

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 24, 2026

Case Number: 2026-ZON-072
Property Address: 7644 Big Bend Boulevard (*Approximate Address*)
Location: Center Township, Council District #19
Petitioner: City of Indianapolis Department of Parks and Recreation, by Daniel Krzywicki
Current Zoning: D-P
Request: Rezoning of 27.28 acres from the D-P district to the PK-1 district to allow for use as a community park.
Current Land Use: Vacant Building / Undeveloped
Staff Recommendation: Staff recommends **approval** of the request.
Staff Reviewer: Michael Weigel, Principal Planner I

PETITION HISTORY

8/27/26: This petition was automatically continued by a registered neighborhood organization.

STAFF RECOMMENDATION

Staff recommends **approval** of the request.

PETITION OVERVIEW

LAND USE

The subject parcel (number 2015465; owned by the Department of Parks and Recreation) is 27.28 acres in size and is located to the north of the existing Parks at Decatur residential subdivision. It is currently improved with a building and accessory parking area at the southern portion of the site originally constructed for animal testing in the 1980s. Otherwise, the site contains treed areas and walking paths. The property is intersected by the Tributary Quack Branch stream, and vehicle access comes from the residential subdivision to the south (near County Line Road). It also borders Paddock Road to the east, although no vehicle access is existing or proposed from Paddock.

This property and the residential subdivision were rezoned to the D-P designation in 2022. The property had previously been zoned UQ-1 in relation to the animal testing use at the site. The D-P district was primarily for single- and two-family residential uses, but also set aside the subject parcel for future use as a public park. Surrounding land uses are either residential in nature or undeveloped land given the stream running through the site.

REZONING

Approval of this petition would rezone the property from the D-P designation to the PK-1 district to allow for a community park use at the property. It would maintain the existing building and trails, and the site plan provided for staff review also shows placement of a small fishing deck addition on the pond that exists on the southern portion of the site. The park would be open to the public, and would be a permitted use within the proposed PK-1 district.

The D-P zoning district is a planned unit development district, where permitted uses and development standards are unique to the context of each D-P development statement. In this instance, the D-P was approved to allow for single- and two-family uses with land explicitly set aside for future dedication as a public park (the subject site).

The PK-1 zoning district limits allowed uses to parks, playgrounds, and greenways. This district would also require an approval petition (involving a public hearing) to be filed and granted by the Commission prior to any major development of new buildings or park facilities.

STAFF ANALYSIS

Staff would note that the proposed use of a community park would match the Comprehensive Plan recommendation for Agricultural Preservation (a non-typology land use which also contemplates placement of large-scale parks). This land was previously set aside for this precise land use by the D-P Statement approved along with 2021-ZON-048, and the density of trees in northern sections of the site and presence of the stream (and related stream protection corridor) would place limits on alternate desirable land uses for the large parcel. The public park would also serve as a positive amenity for both residents of the nearby residential subdivision and for the broader area. For these reasons, staff recommends **approval** of the rezoning request.

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Vacant Building / Undeveloped	
Comprehensive Plan	Agricultural Preservation	
Surrounding Context	<u>Zoning</u>	Surrounding Context
North:	D-P	North: Undeveloped
South:	D-P	South: Residential
East:	I-3	East: Undeveloped
West:	D-A	West: Residential
Thoroughfare Plan		
County Line Road	Primary Collector	38-foot existing half right-of-way and 80-foot proposed right-of-way
Paddock Road	Primary Collector	65-foot existing right-of-way and 80-foot proposed right-of-way
Context Area	Metro	

Floodway / Floodway Fringe	No
Overlay	No
Wellfield Protection Area	No
Site Plan	07/13/2026
Site Plan (Amended)	N/A
Elevations	N/A
Elevations (Amended)	N/A
Landscape Plan	N/A
Findings of Fact	N/A
Findings of Fact (Amended)	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book

Pattern Book / Land Use Plan

- The 'Agricultural Preservation' non-typology land use is intended for areas that should be protected for agricultural use. These areas may also be appropriate for parks.

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.

ZONING HISTORY

ZONING HISTORY – SITE

2021ZON048, Rezoning of 165 acres from the D-A and UQ-1 districts to the D-P district to provide for a maximum of 400 single-family and two-family dwelling units at a density of 2.42 units per acre, **approved**.

2019ZON126, Rezoning of 5.287 acres from the UQ-1 district to the D-A district, **approved**.

94-Z-200, Rezone 164.99 acres from D-A to SU-7 for the raising and maintenance of animals and livestock for biological research purposes, related to Indiana University, **approved**.

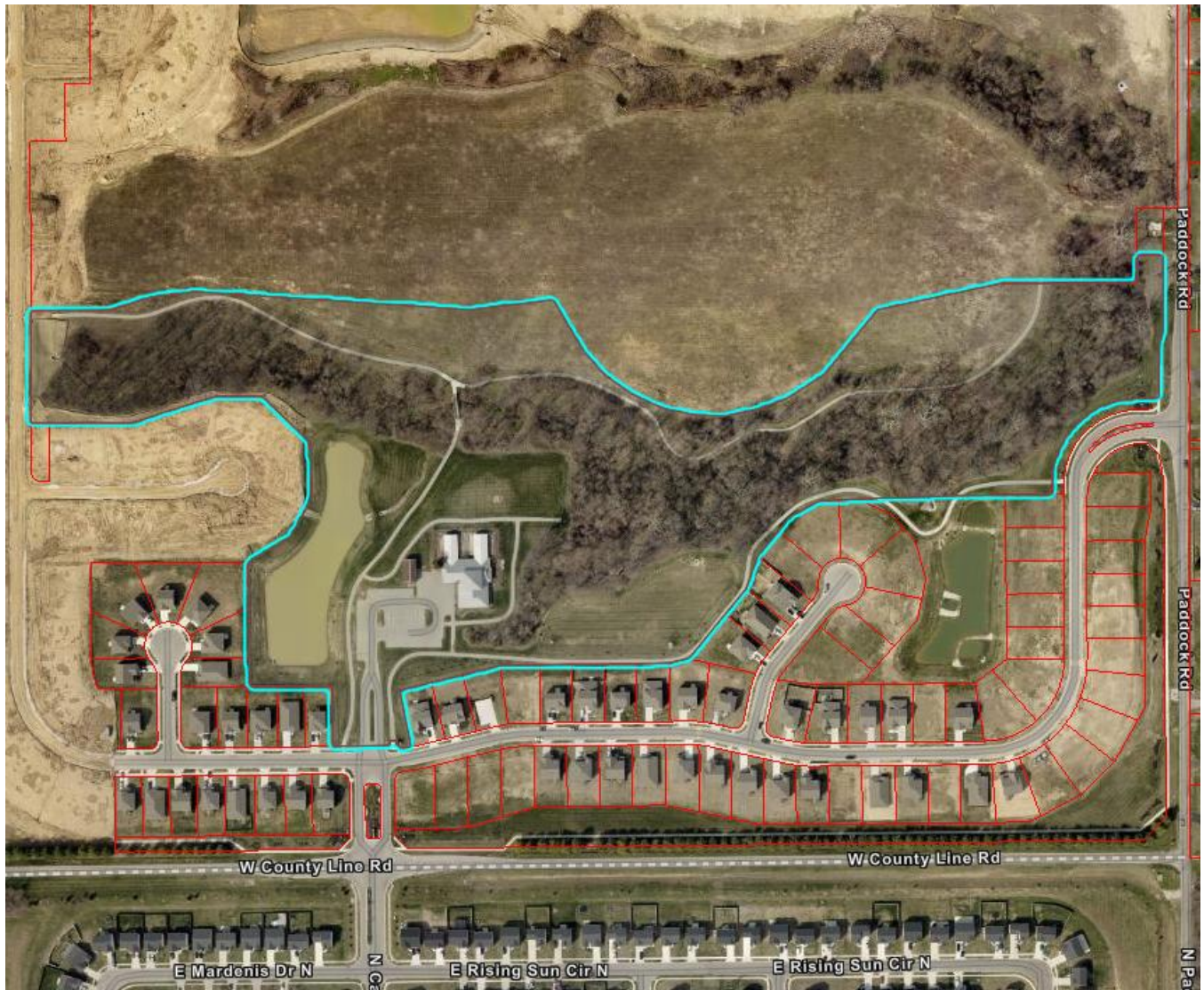
88-UV3-29, Variance of Use of the Marion County Master Plan Permanent Zoning Ordinance to provide for the construction of a facility for the raising of dogs and sheep for experimentation purposes, **approved**.

ZONING HISTORY – VICINITY

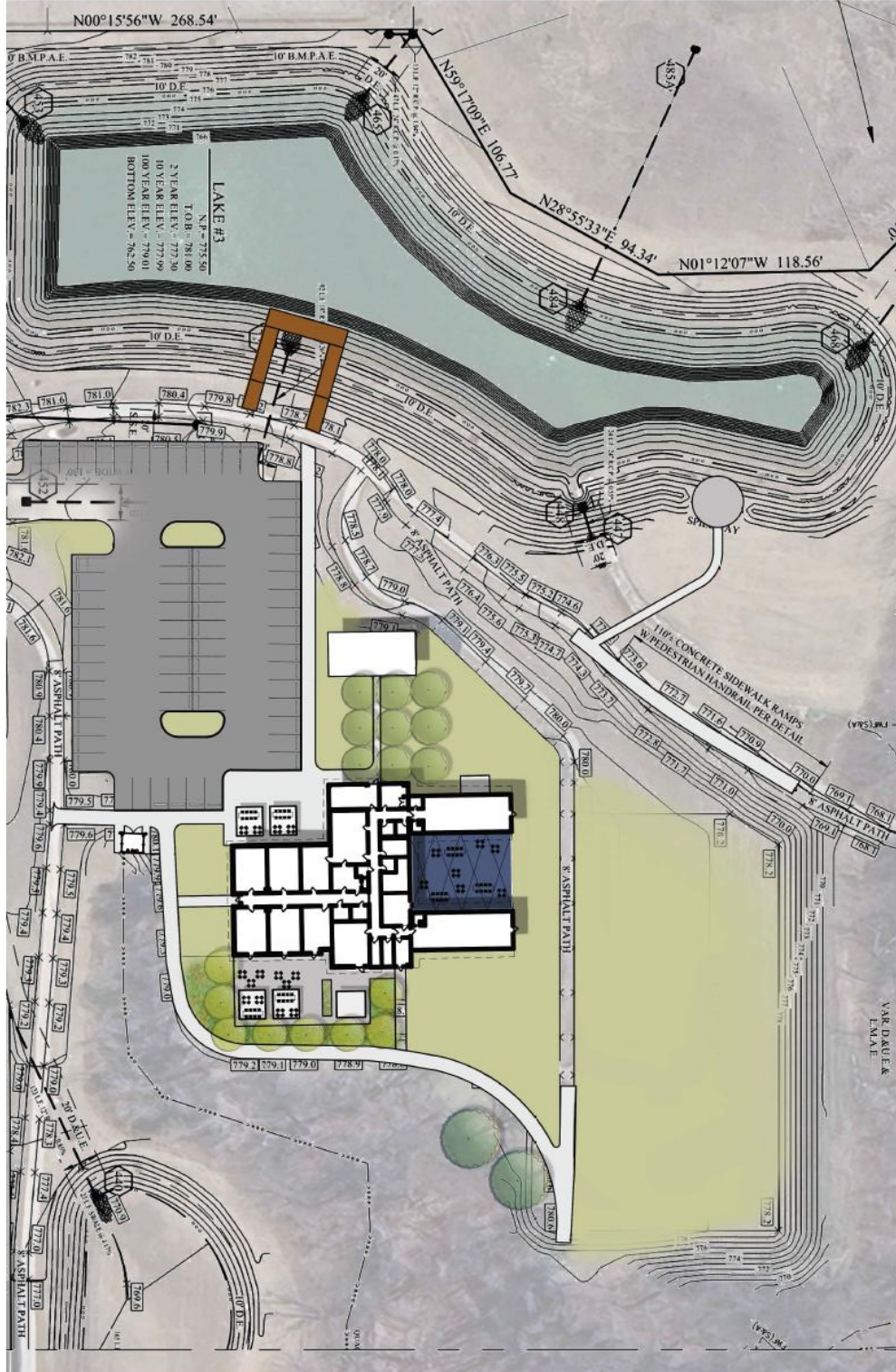
2002DV3044 ; 8705 Paddock Road (northeast of site), Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a 1620 square foot accessory building located 10 feet from the north property line (minimum 12-foot side setback required), **withdrawn**.

EXHIBITS

2026-ZON-072 ; Aerial Map



2026-ZON-072 : Site Plan



2026-ZON-072 ; Photographs



Photo 1: Existing Buildings Viewed from Southwest



Photo 2: Existing Parking Area Viewed from North

2026-ZON-072 ; Photographs (continued)



Photo 3: Existing Trail Area Viewed from South



Photo 4: Existing Pond Viewed from West