

## **STAFF REPORT**

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

**Case Number:** 2023-APP-013  
**Address:** 3510 North German Church Road (approximate address)  
**Location:** Warren Township, Council District #14  
**Zoning:** PK-1 (FF)  
**Petitioner:** City of Indianapolis, Department of Parks and Recreation, by Andre Denman  
**Request:** Park District-One Approval for the construction of an entry drive, parking area, community center, playground, walking trails, shelters and installation of stormwater detention areas and landscaping.

### **RECOMMENDATION**

Staff **recommends approval** of the Park-District One Approval.

### **SUMMARY OF ISSUES**

The following issues were considered in formulating the recommendation:

#### **LAND USE**

- ◇ Grassy Creek Regional Park started out as 30<sup>th</sup> & German Church Park when 38.5 acres along 30<sup>th</sup> Street were acquired by the City in 1971. Over the years the park has expanded north and south along Grassy Creek and today totals 251.5 acres and stretches from 25<sup>th</sup> Street north nearly to 38<sup>th</sup> Street.
- ◇ The proposal would add an environmental community center, playground, trails, shelters, entry drive and parking lot, stormwater detention areas and native plantings to the park.

(Continued)

## **STAFF REPORT 2023-APP-013 (Continued)**

### **PARK DISTRICT-ONE APPROVAL**

- ◇ The Indianapolis Consolidated Zoning and Subdivision Ordinance classifies Park District-One as a Development Plan District. “No use, building or structure shall hereafter be established, constructed or used on any land in a Development Plan district 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 this zoning ordinance.”
- ◇ “The Commission may consider and act upon any such proposed use and Site and Development Plan, approve the same in whole or in part, and impose additional development standards, requirements, conditions, or commitments thereon at any public hearing of the Commission.”
- ◇ 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

(Continued)

## **STAFF REPORT 2023-APP-013 (Continued)**

- 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.
- ◇ This petition would provide for Park District-One approval for the proposed improvements. Staff finds that the proposed park improvements would meet the standards of the Ordinance.

## **GENERAL INFORMATION**

### **EXISTING CONTEXT AREA, ZONING AND LAND USE**

|       |      |      |
|-------|------|------|
| Metro | PK-1 | Park |
|-------|------|------|

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

|       |                  |                                       |
|-------|------------------|---------------------------------------|
| North | D-5II, D-6, SU-2 | Park, single family dwellings, school |
| South | D-A, D-4, SU-1   | Park, undeveloped land, religious use |
| East  | D-6              | Single family dwellings               |
| West  | PK-1             | Park                                  |

|                             |   |
|-----------------------------|---|
| COMPREHENSIVE LAND USE PLAN | The Comprehensive Land Use Plan for Warren Township (2018) recommends Park. |
|-----------------------------|---|

|                   |  |
|-------------------|--|
| THOROUGHFARE PLAN | This portion of German Church Road is designated in the Marion County Thoroughfare Plan as a Primary Arterial with a 95-foot existing right-of-way and a 119-foot proposed right-of-way. |
|-------------------|--|

|                            |   |
|----------------------------|---|
| FLOODWAY / FLOODWAY FRINGE | The western portion of this site is located in the floodway fringe of Grassy Creek. |
|----------------------------|---|

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

|                            |   |
|----------------------------|---|
| STREAM PROTECTION CORRIDOR | A small portion of the northwest portion of the site is in the stream protection corridor of a tributary of Grassy Creek. |
|----------------------------|---|

(Continued)

## **STAFF REPORT 2023-APP-013 (Continued)**

### **ZONING HISTORY - SITE**

**98-Z-154; 3510 North German Church Road**, requested the rezoning of 88.9 acres from the D-P district to the PK-1 district, **approved**.

### **ZONING HISTORY - VICINITY**

**2015-DV1-040; 3600 North German Church Road (north of site)**, requested a variance of development standards to provide for an electronic variable message sign in an SU district, **approved**.

**2002-ZON-153; 3600 North German Church Road (north of site)**, requested the rezoning of 11.6 acres from the C-4 and D-P districts to the SU-2 district, **approved**.

**2002-ZON-147; 3130 North German Church Road (south of site)**, requested the rezoning of 13 acres from the D-A and SU-38 districts to the SU-1 district, **approved**

**94-Z-183; 10605 East 38<sup>th</sup> Street (north of site)**, requested the rezoning of 10.6 acres from the D-6 and D-P districts to the SU-2 district, **approved**.

**84-Z-91 / 84-CV-10; 3651 North German Church Road (east of site)**, requested the rezoning of 15 acres from the C-1 district to the D-6 district and a variance of development standards to provide for zero lot line detached housing, **approved**.

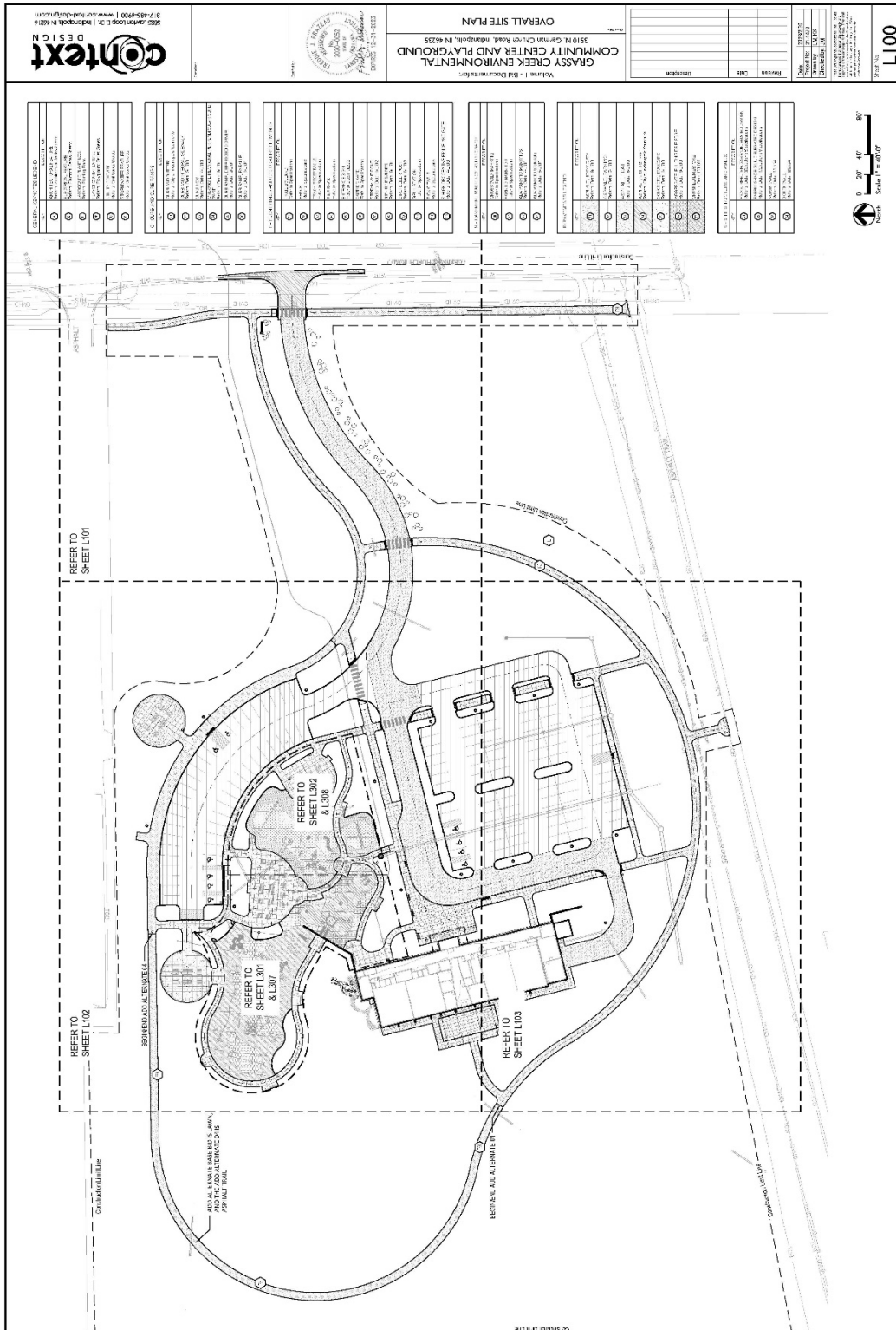
klh

\*\*\*\*\*

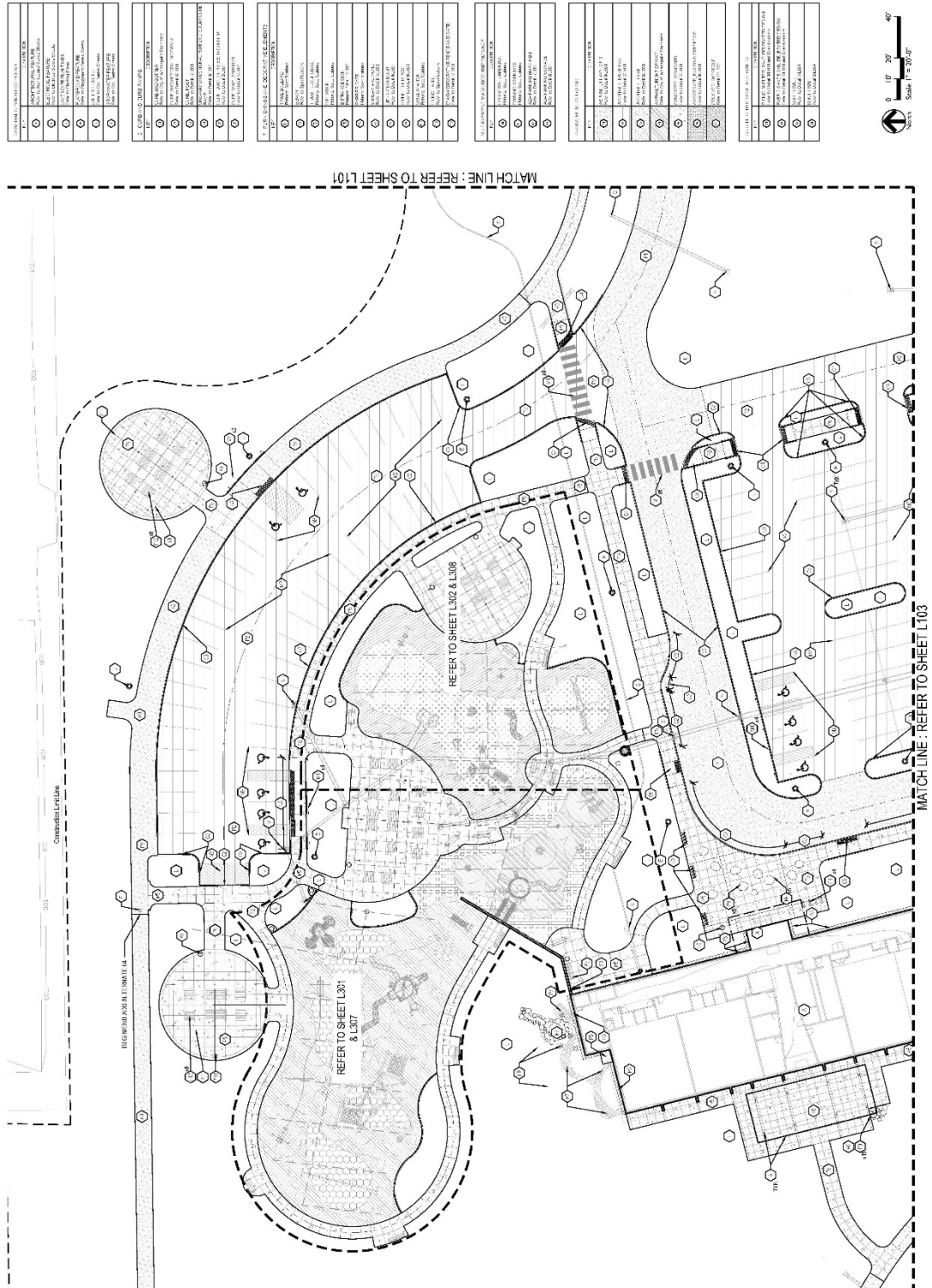
This map illustrates the land parcels and zoning designations for Grassy Creek Regional Park. The park area is centrally located and is primarily designated as PK1 (Parkland). Surrounding the park are various residential and commercial zones, including SU1, SU2, SU18, SU38, MU2, D4, D5, D5H, D6, D6H, D7, D8, D9, D10, D11, D12, D13, D14, D15, D16, D17, D18, D19, D20, D21, D22, D23, D24, D25, D26, D27, D28, D29, D30, D31, D32, D33, D34, D35, D36, D37, D38, D39, D40, D41, D42, D43, D44, D45, D46, D47, D48, D49, D50, D51, D52, D53, D54, D55, D56, D57, D58, D59, D60, D61, D62, D63, D64, D65, D66, D67, D68, D69, D70, D71, D72, D73, D74, D75, D76, D77, D78, D79, D80, D81, D82, D83, D84, D85, D86, D87, D88, D89, D90, D91, D92, D93, D94, D95, D96, D97, D98, D99, D100. The map also shows several streets, including John Jay Dr, Conveyer Dr, and others. The map is color-coded to show different zoning areas: green for PK1, yellow for SU1, orange for SU2, red for MU2, and blue for D4. The map is titled "Grassy Creek Regional Park" and "Map of Grassy Creek Regional Park" and includes a scale bar and a north arrow.



**STAFF REPORT 2023-APP-013, proposed site plans and drawings**













**STAFF REPORT 2023-APP-013, Photographs**



Looking west across the site.



Looking south along German Church Road. The subject site is to the right.





Looking west along the north property line at the neighbor to the north.



Looking east across German Church Road at the neighbor to the east.



Looking southwest toward the neighbor to the south.



Looking west from German Church Road along the greenway trail. The subject site is to the right.