



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

March 26, 2026

<b>Case Number:</b>	2026-APP-004
<b>Property Address:</b>	3502 North White River Parkway, West Drive (approximate address)
<b>Location:</b>	Center Township, Council District #12
<b>Petitioner:</b>	City of Indianapolis Department of Parks and Recreation, by Benjamin Jackson
<b>Current Zoning:</b>	PK-1 (FW)
<b>Request:</b>	Park District One Approval to provide for an outdoor plaza with seating area, ADA ramp, and canoe launch.
<b>Current Land Use:</b>	Park
<b>Staff Recommendations:</b>	Approval
<b>Staff Reviewer:</b>	Michael Weigel, Principal Planner I

**PETITION HISTORY**

This is the first public hearing for this petition.

**STAFF RECOMMENDATION**

Staff recommends **approval** of the request.

**PETITION OVERVIEW**

**LAND USE**

The subject property (parcel number 1098684) is located within the Riverside Adventure Park directly adjacent to the White River, and is currently improved with a marina building. Surrounding land uses include the White River Greenway, the White River itself, and the existing park/recreational use.

**PARK DISTRICT APPROVAL**

The PK-1 (Park District One) zoning district permits a variety of sizes and ranges of parkland and facilities. PK-1 is a Development Plan District that requires Metropolitan Development Commission approval of all uses and site/development plans. The property is also predominantly within the Floodway District, which is a Secondary Zoning District that overlays the primary zoning district. "FW" indicates that the channel of a river or stream and portions adjoining the channel that are necessary to carry the waters of a base flood. FW is based upon hydrological data and is delineated on the Federal Emergency Management Agency (FEMA) maps.



Approval of this petition would allow for several new improvements at the property: an expansion of an existing outdoor plaza/seating area to the south of the marina, a canoe launch area to the north of the existing marina, and an ADA ramp connection the existing trail between the marina and current unimproved canoe launch with the greenway to the west. The existing driveway with a steep grade would remain, and the existing parking area would undergo a minor restripe. The project is funded, and completion is anticipated in 2026 should this petition be approved.

**STAFF ANALYSIS**

Staff would note that the PK-1 district allows for the proposed use related to canoeing, and that the Floodway status of the parcel might limit alternate uses requiring placement of structures which would make park/recreational activity the highest and best use for the land. Additionally, although several trees would be removed to allow for the placement of the canoe launch area, none of those would be heritage trees and replacement trees would be planted per submitted mitigation plans (see Exhibits). For these reasons, staff recommends approval of this request.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	PK-1 (FW)	
<b>Existing Land Use</b>	Park	
<b>Comprehensive Plan</b>	Floodway	
<b>Surrounding Context</b>	<u><b>Zoning</b></u>	<u><b>Land Use</b></u>
North:	PK-1	Park
South:	PK-1	Park
East:	PK-1	White River
West:	PK-1	Park
<b>Thoroughfare Plan</b>		
White River Pkwy WDR	Primary Collector	80-foot proposed right-of-way and 80-foot existing right-of-way
<b>Context Area</b>	Metro	
<b>Floodway / Floodway Fringe</b>	Yes	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	February 5, 2026	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	N/A	
<b>Elevations (Amended)</b>	N/A	
<b>Landscape Plan</b>	February 26, 2026	
<b>Findings of Fact</b>	February 5, 2026	
<b>Findings of Fact (Amended)</b>	N/A	
<b>C-S/D-P Statement</b>	N/A	

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)
- Indy Greenways Full Circle Master Plan, Part One (2014)

### Pattern Book / Land Use Plan

- The Comprehensive Plan recommends the site as Floodway. This is a non-typology land use mapped outside of the typology system due to their scale or the nature of their use. The Floodway category delineates areas that exhibit a great potential for property loss and damage from severe flooding, or for water quality degradation. No development should occur within the floodway. Nonconforming uses currently within a floodway should not be expanded or altered.

### Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

### Neighborhood / Area Specific Plan

- Not Applicable to the Site.

### Infill Housing Guidelines

- Not Applicable to the Site.

### Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

- Per the Indy Moves Plans Indy Greenways Master Plan (2014), the White River Greenway, also known as the White River Trail, is an active multi-purpose greenway that stretches along the east side of White River Parkway West Drive from 38<sup>th</sup> Street to White River Parkway West Drive / 30<sup>th</sup> Street.

## ZONING HISTORY

### Zoning History – Site

**87-UV1-50**, Variance of use of the Park Districts Zoning Ordinance to provide for the operation of a riverboat excursion with food and drink concessions along the White River between 18<sup>th</sup> Street and 38<sup>th</sup> Street, **approved for 3 years**.

### Zoning History – Vicinity

**2025CAP847 ; 3502 N White River Parkway West Drive (north of site)**, Park District One Approval to provide for a recreational building for an indoor archery range, with retail space, repair shop, classrooms, and entertainment space within the building, and two outdoor archery ranges, **withdrawn**.

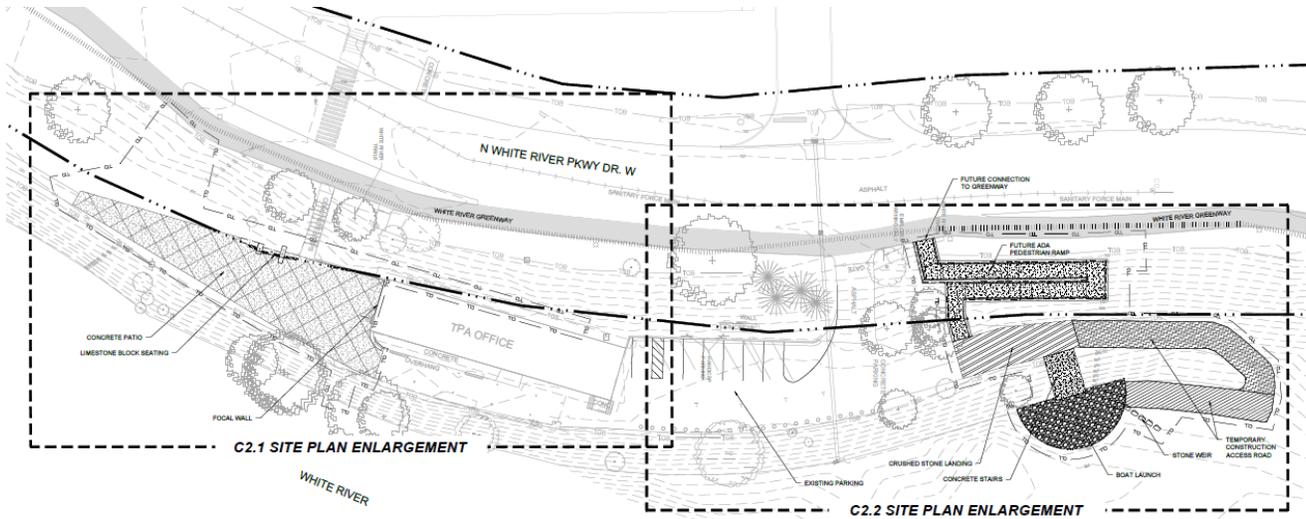
**2025CVR847 ; 3502 N White River Parkway West Drive (north of site)**, Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a recreational building within the floodway (not permitted), **withdrawn**.

**EXHIBITS**

**2026APP004 ; Aerial Map (Zoomed)**



**2026APP004 ; Site Plan**



**LEGEND**

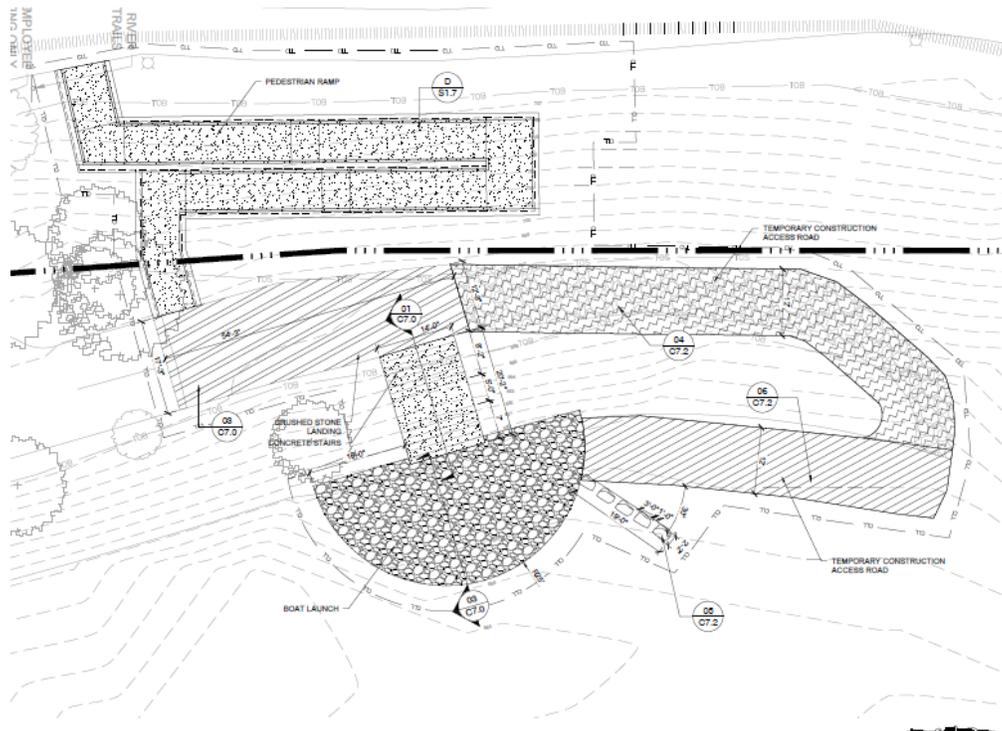
- EXISTING MAJOR CONTOUR
- - - EXISTING MINOR CONTOUR
- ==== FLOODWAY
- ||||| LEVEL
- FLOWLINE

**SITE LAYOUT NOTES**

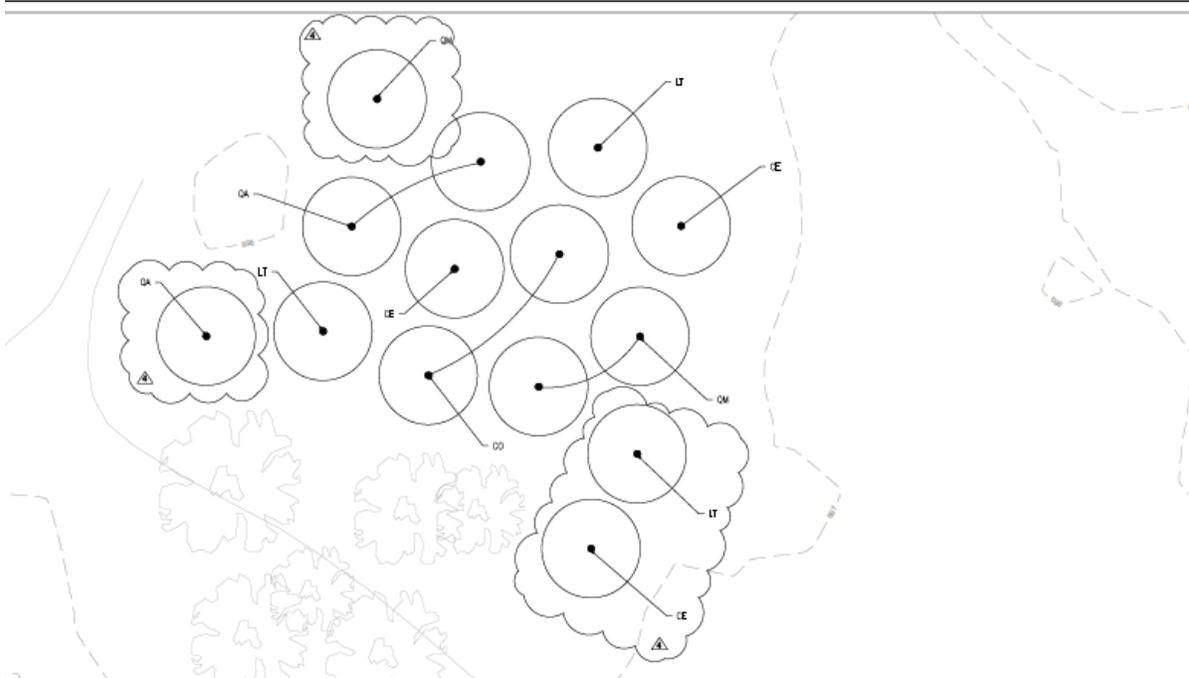
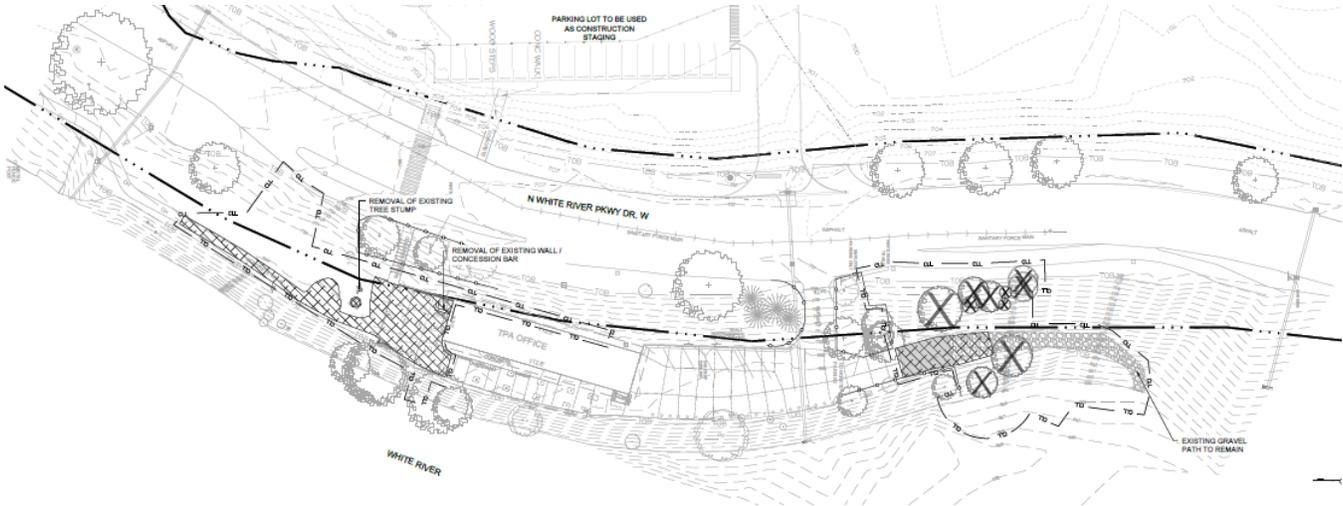
1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
2. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB, OR FACE OF WALL UNLESS OTHERWISE NOTED.



**2026APP004 ; Site Plan (Zoomed to Canoe Launch Area)**



**2026APP004 ; Tree Removal & Mitigation Plans**



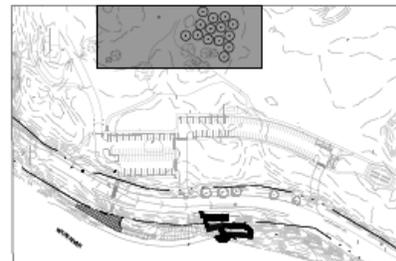
AT TOP OF ROOT BALL ACCORDING TO ANSI Z59.1  
 WANNER FROM THE ROOT BALL TO WHERE THE TOP-MOST ROOT EMERGES FROM THE TRUNK. AFTER SOIL REMOVAL TO  
 ITS SIZE REQUIREMENTS.  
 MOVE PLANTED ROOTS BY CUTTING CLEANLY; DO NOT BREAK.  
 ER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 1 INCH (25 MM) TO 2 INCHES (50 MM) ABOVE ADJACENT FINISH  
 GRADE.  
 STABILIZE PLANT, CAREFULLY CUT, AND REMOVE ; OF THE BURLAP, ROPE, AND WIRE BASKETS. REMOVE PALLETS, IF ANY,  
 IF IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.  
 N LAYERS, TAMPING TO SETTLE SOIL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PLANTING PIT IS APPROXIMATELY  
 1/3 FULL OF BACKFILL, REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED. MAINTAIN PLUMB WHILE BACKFILLING.  
 PLACING AND TAMPING FINAL LAYER OF SOIL.  
 IF PLANTING PIT OR TRENCH WITH ROOT FLARE 1 INCH (25 MM) TO 2 INCHES (50 MM) ABOVE ADJACENT FINISH GRADES.  
 CUT DAMAGING ROOT BALL OR PLANT.  
 SETTLE SOIL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PLANTING PIT IS APPROXIMATELY ONE-HALF FILLED, WATER  
 SPREAD WATERING UNTIL NO MORE WATER IS ABSORBED.  
 PLACING AND TAMPING FINAL LAYER OF SOIL.  
 PLANTING PIT OR TRENCH WITH ROOT FLARE FLUSH WITH ADJACENT FINISH GRADE.  
 ID SURFACE, AND CAREFULLY WORK BACKFILL AROUND ROOTS BY HAND, PUDDLE WITH WATER UNTIL BACKFILL LAYERS  
 AND MAINTAIN PLUMB WHILE WORKING BACKFILL AROUND ROOTS AND PLACING LAYERS ABOVE ROOTS.  
 PLACING AND TAMPING FINAL LAYER OF SOIL.  
 OT FLARE ON THE UPHILL SIDE IS FLUSH WITH THE SURROUNDING SOIL ON THE SLOPE; THE EDGE OF THE ROOT BALL ON  
 DOWNHILL SIDE TO COVER THE DOWNHILL SIDE OF THE ROOT BALL.

SURVIVAL OF BARS-ROOT AND CONTAINER STOCK AND ONE INCH TO TWO INCHES DBH TREES UP TO BALLED AND

**TREE MITIGATION AREA**  
 DO NOT MOW  
 DO NOT SPRAY

- NOTES:**
1. POST TO BE NUCOR 1.12 LB D-POST OR EQUIVALENT, PAINTED, (MINIMUM)
  2. MINIMUM 8'-0" IN LENGTH.
  3. POST TO BE DRIVEN A MINIMUM OF 1/2 THE LENGTH OF THE POST.
  4. SEE PLAN SHEET FOR SPACING.

MITIGATION KEY MAP



UNIVERSITY



**2026APP004 ; Findings of Fact**

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

This plan continues the current recreational park land usage as specified in Indy Parks Comprehensive Plan.

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:

This plan proposes a new ADA accessible connection to the White River Greenway. It also adds a much desired Canoe Launch.

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

This plan provides a new ADA accessible connection from the existing off street parking lot to the White River Greenway alignment effectively creating a new trail head.

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

This plan does not detract from the North White River Pkwy Dr W alignment. Parking for the site is all off street, contained on Indy Parks property. The White River Greenway alignment will not be changed as part of this plan.

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

All DPW and BNS storm water drainage requirements will be met. All other utilities will be unaffected in this plan.

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 location and size of the canoe launch was determined with input from both the Parks Alliance and the current canoe rental vendor which utilizes the site. The plaza location and size was determined through input from the Parks Alliance.

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:

This plan provides a new ADA accessible connection from the existing off street parking lot to the White River Greenway alignment effectively creating a new trail head. Pedestrian access to the new canoe launch will be included. All other existing pedestrian walkways on site will be maintained.

**2026APP004 ; Photographs**



Photo 1: Existing Building on Subject Site Viewed from West



Photo 2: Proposed ADA Ramp Area Viewed from West

**2026APP004 ; Photographs (continued)**



Photo 3: Patio Area Viewed from West

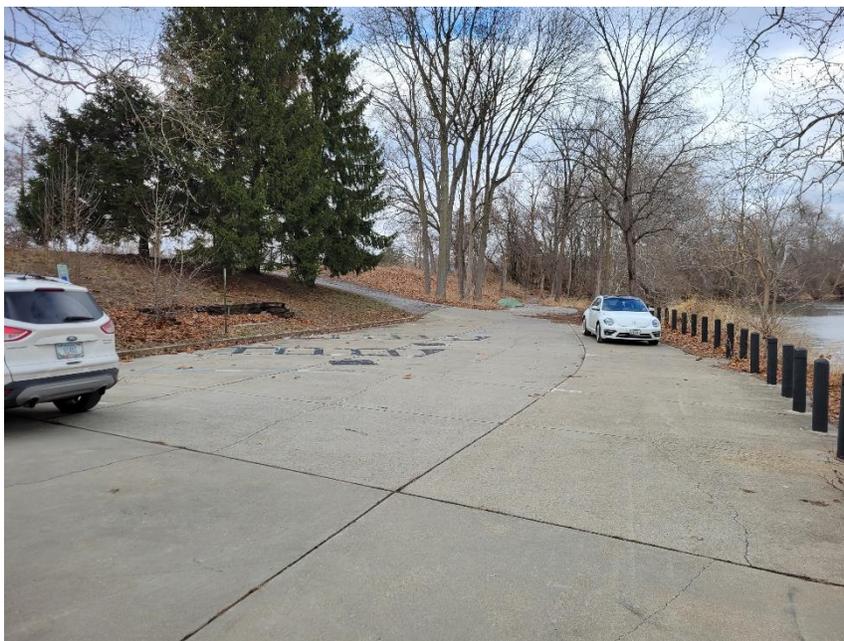


Photo 4: Parking Area Viewed from South

**2026APP004 ; Photographs (continued)**



Photo 5: Parking Area and Driveway Viewed from North



Photo 6: Proposed ADA Ramp Area Viewed from South

**2026APP004 ; Photographs (continued)**



Photo 7: Existing Canoe Path Viewed from North



Photo 8: Canoe Launch Area Viewed from South

**2026APP004 ; Photographs (continued)**



Photo 9: Adjacent River and Property to East



Photo 10: Adjacent Property to South

**2026APP004 ; Photographs (continued)**



Photo 11: Adjacent Greenway and Property to West



Photo 12: Adjacent Property to North