

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-APP-029
Address: 1017 Udell Street (approximate address)
Location: Washington Township, Council District #7
Zoning: PK-1
Petitioner: City of Indianapolis, Department of Parks and Recreation, by Kate Warpool
Request: Park District One Approval to provide for playground equipment and other park improvements.

By request of Staff, this matter was continued from the October 12, 2023 hearing to the October 26, 2023 hearing.

RECOMMENDATIONS

Staff **recommends approval** of this request.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

PARK DISTRICT-ONE APPROVAL

- ◇ This petition would provide for replacement of playground equipment and other improvements at an existing park within the Indy Parks and Recreation System: Frank Young Park.
- ◇ The park is zoned PK-1; however, no use, building or structure is permitted for any purpose until a site and development plan for such land, including the proposed use, has been filed with and approved by the Commission in accordance with the Zoning Ordinance.
- ◇ Land in the development plan districts is subject to the following site and development requirements. In review of the proposed Site and Development Plan, the Commission must assess whether the Site and Development Plan, proposed use, buildings, and structures must:
 - a. Be so designed as to create a superior land development plan, in conformity with the Comprehensive Plan;
 - b. Create and maintain a desirable, efficient and economical use of land with high functional and aesthetic value, attractiveness and compatibility of land uses, within the development plan district and with adjacent uses;

(Continued)

STAFF REPORT 2023-APP-029 (Continued)

- c. Provide sufficient and adequate multi-modal access, such as parking and loading areas, transit provisions, and bicycle facilities;
- d. Integrate a multi-modal transportation network using active and passive traffic control with the existing and planned public streets and interior roads;
- e. Provide adequately for sanitation, drainage and public utilities in a sustainable, low-impact manner;
- f. Allocate adequate sites for all uses proposed - the design, character, grade, location and orientation thereof to be appropriate for the uses proposed, logically related to existing and proposed topographical and other conditions, and consistent with the Comprehensive Plan; and
- g. Provide pedestrian accessibility and connectivity, which may be paths, trails, sidewalks, or combination thereof. Pedestrian accessibility to available public transit must be provided. Sidewalks along eligible public streets consisting of the walkway and any curb ramps or blended transitions must be provided. If sidewalks are required to be installed, the Administrator or the Commission must be guided by the provisions of Section 744-304 for the installation of sidewalks.

◇ The Comprehensive Plan recommends Parks and Open Space for the site.

◇ The site plan indicates the proposed improvements would be within the park boundaries. Staff supports this request.

FINDINGS OF FACT

FINDINGS OF FACT

The Metropolitan Development Commission finds that the site and development plan file-dated _____, 20____

A. Has been designed to create a superior land development plan, in conformity with the Comprehensive Plan because:

The land use plan identifies that the property is part of the traditional neighborhood typology, that the land is currently used as a park, that the land use pattern book recommends parks without additional concerns, the plan improves the condition of the park, and the surrounding traditional neighborhood benefits from the park improvements.

B. Creates and maintains a desirable, efficient and economical use of land with high functional and aesthetic value, attractiveness and compatibility of land uses, within the development plan district and with adjacent uses because:

The plan replaces equipment and surfaces for play and recreation functions that currently exist, improving the current state of the park. Additional improvements as noted on the site plan will be completed in future phases.

C. Provides sufficient and adequate multi-modal access, such as parking and loading areas, transit provisions, and bicycle facilities because:

New paths are included as part of the project. This is a small park in the middle of a neighborhood with parking available on the street and accessible by pedestrians via sidewalks.

(Continued)

STAFF REPORT 2023-APP-029 (Continued)

D. Integrates a multi-modal transportation network using active and passive traffic control with the existing and planned public streets and interior roads because:

existing controls are already included in and adjacent to the existing park;
and new additional pedestrian and bike paths with necessary controls are planned for future park and/or infrastructure projects.

E. Provides adequately for sanitation, drainage, and public utilities in a sustainable, low-impact manner because:

the park is serviced by the owner, Indy Parks, and the Department of Public Works, property drainage has been designed by a professional engineer and incorporates appropriate sustainable designs, and does not require additional public utility services such as electricity or water for irrigation.

F. Allocates adequate sites for all uses proposed, - the design, character, grade, location, and orientation thereof to be appropriate for the uses proposed, logically related to existing and proposed topographical and other conditions, and consistent with the Comprehensive Plan, because:

the property is currently a small-scale park and the proposed plan replaces existing park structures and adds connectivity and functions complimentary to its continued use as a park.

G. Provides pedestrian accessibility and connectivity, which may be paths, trails, sidewalks (If sidewalks are required to be installed, the Administrator or the Commission must be guided by provisions of Section 744-304 for the installation of sidewalks), or combination thereof; provides pedestrian accessibility to available public transit; and provides sidewalks along eligible public streets consisting of the walkway and any curb ramps or blended transitions because:

existing paths are already included in the existing park; and existing paths will be replaced and improved as part of this project;
and/or new paths are planned for future park and/or infrastructure projects.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

	PK-1	Park
SURROUNDING ZONING AND LAND USE		
North -	D-5 / PK-2	Single-family dwellings / Non-profit (former firehouse)
South -	D-5 / C-1	Single-family dwellings
East -	D-5	Single-family dwellings
West -	D-5	Single-family dwellings

STAFF REPORT 2023-APP-029 (Continued)

COMPREHENSIVE LAND USE PLAN	The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends parks and open space development
THOROUGHFARE PLAN	Udell Street is designated in the Marion County Thoroughfare Plan as a local street with an existing 60-foot right-of-way and a proposed 48-foot right-of-way. Rader Street is designated in the Marion County Thoroughfare Plan as a local street with an existing 60-foot right-of-way and a proposed 48-foot right-of-way.
CONTEXT AREA	This site is located within the compact context area.
OVERLAY	There are no overlays for this site.

ZONING HISTORY

SITE

None.

VICINITY

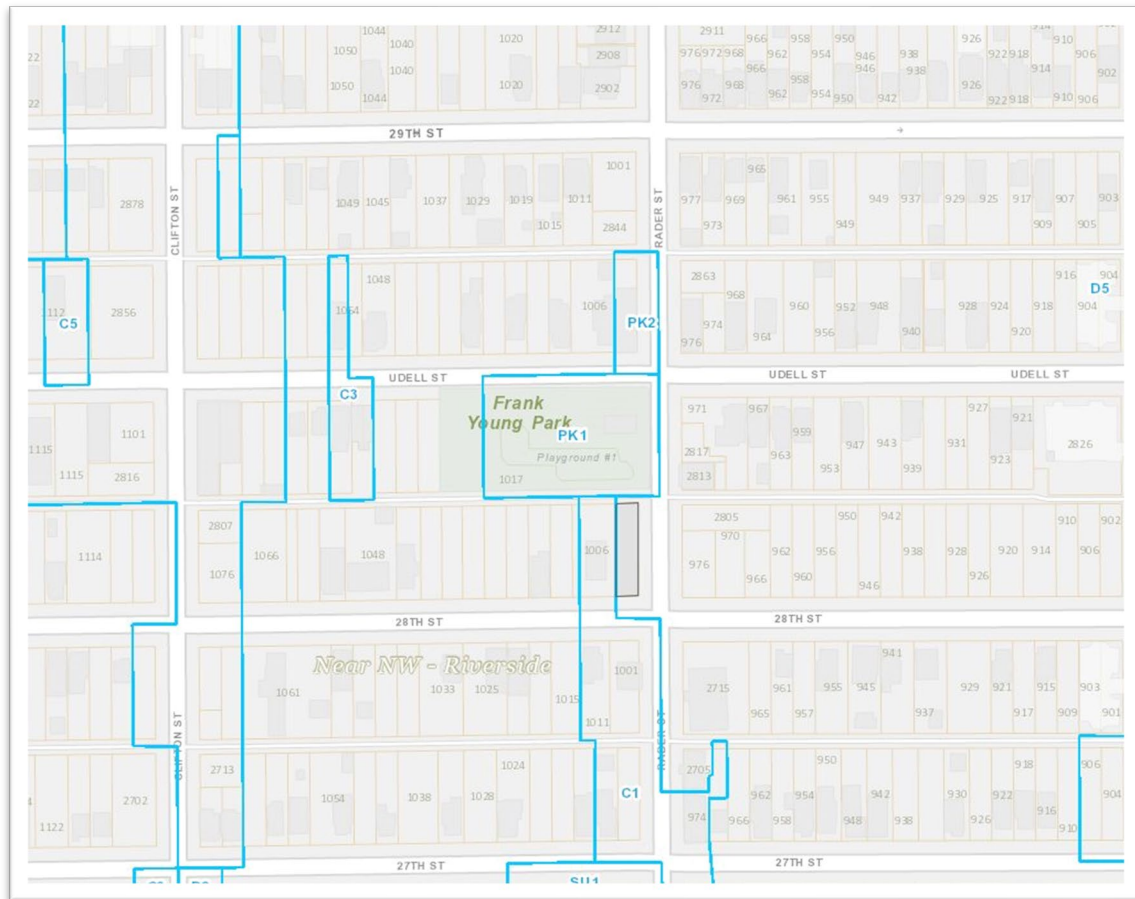
2019-ZON-005, 1002 Udell Street, rezoning of .08 acres from PK-1 to PK-2 to provide for residential, commercial, community, cultural, and farmers market development, **granted**.

2018-CZN-835, 1066, 1114, 1121 and 1122 Roache Street, 1002 and 1102 West 28th Street, 1045 Udell Street, and 2702 Clifton Street, rezoning of .70 acres from C-1, C-3 & I-2 to D-5 to provide for residential development, **granted**.

2005-ZON-207, 1031, 1033, 1058, 1062 and 1159 Udell Street, rezoning of .43 acres from C-3 & PK-1 to D-5 to provide for single-family development, **granted**.

BB

STAFF REPORT 2023-APP-029, Enclosures

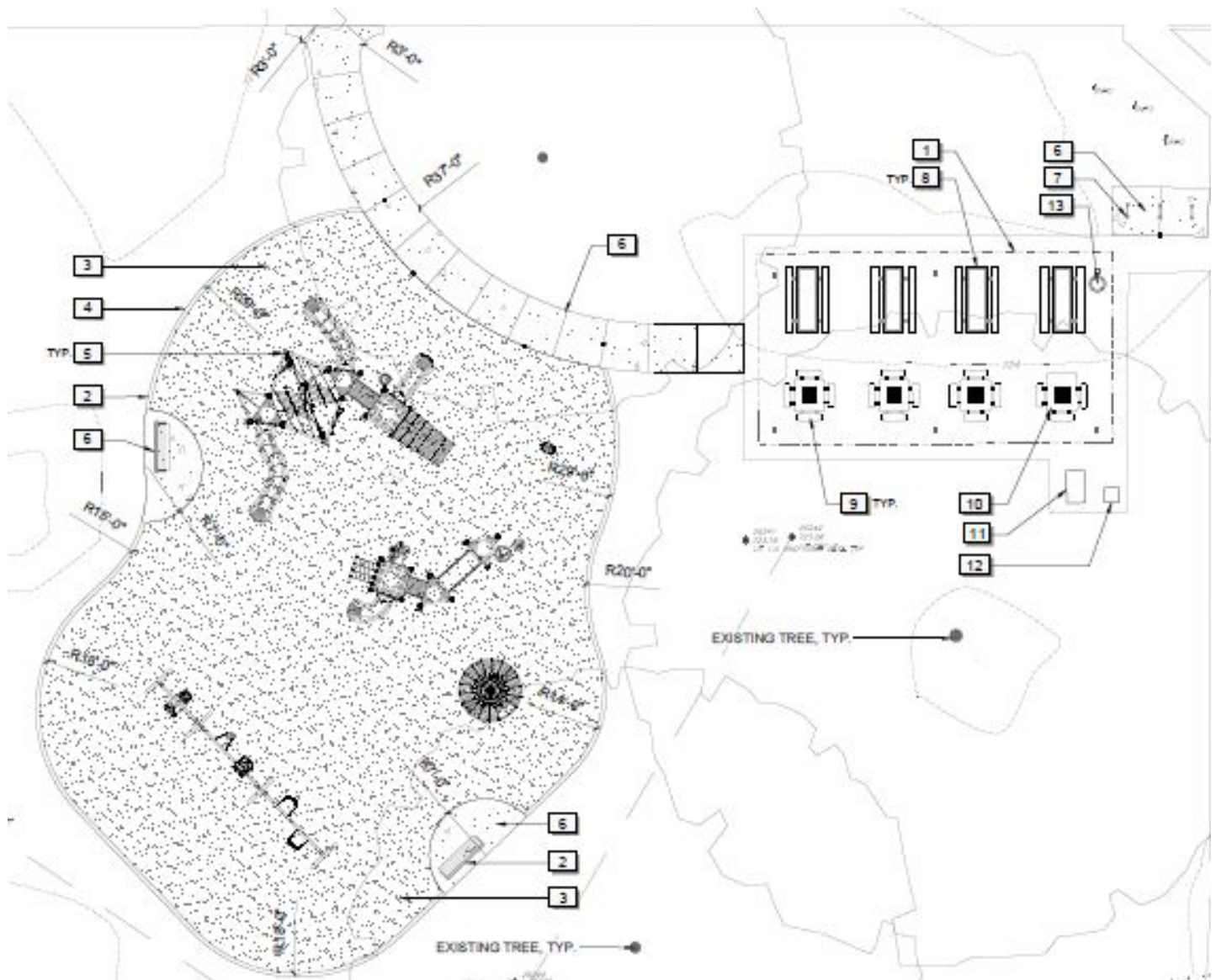


Location Map, Frank Young Park



Aerial view, Frank Young Park

(Continued)



Site Plan, Frank Young Park

(Continued)



Frank Young Park shelter area



Frank Young Park playground area

(Continued)

STAFF REPORT 2023-APP-029, Enclosures (cont'd)



Site photo, view east along Udell Street



Site photo, view north Rader Street