

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-APP-009
Address: 555 West Hanna Avenue (approximate address)
Location: Perry Township, Council District #16
Zoning: PK-1
Petitioner: City of Indianapolis, Department of Parks and Recreation, by Jason Larrison
Request: Park District One Approval to provide for playground equipment, a rubberized play surface, walking paths, and resurfaced basketball court.

Case Number: 2023-APP-010
Address: 1129 Vandeman Street (approximate address)
Location: Center Township, Council District #21
Zoning: PK-1
Petitioner: City of Indianapolis, Department of Parks and Recreation, by Jason Larrison
Request: Park District One Approval to provide for playground equipment, a rubberized play surface, walking paths, and a resurfaced basketball court.

Case Number: 2023-APP-011
Address: 480 St Paul Street (approximate address)
Location: Center Township, Council District #17
Zoning: PK-1
Petitioner: City of Indianapolis, Department of Parks and Recreation, by Jason Larrison
Request: Park District One Approval to provide for playground equipment, a rubberized play surface, walking paths, and resurfaced basketball court.

Case Number: 2023-APP-012
Address: 254 East Beecher Street (approximate address)
Location: Center Township, Council District #16
Zoning: PK-1
Petitioner: City of Indianapolis, Department of Parks and Recreation, by Jason Larrison
Request: Park District One Approval to provide for playground equipment, a rubberized play surface, walking paths, and resurfaced basketball court.

RECOMMENDATIONS

Staff **recommends approval** of these requests.

(Continued)

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

PARK DISTRICT-ONE APPROVAL

- ◇ These petitions would provide for replacement playground equipment, new playground surfaces, new surface for playing courts and walking paths to existing walking paths for four existing parks within the Indy Parks and Recreation System: Bluff Park, Pride Park, Porter Playfield, and Sexson Park.
- ◇ All of the parks are 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 or uses, 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;
 - 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.

(Continued)

STAFF REPORT 2023-APP-009 / 2023-APP-010 / 2023-APP-011 / 2023-APP-012 (Continued)

- ◇ The Comprehensive Plan recommends either large-scale park or traditional neighborhood for the sites. Small-scale parks are generally for public or private parks that are under 10 acres in size. Large-scale parks are generally for public and private parks that are over 10 acres in size. “The Traditional Neighborhood typology includes a full spectrum of housing types, ranging from single family homes to large-scale multifamily housing. The development pattern of this typology should be compact and well-connected, with access to individual parcels by an alley when practical. Building form should promote the social connectivity of the neighborhood, with clearly defined public, semi-public, and private spaces. Infill development should continue the existing visual pattern, rhythm, or orientation of surrounding buildings when possible. A wide range of neighborhood-serving businesses, institutions, and amenities should be present. Ideally, most daily needs are within walking distance. This typology usually has a residential density of 5 to 15 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.”
- ◇ Each site plan indicates the proposed improvements would be within the park boundaries. Staff supports these requests.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE – 2023-APP-009

PK-1

Park

SURROUNDING ZONING AND LAND USE

North - D-A

Single-family dwellings

South - D-A

Single-family dwellings

East - D-2

Single-family dwellings

West - D-A / C-3

Single-family dwellings / Automotive repair

COMPREHENSIVE LAND USE PLAN The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends large-scale park development. The site is located within a floodway.

THOROUGHFARE PLAN Bluff Rd is designated in the Marion County Thoroughfare Plan as a primary arterial street with existing 58-foot right-of-way and a proposed 66-foot right-of-way; Hanna Ave is designated in the Marion County Thoroughfare Plan as a primary arterial street with existing 50-foot right-of-way and a proposed 95-foot right-of-way.

CONTEXT AREA This site is located within the metro context area.

OVERLAY There are no overlays for this site.

EXISTING ZONING AND LAND USE – 2023-APP-010

PK-1

Park

SURROUNDING ZONING AND LAND USE

North - D-5

Single-family dwellings

South - D-5

Single-family dwellings

East - D-5

Single-family dwellings

West - D-5

Single-family dwellings

(Continued)

STAFF REPORT 2023-APP-009 / 2023-APP-010 / 2023-APP-011 / 2023-APP-012 (Continued)

COMPREHENSIVE LAND USE PLAN The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends traditional neighborhood development.

THOROUGHFARE PLAN Vandeman Street is designated in the Marion County Thoroughfare Plan as a local street, with an existing and 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.

EXISTING ZONING AND LAND USE – 2023-APP-011

PK-1 Park

SURROUNDING ZONING AND LAND USE

North -	D-5	Single-family dwellings
South -	D-5	Single-family dwellings
East -	D-5	Single-family dwellings
West -	D-5	Single-family dwellings

COMPREHENSIVE LAND USE PLAN The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends traditional neighborhood development.

THOROUGHFARE PLAN St Paul Street is designated in the Marion County Thoroughfare Plan as a local street, with an existing and 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.

EXISTING ZONING AND LAND USE – 2023-APP-012

PK-1 Park

SURROUNDING ZONING AND LAND USE

North -	D-5	Single-family dwellings
South -	I-4	Vacant
East -	D-5	Single-family dwellings
West -	I-4	Vacant

COMPREHENSIVE LAND USE PLAN The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends traditional neighborhood.

THOROUGHFARE PLAN Beecher Street is designated in the Marion County Thoroughfare Plan as a local street, with an existing 25-foot right-of-way and 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.

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STAFF REPORT 2023-APP-009 / 2023-APP-010 / 2023-APP-011 / 2023-APP-012 (Continued)

SITE PLANS – **ALL SITES**

File-dated March 10, 2023

ELEVATIONS

None

ZONING HISTORY

2009ZON034, 254 E. Beecher St, Sexson Park rezoning from I4U/D5 to PK-1, granted.

BB

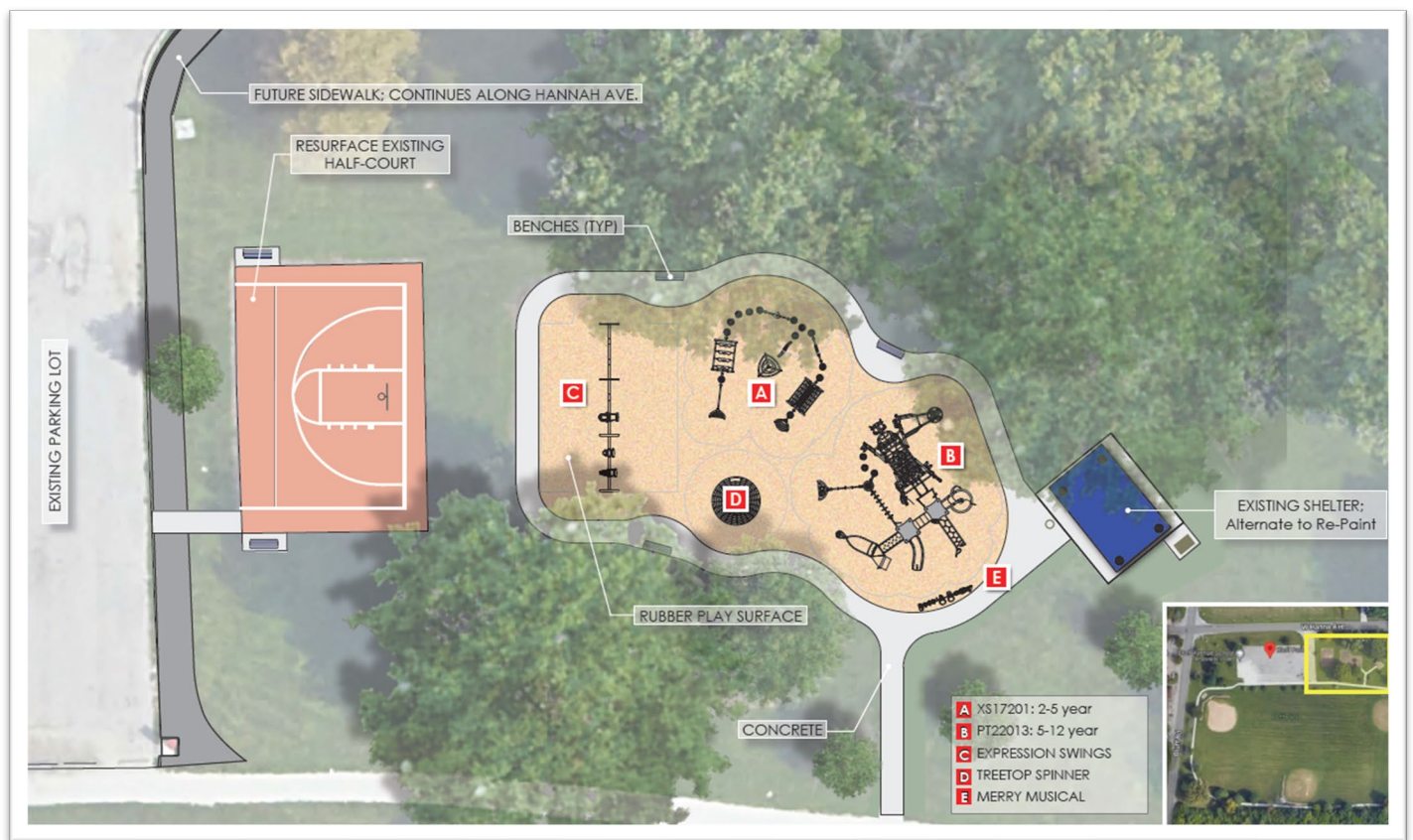
STAFF REPORT 2023-APP-009, Enclosures



Location Map, Bluff Park



Aerial view, Bluff Park



Site Plan, Bluff Park



Site photo, view south from Hanna Ave

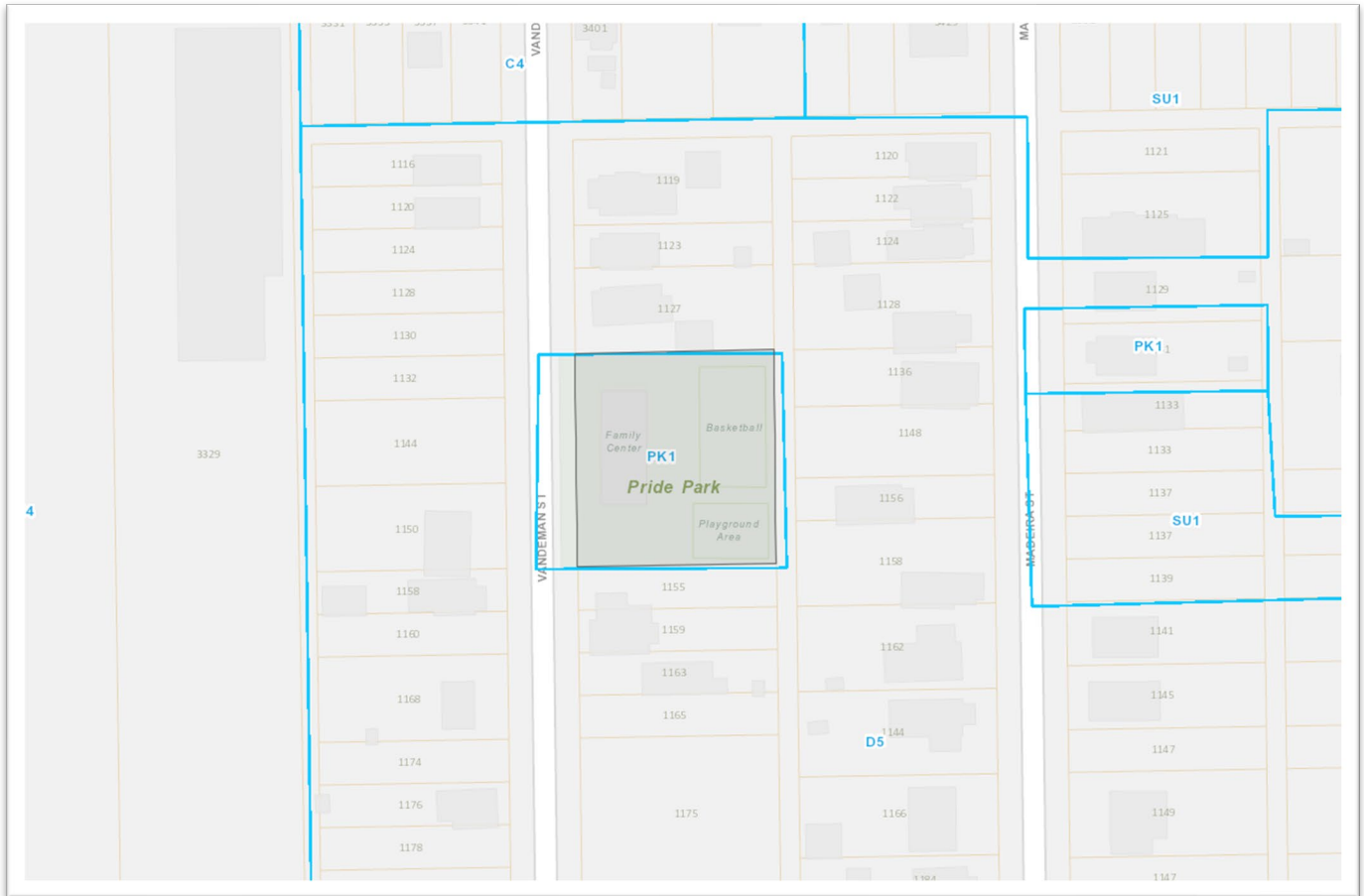


Site photo, view west along Hanna Ave

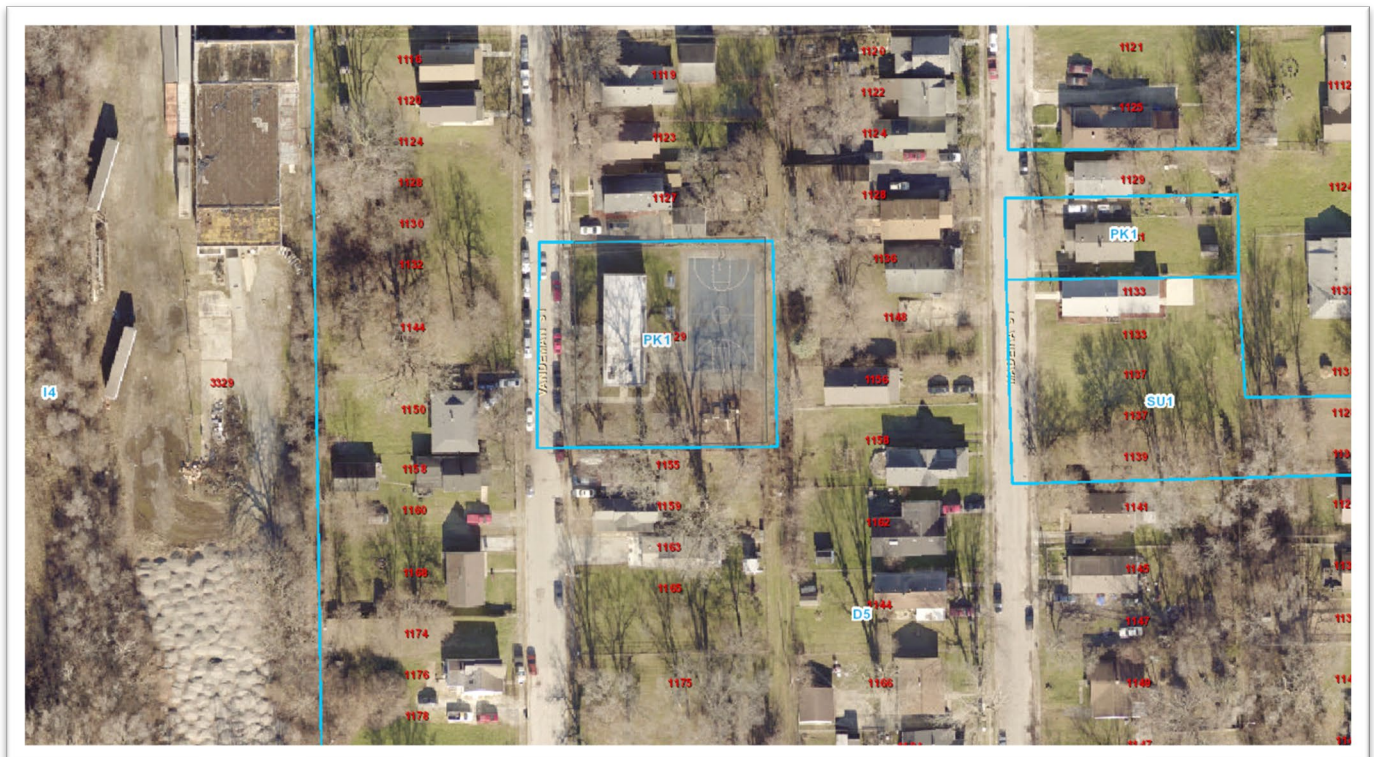


Site photo, view of playground area

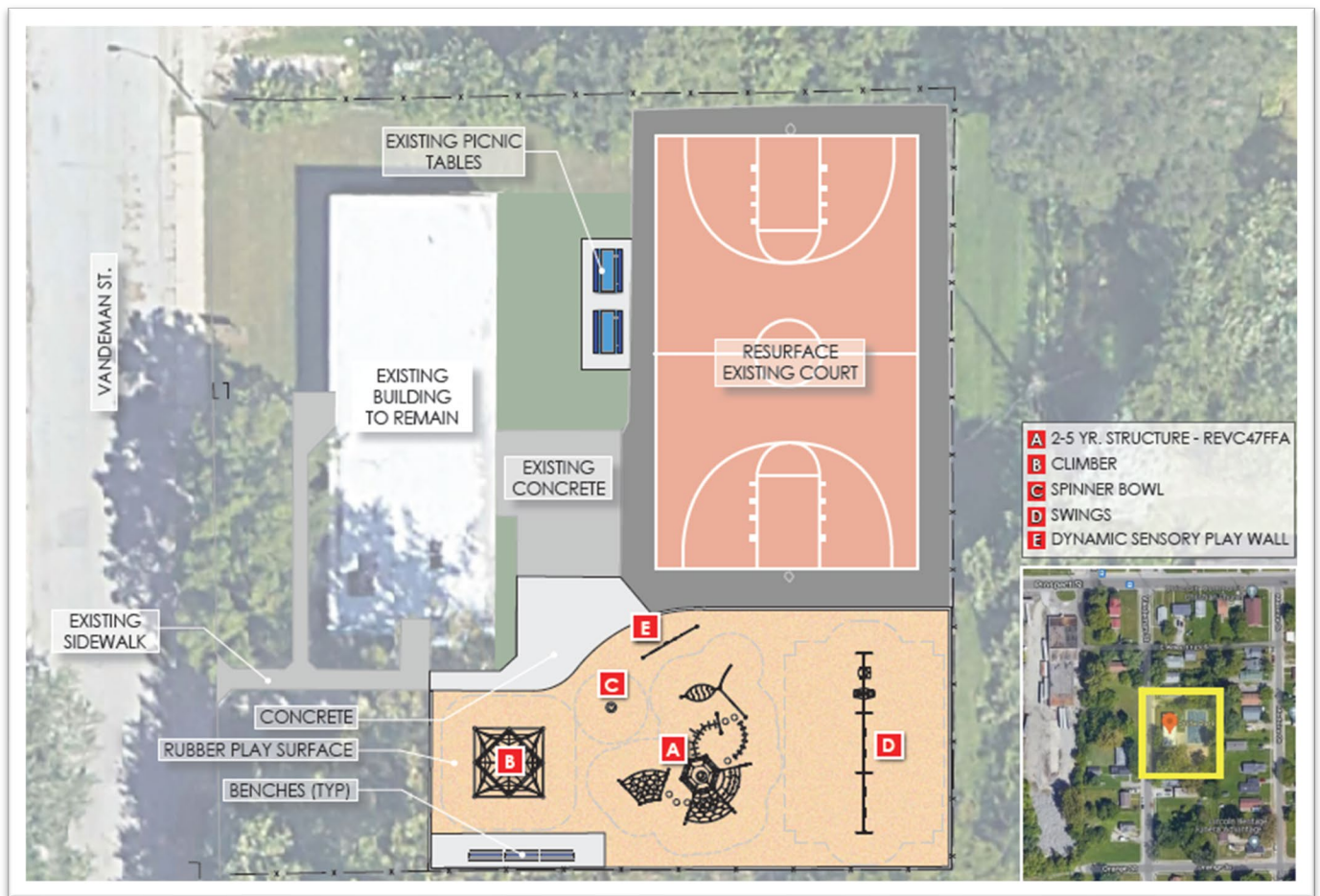
STAFF REPORT 2023-APP-010, Enclosures



Location map, Pride Park



Aerial view, Pride Park



Site Plan, Pride Park

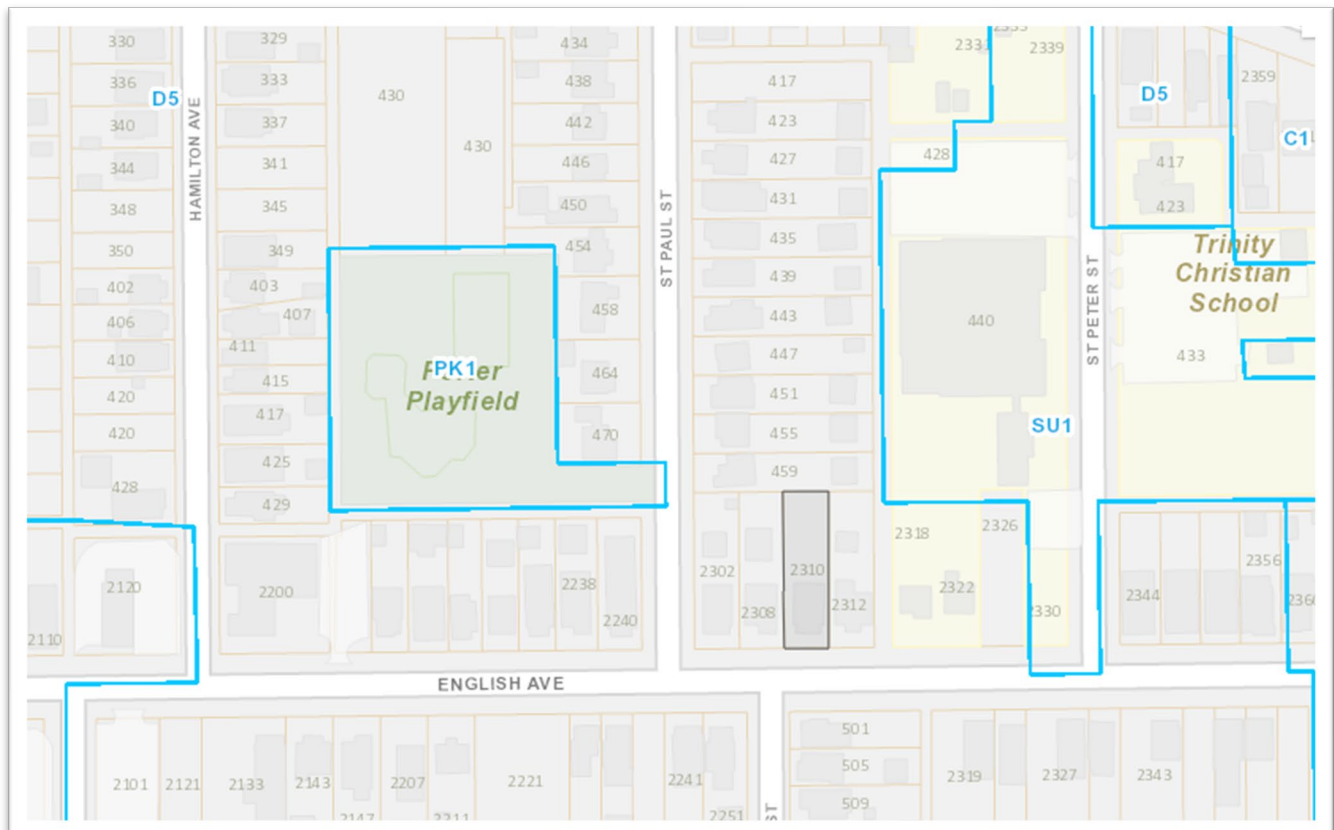


Site photo, Vandeman St south

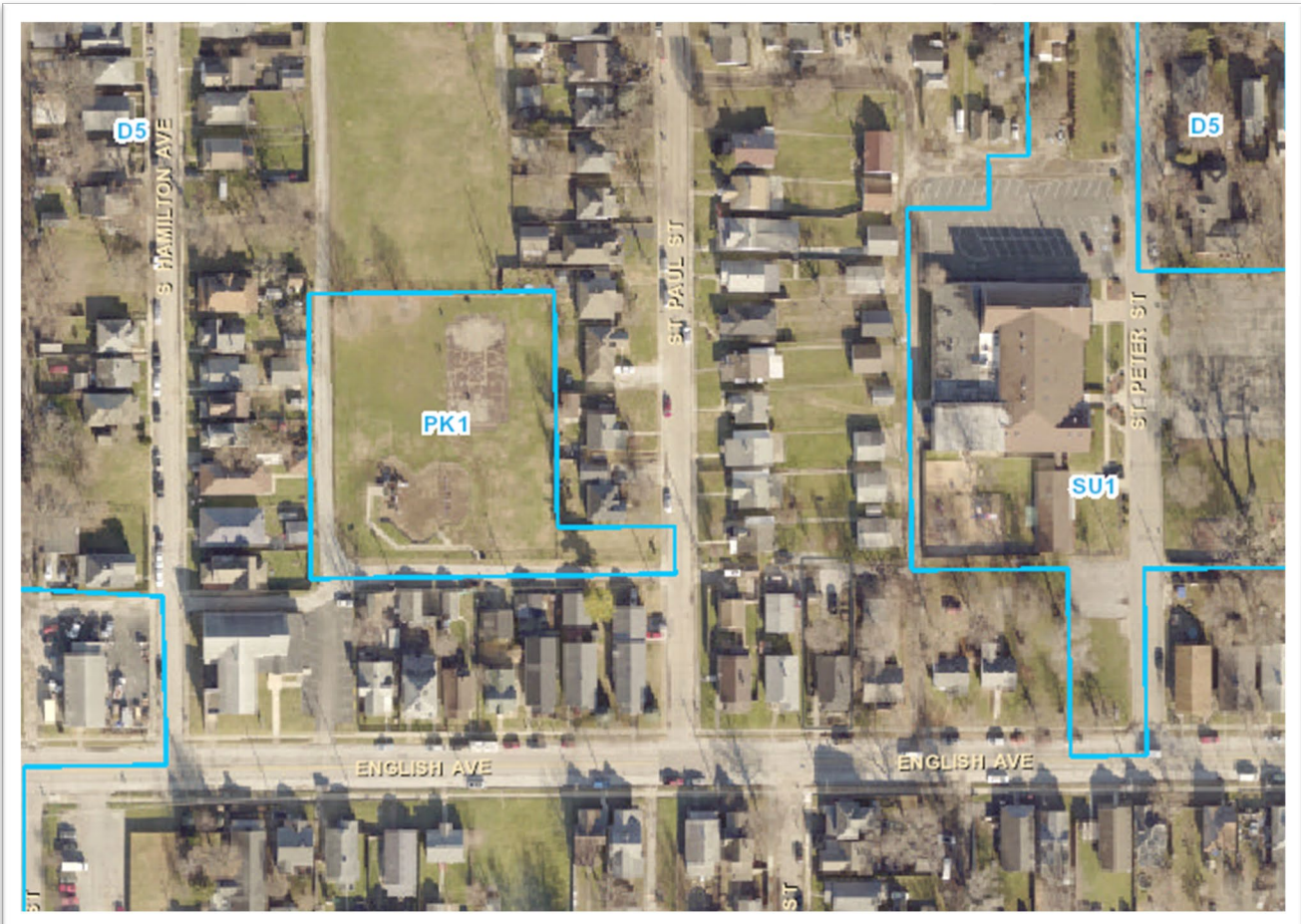


Site photo, rear playground area

STAFF REPORT 2023-APP-011, Enclosures



Location map, Porter Playfield



Aerial view, Porter Playfield



Site Plan, Porter Playfield



Site photo, at southwest corner

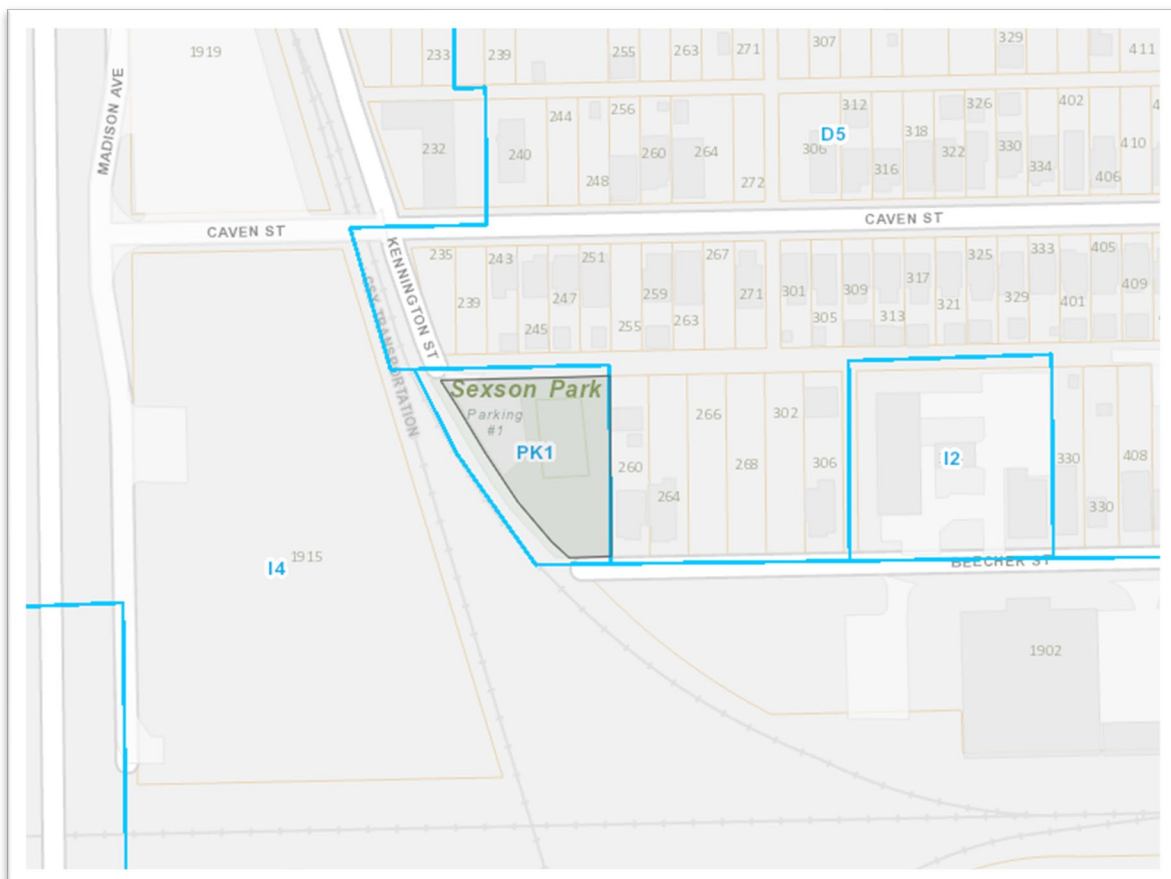


Site photo, playground

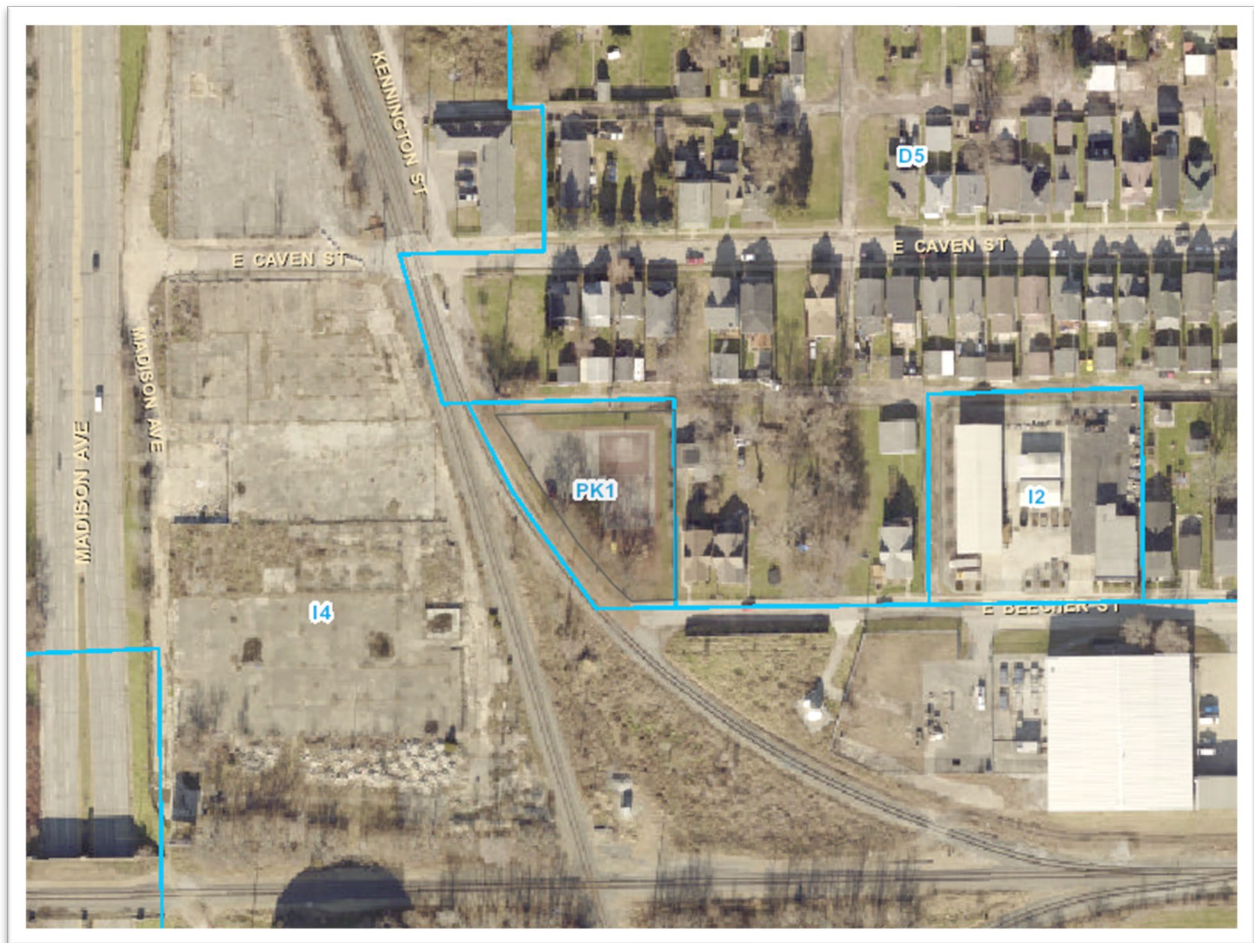


Site photo, basketball court

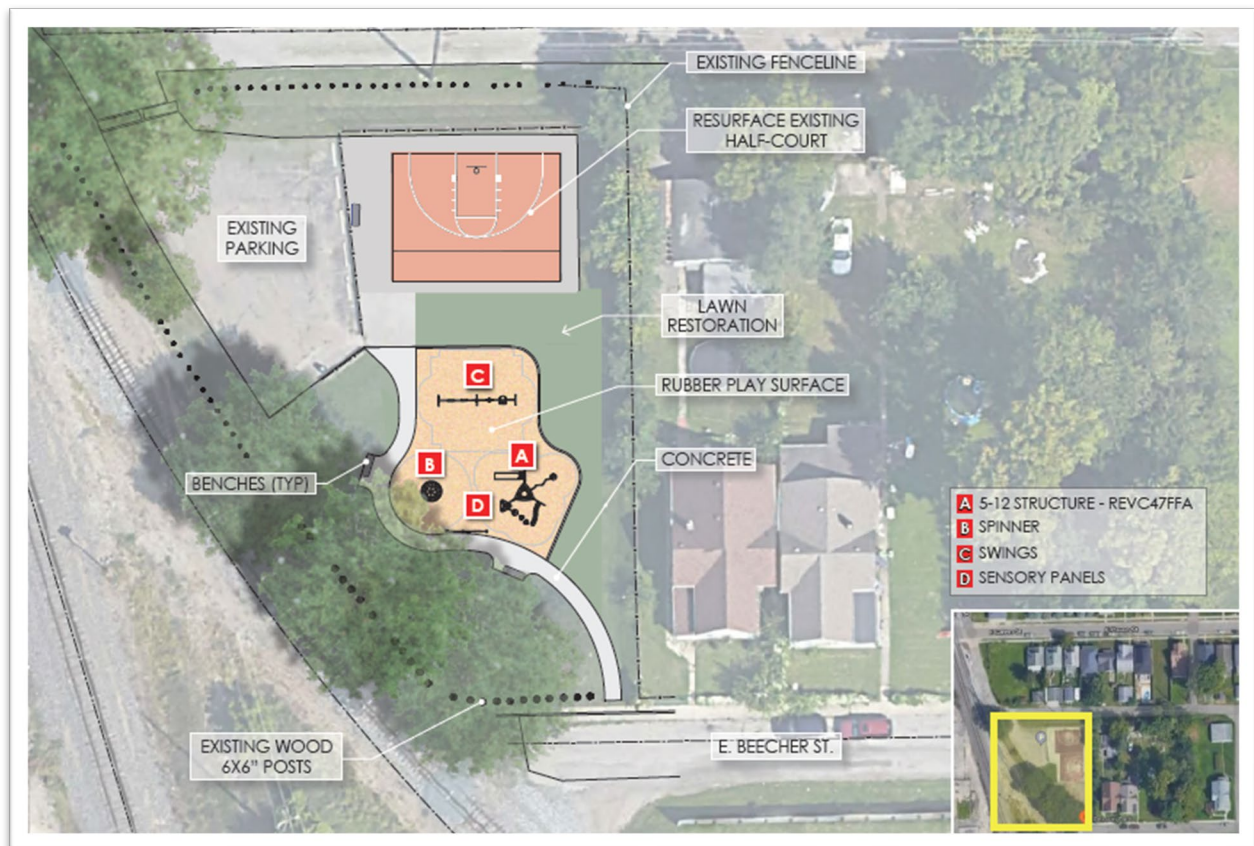
STAFF REPORT 2023-APP-012, Enclosures



Location map, Sexson Park



Aerial view, Sexson Park



Site Plan, Sexson Park



Site photo, Beecher Street



Site photo, from west