Buffer classification along Cherry Road, surrounding property values should not be adversely affected.

**5. Responsible Development And Growth:**

It is responsible development and growth to maintain Parcel A as O/B: Office/Buffer District.

**Staff Comments:**

This is a combined public hearing procedure, which includes a rezoning, and four variances from the development standards. The Commission will forward the rezoning to the Council with or without a recommendation and either approve or deny the variances.

The variances are as follows:

1. From the required 40' front yard and building setback to 37' along Cherry Road.
2. From the required Type 2: full screening landscaping on the east property line of Parcel B to a 6' opaque fence starting at the 40' front building setback line for 160' and a single row of evergreen trees spaced a maximum of 12.5' on center for remaining portion of said east property line;
3. From the required 40' front setback to 15' for parking;
4. From providing the required 20' side residential bufferyard setback along the east property line to a minimum of 5' for proposed parking and a proposed 6' opaque fence.

State statutes and the St. Joseph County Zoning Ordinance require that certain standards must be met before a variance can be approved.

1. The approval of the setback variances along Cherry Road will be injurious to the public health, safety, morals, and general welfare of the community. The increased traffic from the intensified use of this site may be injurious to the public safety and general welfare of the community. Cherry Road is a narrow two lane road approximately 20' wide with single family homes using it for primary access. The approval of the other variances will not be injurious to the public health, safety, morals, and general welfare of the community.
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. The value of the adjacent and surrounding single family homes will not be negatively affected by the increased use of parcel B if Parcel A remains O/B: Office/Buffer District.
3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property on Parcel B. State Road 23 is a major state road with a right-of-way in excess of 100'. Strict application for additional buffering would create practical difficulties on this site.

**Recommendation:**

Based on information available prior to the public hearing, the staff recommends that the rezoning petition be sent to the County Council with an unfavorable recommendation for the rezoning of Parcel A, and a favorable recommendation for the rezoning of Parcel B, subject to the written commitment. The staff recommends the variance allowing a 37' building setback and 15' parking setback along Cherry Road be denied. Staff recommends all other variances be approved.

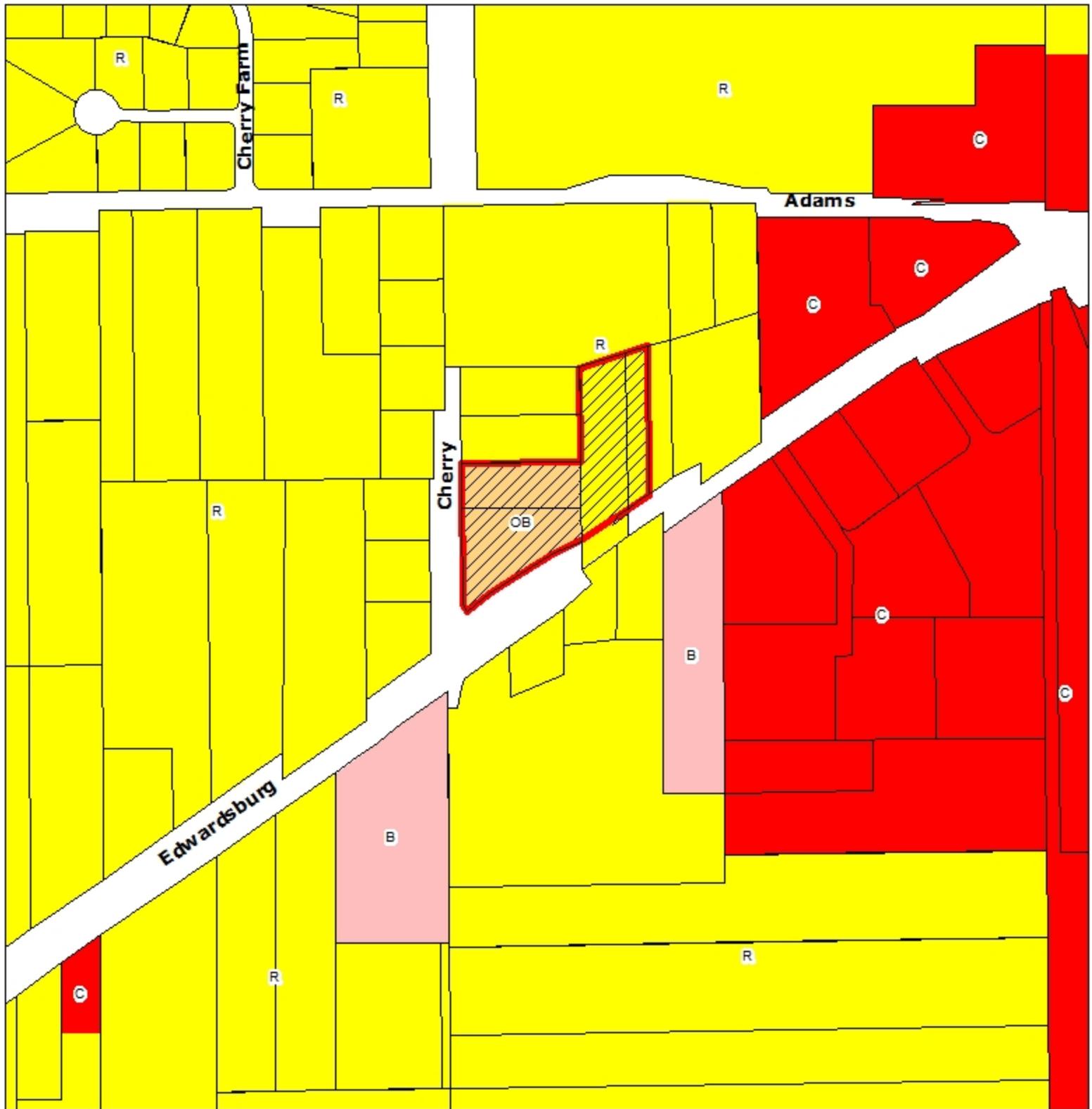
**Analysis:**

The petition site is located on a sensitive corner between established residences and the Granger business node to the west. Expansion of the existing office on the corner of Cherry and SR#23 will further erode the residential character of Cherry and have a negative effect on the use, enjoyment and value of the adjacent residences. The existing office in its present configuration provides a buffer, as intended, between the residences and the business/commercial area. The rezoning of Parcel B to B: Business and limiting access to State Road 23 is an appropriate expansion of the business uses along State Road 23.



1 inch = 300 feet  
HARRIS TOWNSHIP

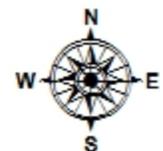




**Rezoning from:  
"R" SINGLE FAMILY DISTRICT & "O/B" OFFICE BUFFER DISTRICT  
to "B" BUSINESS DISTRICT**

**MASTER ZONING KEY**

- COUNTY "R" SINGLE FAMILY DISTRICT
- COUNTY "OB" OFFICE/BUFFER DISTRICT
- COUNTY "B" BUSINESS DISTRICT
- COUNTY "C" COMMERCIAL DISTRICT



1 inch = 300 feet

**APC # 2733-15**

**Staff Report**

3/6/2015

APC # 2734-15  
Owner: Career Academy of South Bend, Inc.  
Location: 3408 Ardmore Trail  
Jurisdiction: City of South Bend  
Public Hearing Date: 3/17/2015

**Requested Action:**

The petitioner is requesting a zone change from CB: Community Business District to SF2: Single Family & Two Family District, and seeking six variances.

**Land Uses and Zoning:**

- On site: On site is a vacant building.
- North: To the north across from Ardmore Trail are single family and multifamily homes zoned SF2: Single Family & Two Family District and MF2: High-Density Multifamily District.
- East: To the east is a library, church, and a senior living apartment complex zoned CB: Community Business District and MF2: High Density Multifamily District.
- South: To the south across Prast Boulevard are parking lots for the Honeywell plant zoned GI: General Industrial District.
- West: To the west is a community garden zoned CB: Community Business District.

**District Uses and Development Standards:**

The SF2 District is established to protect, promote and maintain the development of single family dwellings and two family dwellings in the urban core of the City of South Bend as well as to provide for limited public and institutional uses that are compatible with an urban residential neighborhood. The availability of public facilities (e.g., public water, public sanitary sewer, storm sewer, natural gas, electricity, telephone, etc.) is required for development within this district.

**Site Plan Description:**

The 9.9 acre site being rezoned contains an 83,000 square foot vacant retail building. The north portion of the site is blanketed by an asphalt parking lot. With the proposed expansion, the total buliding square footage would be 102,887. Proposed structural improvements include a gymnasium to the west of the existing structure, and a loading dock and trash enclosure along the south façade. The parking lot will provide 215 spaces. Two access drives will be located along Ardmore Trail: one across from Curtiss Street and one further east. The parking lot will also be accessed by a service drive between this property and the church to the east. There will be one access opening along Prast Boulevard for the loading docks and trash containers. Two playground areas are proposed, one to the north of the gymnasium and one to the south. A portion of the parking lot will be striped for pick-up queuing and will also serve as overflow parking for events. A berm will be created between the parking lot and Ardmore Trail to help screen parking from the adjacent residential uses.

**Zoning and Land Use History And Trends:**

In 1977 this site was rezoned to commercial for a large retail development. In 2008, a facility was built to the east of the library for senior housing.

**Traffic and Transportation Considerations:**

Prast Boulevard has two lanes. Ardmore Trail has two lanes and a center turn lane.

**Utilities:**

The site will be served by municipal sewer and water.

**Agency Comments:**

DCI offers a favorable recommendation.

**Commitments:**

The petitioner is not proposing any written commitments.

**Criteria to be considered in reviewing rezoning requests, per IC 36-7-4-603:**

**1. Comprehensive Plan:**

**Policy Plan:**

The petition is consistent with City Plan, the South Bend Comprehensive Plan (November 2006). Objective E-5: Coordinate the planning and development of educational facilities. Objective ED-1.2 Encourage reuse of abandoned and underutilized land and structures.

**Land Use Plan:**

The future land use map identifies this area as Mixed Use.

**Plan Implementation/Other Plans:**

The West Side Main Streets Plan (2014) identifies this area as industrial/commercial.

**2. Current Conditions and Character:**

The area between Ardmore Trail and Prast Boulevard has developed with a mix of uses including a church, senior housing, a library, some retail, and a community garden.

**3. Most Desirable Use:**

The most desirable use is one that is compatible with surrounding developments.

**4. Conservation of Property Values:**

With proper screening, the value of adjacent properties should not be adversely affected.

**5. Responsible Development And Growth:**

It is responsible development and growth to consider compatible adaptive re-use of vacant buildings.

**Staff Comments:**

This is a combined public hearing procedure, which includes a rezoning, and six variances from the development standards. The Commission will forward the rezoning to the Council with or without a recommendation and either approve or deny the variances.

The variances are as follows:

1. From the required minimum 414 parking spaces to 212.
2. From the required 25' front-yard and building setback to 20' along Prast Boulevard for

the loading dock and trash enclosure.

3. From the required 20' side-yard and building setback to 0' along the east property line for a sidewalk.
4. From the required off-street parking area screening standards to a minimum of 75% screening along Ardmore Trail, as shown on site plan.
5. From the required minimum foundation landscaping standards to a minimum of 4 trees and 30 shrubs along the south façade, as shown on the site plan.
6. From the requirement that no off-street loading spaces or trash containers exceeding 36 cubic feet be located between the front façade and the front lot line.

State statutes and the South Bend Zoning Ordinance require that certain standards must be met before a variance can be approved.

(1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Converting the vacant building to a school and improving lighting around the site will create a safer environment for the neighborhood.

(2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. Improving the building facades and installing new landscaping will protect surrounding property values.

(3) The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. The strict application would limit the ability for the site to be redeveloped for any use since a building already exists. The parking requirements exceed what is needed for this specific use.

**Recommendation:**

Based on information available prior to the public hearing, the staff recommends that the rezoning petition be sent to the City Council with a favorable recommendation. The staff recommends approval of all six variances.

**Analysis:**

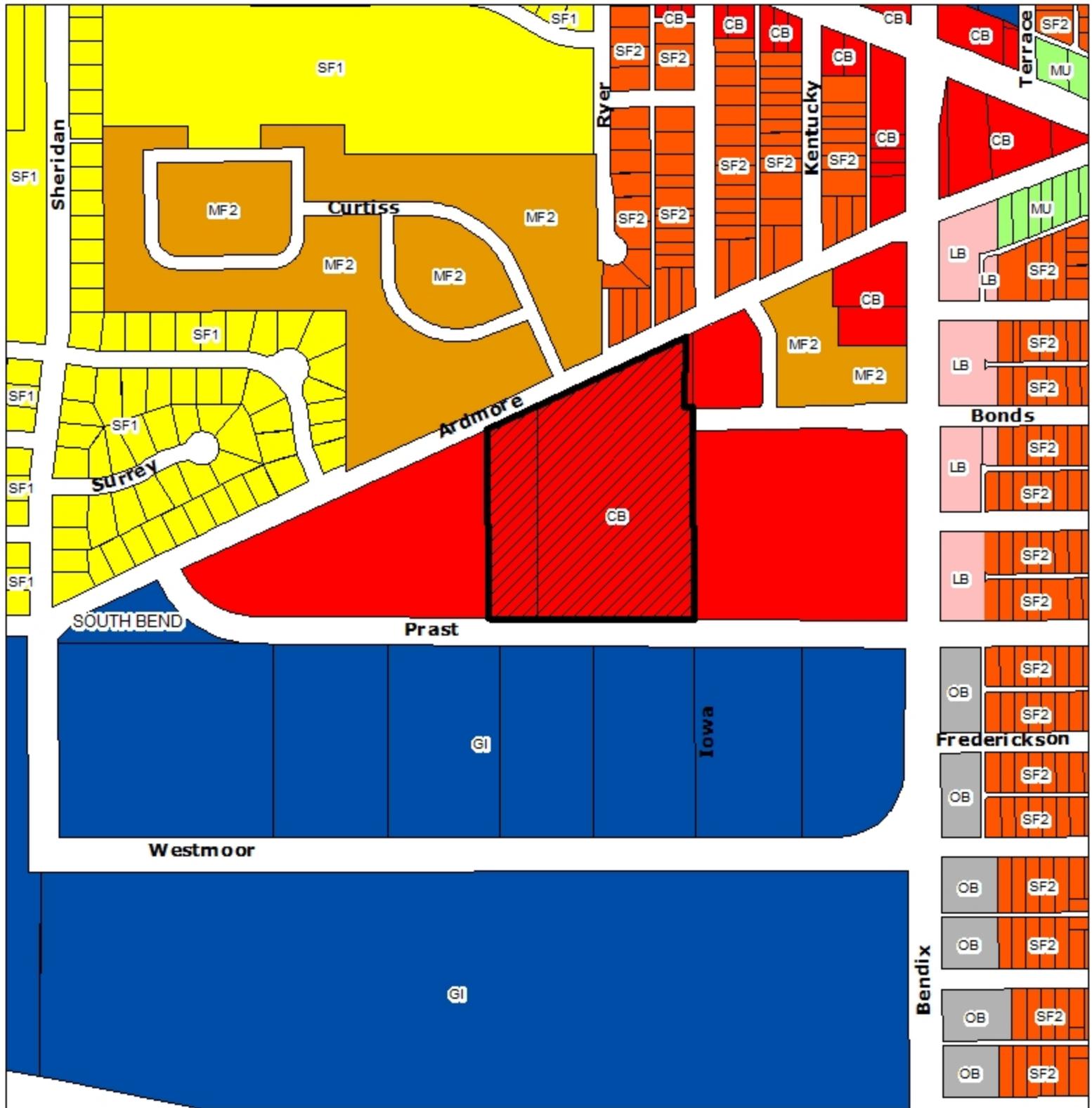
The conversion of this vacant site into a school would create an asset for the community. Renovating the building and establishing landscaping will create a place that is safer and more aesthetically pleasing. Its proximity to the library, community garden, and residential neighborhoods make it a logical and compatible development.



SOUTH BEND

1 inch = 400 feet  
PORTAGE TOWNSHIP

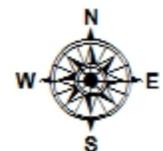




**Rezoning from:  
"CB" COMMUNITY BUSINESS DISTRICT TO  
to "SF2" SINGLE FAMILY & TWO FAMILY DISTRICT**

**MASTER ZONING KEY**

- SOUTH BEND "SF1" SINGLE FAMILY AND TWO FAMILY DISTRICT
- SOUTH BEND "SF2" SINGLE FAMILY AND TWO FAMILY DISTRICT
- SOUTH BEND "MF2" HIGH-DENSITY MULTIFAMILY DISTRICT
- SOUTH BEND "OB" OFFICE BUFFER DISTRICT
- SOUTH BEND "MU" MIXED USE DISTRICT
- SOUTH BEND "LB" LOCAL BUSINESS DISTRICT
- SOUTH BEND "CB" COMMUNITY BUSINESS DISTRICT
- SOUTH BEND "GI" GENERAL INDUSTRIAL DISTRICT



1 inch = 400 feet

**APC # 2734-15**

**Staff Report**

3/5/2015

APC # 2735-15  
Owner: South Bend Public Transportation Corp.  
Location: the intersections of Northside Boulevard with Notre Dame Avenue and Frances Street (commonly known as the Traspo Site)  
Jurisdiction: City of South Bend  
Public Hearing Date: 3/17/2015

**Requested Action:**

The petitioner is requesting a zone change from MU Mixed Use District MF1 Urban Corridor Multifamily District to SF2 Single Family & Two Family District and seeking three variances.

**Land Uses and Zoning:**

- On site: On site is vacant land.
- North: To the north are single family homes zoned MF1 Urban Corridor Multifamily District and Rose Brick zoned MU Mixed Use.
- East: To the east across Frances Street is an industrial building zoned LI Light Industrial and single family homes zoned SF1 Single Family & Two Family District.
- South: To the south across Northside Boulevard is park property adjacent to the St. Joseph River zoned MU Mixed Use.
- West: To the west across St. Peter Street is an office building zoned MU Mixed Use and a vacant lot zoned MF1 Urban Corridor Multifamily District.

**District Uses and Development Standards:**

The SF2 District is established to protect, promote and maintain the development of single family dwellings and two family dwellings in the urban core of the City of South Bend as well as to provide for limited public and institutional uses that are compatible with an urban residential neighborhood. The availability of public facilities (e.g., public water, public sanitary sewer, storm sewer, natural gas, electricity, telephone, etc.) is required for development within this district.

**Site Plan Description:**

The area to be rezoned is approximately 9 acres. The development will include a mixture of single family home types, including townhomes, high density detached homes, and traditional single family homes on 54 new lots. The petitioner is seeking variances to allow 15' front yard setbacks and 4' side yard setbacks for parcels A through F. They are also seeking a variance from the required 40' minimum lot width to 29' for parcels B and F.

**Zoning and Land Use History And Trends:**

The site has historically been focused around transportation. Originally the trolley barn for the trolley system, it later became the administration offices and service area for TRANSPO.

**Traffic and Transportation Considerations:**

Northside Boulevard has two lanes. Wayne Street, Notre Dame Avenue and Frances Street are two-lane roads with on-street parking. The City is proposing to extend St. Peter south to intersect with Northside.

**Utilities:**

The site will be served by municipal water and sewer.

**Agency Comments:**

The Department of Community Investment offers a favorable recommendation.

**Commitments:**

The petitioner is not proposing any written commitments.

**Criteria to be considered in reviewing rezoning requests, per IC 36-7-4-603:**

**1. Comprehensive Plan:**

**Policy Plan:**

The petition is consistent with City Plan, South Bend Comprehensive Plan (November 2006)

Policy H 1.1: Encourage residential developments to contain a mix of housing types, densities, price ranges, and amenities.

**Land Use Plan:**

The future land use map identifies this area as mixed use and high density residential.

**Plan Implementation/Other Plans:**

The Howard Park Neighborhood Plan (2012) identifies this area as single family residential.

**2. Current Conditions and Character:**

The area has a wide mix of uses ranging from single family to industrial typical of an area that was once bordered by a rail line.

**3. Most Desirable Use:**

The most desirable use of land is for medium to high density residential.

**4. Conservation of Property Values:**

Due to the low impact of residential development, surrounding property values should not be affected.

**5. Responsible Development And Growth:**

It is responsible development and growth to support the redevelopment of this area with single family homes, as supported by the Howard Park Neighborhood Plan.

**Staff Comments:**

This is a combined public hearing procedure, which includes a rezoning and 3 variances from the development standards. The Commission will forward the rezoning to the Council with or without a recommendation and either approve or deny the variances.

The petitioner is also requesting the following variances:

- 1) From the required Minimum Lot Width of 40' to 29' for Parcels B & F;
- 2) From the required 25' minimum front yard building setback to 15' for Parcels A - F; and
- 3) From the required minimum side yard of 5' or 10% of lot width, whichever is greater, to 4' for Parcels A - F.

State statutes and the South Bend Zoning Ordinance require that certain standards must be met before a variance can be approved.

(1) The approval will not be injurious to the public health, safety, morals and general welfare of the community. The project is establishing new lots for residential development. Many of the lots in the surrounding neighborhood have setbacks consistent with the proposed development. While the reduced lot widths will increase density, it will not negatively impact the general welfare of the community because the appropriate infrastructure is already in place.

(2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. The residential development is surrounded by a mix of uses. The low impact of the development should not affect surrounding property values.

(3) The strict application of the terms of this Chapter would result in practical difficulties in the use of the property. The strict application would prevent the development from instituting a neighborhood layout appropriate to this specific location. It's close proximity to downtown and the river support the request for a more urban residential pattern.

**Recommendation:**

Based on information available prior to the public hearing, the staff recommends that the rezoning petition be sent to the Common Council with a favorable recommendation. The staff recommends approval of the variances, subject to the rezoning.

**Analysis:**

Redevelopment of this site for single family residential will strengthen the existing Howard Park Neighborhood and address a demand for urban housing as identified by local developers, real estate professionals, and the Howard Park Neighborhood Plan.

REZONING  
#2735-15



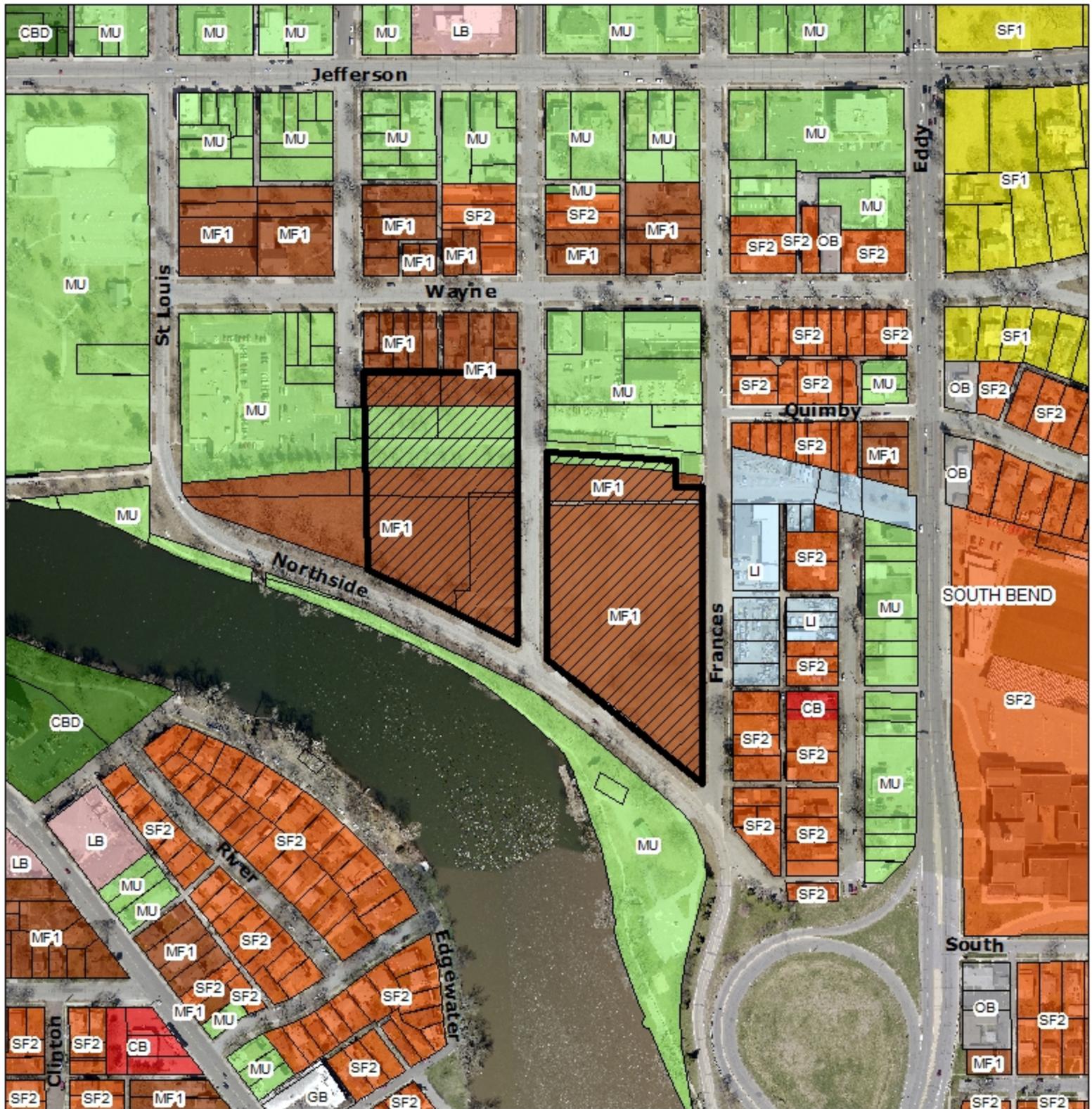
SOUTH BEND

Northside

1 inch = 300 feet

PORTAGE TOWNSHIP



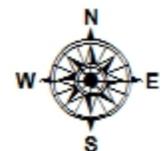


**Rezoning from:**

**"MU" MIXED USE DISTRICT & "MF1" URBAN CORRIDOR MULTIFAMILY DISTRICT  
to "SF2" SINGLE FAMILY & TWO FAMILY DISTRICT**

**MASTER ZONING KEY**

- SOUTH BEND "SF1" SINGLE FAMILY AND TWO FAMILY DISTRICT
- SOUTH BEND "SF2" SINGLE FAMILY AND TWO FAMILY DISTRICT
- SOUTH BEND "MF1" URBAN CORRIDOR MULTIFAMILY DISTRICT
- SOUTH BEND "OB" OFFICE BUFFER DISTRICT
- SOUTH BEND "MU" MIXED USE DISTRICT
- SOUTH BEND "CBD" CENTRAL BUSINESS DISTRICT
- SOUTH BEND "LB" LOCAL BUSINESS DISTRICT
- SOUTH BEND "CB" COMMUNITY BUSINESS DISTRICT
- SOUTH BEND "LI" LIGHT INDUSTRIAL DISTRICT



1 inch = 300 feet

**APC # 2735-15**

**Staff Report**

3/10/2015

APC # 2732-15  
Owner: APC Initiated  
Jurisdiction: City of South Bend  
Public Hearing Date: 2/17/2015

**Requested Action:**

The requested action is for a series of text changes amending Section 21-06.03 Northeast Neighborhood Development Area Overlay Zoning District to clarify architectural and design terminology, and to add additional definitions and graphics.

**Staff Comments:**

The staff has initiated this ordinance based on discussions with the NNRO and the Building Department, where certain terms and development standards have caused conflicts in interpretation of several design standards, and where certain standards may be a barrier practical construction projects. A number of definitions have been either added or revised, and terminology clarified.

In addition, since the recent expansion of the NNDA boundary into the new River East Development Area, the former NNDA boundary needs to be reestablished as a separate and distinct overlay area.

**Recommendation:**

Based on information available prior to the public hearing, the staff recommends that the ordinance be tabled indefinitely so that additional technical revisions can be made.

**Staff Report**

3/10/2015

APC # 2732-15  
Owner: APC Initiated  
Jurisdiction: City of South Bend  
Public Hearing Date: 2/17/2015

**Requested Action:**

The requested action is for a series of text changes amending Section 21-06.03 Northeast Neighborhood Development Area Overlay Zoning District to clarify architectural and design terminology, and to add additional definitions and graphics.

**Staff Comments:**

The staff has initiated this ordinance based on discussions with the NNRO and the Building Department, where certain terms and development standards have caused conflicts in interpretation of several design standards, and where certain standards may be a barrier practical construction projects. A number of definitions have been either added or revised, and terminology clarified.

In addition, since the recent expansion of the NNDA boundary into the new River East Development Area, the former NNDA boundary needs to be reestablished as a separate and distinct overlay area.

**Recommendation:**

Based on information available prior to the public hearing, the staff recommends that the ordinance be tabled indefinitely so that additional technical revisions can be made.