

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-CAP-845 / 2023-CVR-845
Address: 2850 Bethel Avenue (*Approximate Address*)
Location: Center Township, Council District #21
Petitioner: Indy Parks, by Ben Jackson
Zoning: PK-1
Request: Park District One approval to provide for new game fields/courts, a shelter area and parking.

Variance of Development Standards to not provide for sidewalks along Minnesota Street (sidewalks required).

On August 21, 2023, the petitioner communicated to Staff that they would be withdrawing the filed petition for variance of development standards. This would require acknowledgement by the Hearing Examiner.

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 new game field and court, shelter, and parking at an existing park within the Indy Parks and Recreation System: Stanley Strader Park (formerly known as Bethel 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;

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STAFF REPORT 2023-CAP-845 / 2023-CVR-845 (Continued)

- 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.
- ◇ The Comprehensive Plan recommends large-scale park for the site.
- ◇ The site plan indicates the proposed improvements would be within the park boundaries. Staff supports this request.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

PK-1

Park

SURROUNDING ZONING AND LAND USE

North - D-5

Single-family dwellings

South - SU-10

Cemetery

East - D-5 / D-8 / SU-1

Single-family dwellings / Senior Living / Religious

West - D-6II / SU-2

Multi-family dwellings / Elementary School

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STAFF REPORT 2023-CAP-845 / 2023-CVR-845 (Continued)

COMPREHENSIVE LAND USE PLAN	The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends large-scale park development
THOROUGHFARE PLAN	Bethel Avenue is designated in the Marion County Thoroughfare Plan as a primary collector street with an existing 50-foot right-of-way and a proposed 56-foot right-of-way. Minnesota Street is designated in the Marion County Thoroughfare Plan as a local street with an existing 55-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

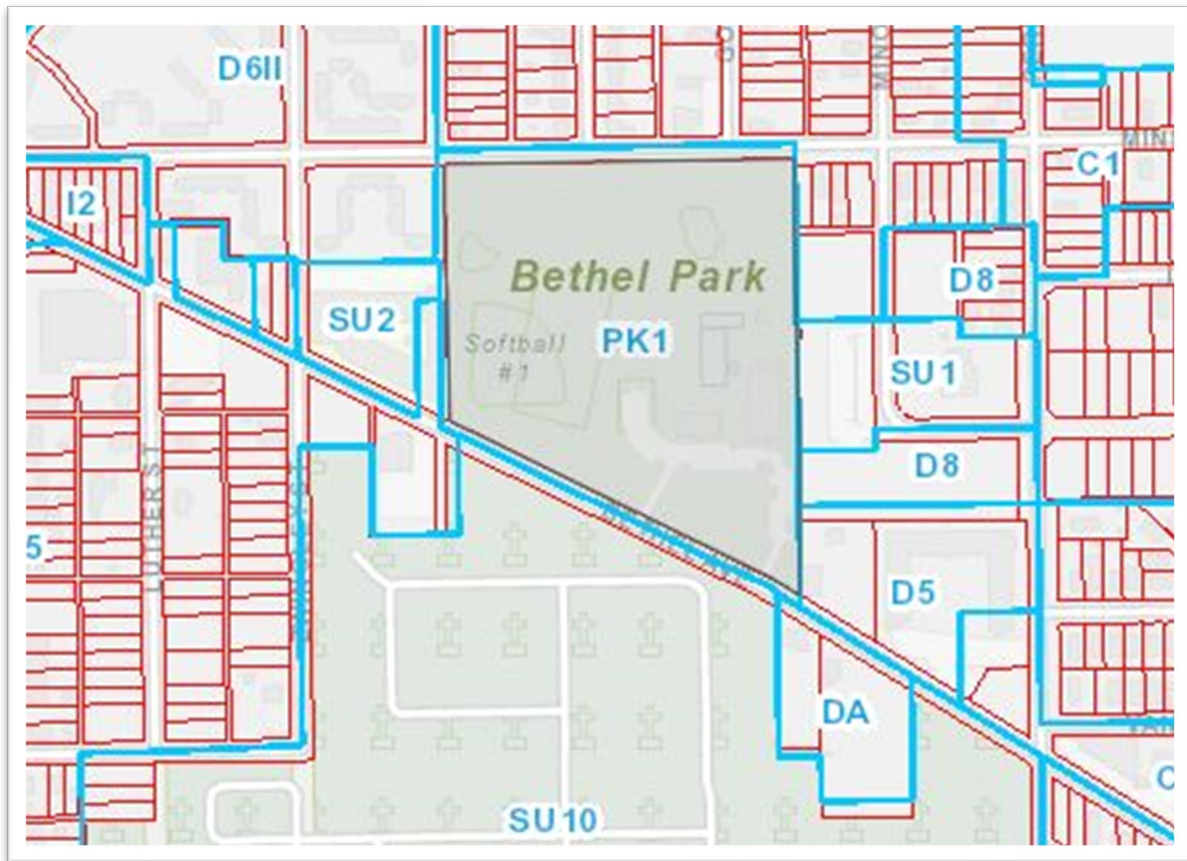
SITE

None.

VICINITY

2021-ZON-076, 1463, 1502, 1505 and 1518 Renton Street, 1591 Barrington Avenue, 2400 and 2410 East Minnesota Street and 1719 Zwingley Street, rezoning of 16.618 acres from the I-4, C-1 and D-5 districts to the D-6II district., **granted**.

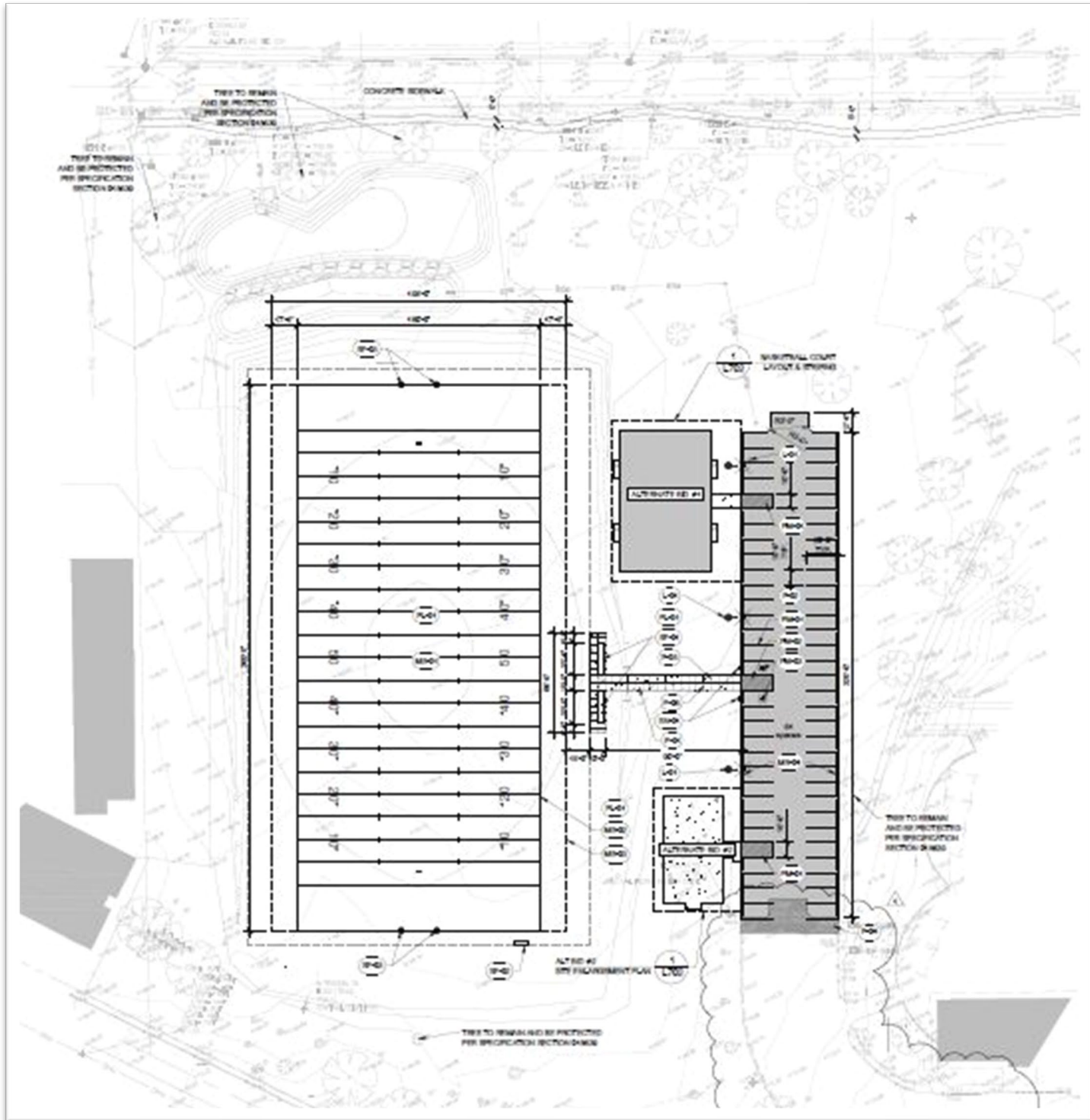
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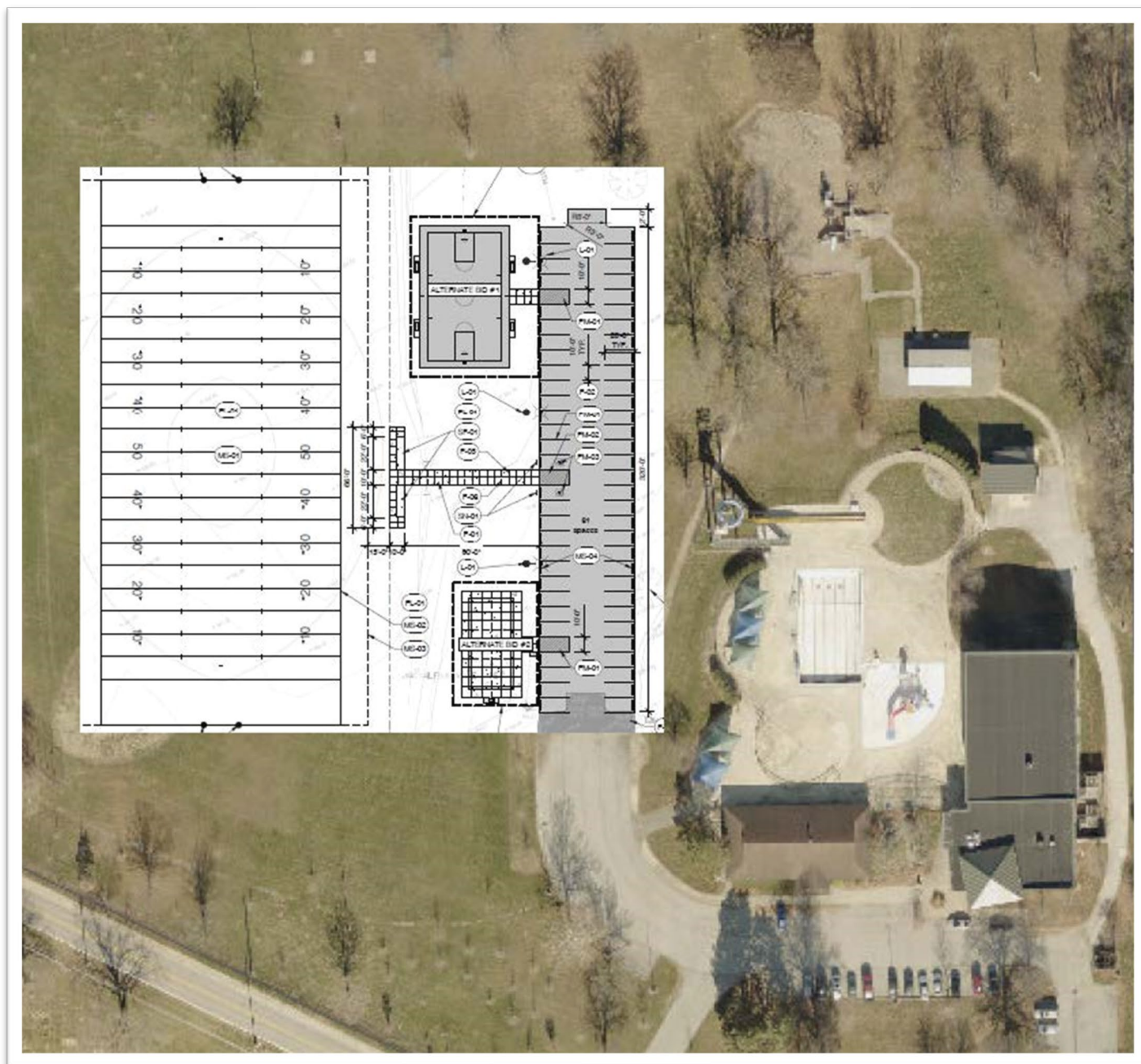
Location Map, Stanley Strader Park



Aerial view, Stanley Strader Park



Site Plan, Stanley Strader Park



STAFF REPORT 2023-CAP-845 / 2023-CVR-845, Enclosures (cont'd)



Site photo (from northeast), Stanley Strader Park



Site photo (from south), Stanley Strader Park, parking and pool