

## STAFF REPORT

### Department of Metropolitan Development Division of Planning Current Planning Section

**Case Number:** 2023-CZN-815 / 2023-CAP-815  
**Address:** 1945 Orange Street (*Approximate Address*)  
**Location:** Center Township, Council District #21  
**Petitioner:** City of Indianapolis, Department of Parks and Recreation, by Jason Larrison  
**Request:** Rezoning of .6 acres from the D-5 (FF) district to the PK-1 (FF) district to provide for park uses.  
Park District One Approval to provide for new playground equipment, a rubberized play surface, and sidewalks.

### **RECOMMENDATION**

Staff recommends approval of this request.

### **SUMMARY OF ISSUES**

The following issues were considered in formulating the recommendation:

#### **LAND USE**

- ◇ This site was platted as part of Nicolaus Jose's Second Pleasant Valley Addition in 1889. Historic mapping indicates that dwellings occupied the area until Pleasant Run Parkway was built requiring the removal of several homes along the south side of Orange Street. The remaining triangular lot was vacant until the mid-1990's when playground equipment was installed formally making the site the neighborhood park that remains today.
- ◇ The 2018 Comprehensive Land Use Plan recommends Large-Scale Park for the subject site.

#### **ZONING**

- ◇ Given the site's history of use and the character of the surrounding uses, staff supports the rezoning.

### **GENERAL INFORMATION**

EXISTING ZONING, CONTEXT AREA, AND LAND USE  
D-5                      Compact                      Park

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## **STAFF REPORT 2023-CZN-815 / 2023-CAP-815 (Continued)**

### **SURROUNDING ZONING AND LAND USE**

North	D-5	Residential
South	PK-1	Linear Park (Pleasant Run Trail)
East	D-5	Residential
West	PK-1	Linear Park (Pleasant Run Trail)

**COMPREHENSIVE LAND USE PLAN** The Pike Township Comprehensive Plan (2018) recommends Large-Scale Park.

**THOROUGHFARE PLAN**

Pleasant Run Parkway North Drive is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Primary Collector, with a 70-foot existing right-of-way.

Orange Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Local Street, with a 50-foot existing right-of-way.

Randolph Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Local Street, with a 40-foot existing right-of-way, and a 48-foot proposed right-of-way.

**FLOODWAY / FLOODWAY FRINGE** This site is located within a floodway or floodway fringe.

**WELLFIELD PROTECTION DISTRICT** This site is not located within a wellfield protection district.

### **ZONING HISTORY – SITE**

**None.**

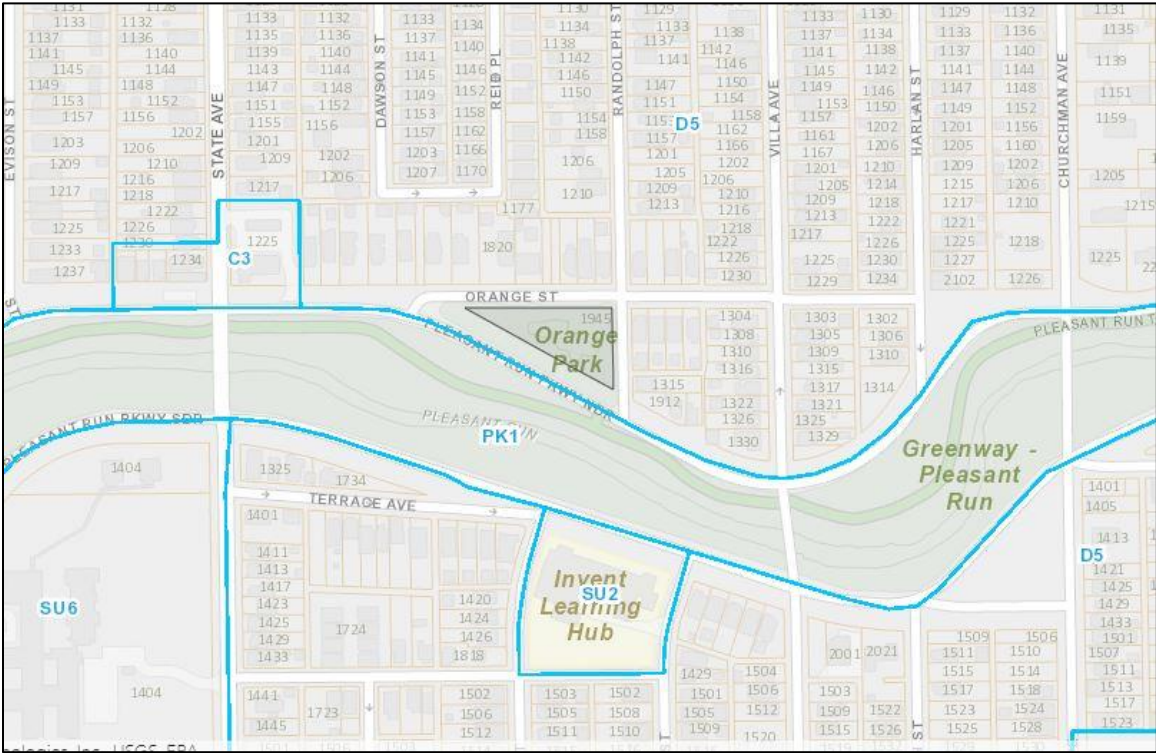
### **ZONING HISTORY – VICINITY**

**None.**

**BB**

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**STAFF REPORT 2023-CZN-815 / 2023-CAP-815, Location**



**STAFF REPORT 2023-CZN-815 / 2023-CAP-815, Aerial photograph (2022)**



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**STAFF REPORT 2023-CZN-815 / 2023-CAP-815, Site Plan**



**STAFF REPORT 2023-CZN-815 / 2023-CAP-815, Photograph**



View of the site from Orange St looking southeast