



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

May 9, 2024

Case Number: 2024-APP-005
Property Address: 1616 East 25th Street (approximate address)
Location: Center Township, Council District #8
Petitioner: City of Indianapolis, Department of Parks and Recreation, by Mistie Nigh
Current Zoning: PK-1
Request: Park District One Approval to provide for building signage for Frederick Douglass Park Family Center.
Current Land Use: Park
Staff Recommendations: Approval
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

ADDENDUM FOR MAY 9, 2024 HEARING EXAMINER

This petition was continued from the April 11, 2024 hearing to the May 9, 2024 hearing at the request of the petitioner to provide proper notice to those requiring public notice.

April 11, 2024

This is the first hearing for this petition.

However, this petition will need to be **continued to the April 25, 2024 hearing** to allow for the minimum 23-day notice requirement to be met and for the findings of fact to be submitted to the case file.

It is staff's understanding that the petitioner will be making this continuance request.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

LAND USE

The 0.66-acre site is developed with a family center in a park. It is surrounded by single-family dwellings in each direction of the overall park property.

The family center was approved in 2022 through 2022-CAP-831.



PARK DISTRICT-ONE APPROVAL

The PK-1 district requires an approval petition be filed for signs other than incidental signs. An incidental sign is defined as “a permanent sign which has a purpose that is secondary and incidental to the use of the lot on which it is located, such as “hours of operation”, “loading zone only,” “air,” “building directory” and “visitor parking,” and which carries no commercial message that is legible beyond the lot on which the sign is located, except for a registered logo on a premises with two or more separately-operating businesses.

The proposed sign is classified as a canopy sign, which is defined as any building sign that is part of or attached to a canopy as an accessory to the primary use of the land, made of fabric, plastic, or structural protective cover over a door, entrance, or window. A canopy/awning sign is not a marquee and is different from pump island canopy signs.

STAFF ANALYSIS

The proposed canopy sign is permitted in the PK-1 district and meets the sign regulations of the Ordinance.

The canopy measures approximately 97.75 feet wide. A canopy sign would be limited to 80% of the width which would be a maximum 78.12 feet wide. The proposed signage width will measure approximately 63.33 feet wide, which is less than the maximum allowed. It would also fall below the 45% sign area limit for a canopy sign measuring approximately 126.66 square feet where 131.83sf would be the maximum.

For these reasons, Staff is recommending approval of the request.

GENERAL INFORMATION

Existing Zoning	PK-1	
Existing Land Use	Park	
Comprehensive Plan	Large-Scale Park	
Surrounding Context	Zoning	Land Use
North:	D-5	Residential (Single-family dwellings)
South:	MU-2 / C-1 / D-5	Parking Lot / Residential (Single-family dwellings)
East:	D-5 / SU-1	Residential (Single-family dwellings) / Church
West:	C-3 / D-5 /	Non-Profit Organization / Residential (Single-family dwellings)
Thoroughfare Plan		
Ralston Avenue	Local Street	48-foot proposed right-of-way and 59-foot existing right-of-way.
25 th Street	Secondary Arterial Street	56-foot proposed right-of-way and 47 to 72-foot existing right-of-way.

Dr. A J Brown Avenue	Primary Arterial Street	100-foot existing right-of-way and a 56-foot proposed right-of-way.
Arsenal Avenue	Local Street	48-foot proposed right-of-way and a 50-foot existing right-of-way.
30 th Street	Primary Arterial Street	66-foot proposed right-of-way and a 50-foot existing right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	February 27, 2024.	
Site Plan (Amended)	N/A.	
Elevations	March 11, 2024	
Elevations (Amended)	N/A.	
Landscape Plan	N/A.	
Findings of Fact	Not yet submitted.	
Findings of Fact (Amended)	N/A.	
C-S/D-P Statement	N/A.	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019).

Pattern Book / Land Use Plan

- The Comprehensive Plan recommends large-scale park development.
- Large-Scale Parks are a non-typology land use that is a stand-alone land use mapped outside of the typology system due to their scale or nature of their use. Large-scale parks are generally over 10 acres in size.

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)

- Not Applicable to the Site.



ZONING HISTORY

ZONING HISTORY – SITE

2022-CAP-831 / 2022-CVR-831; 1616 East 25th Street (subject site), Park District One Approval to provide for a 45,000-square foot recreation center with associated accessory uses including parking, playground, shelters, sidewalks and signage and Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide sidewalks only adjacent to the proposed structure along 25th Street and Ralston Avenue (additional sidewalks required along perimeter of park site based on proposed size of building), **approved**.

2018-ADM-238; 2801 Dr. A. J. Brown Avenue (subject site), Approval of a pool in the PK-1 district., **approved**.

2011-ADM-050; 2801 Ralston Avenue (subject site), Approval for renovation of the existing tennis courts, **approved**.

ZONING HISTORY - VICINITY

2020-CZN-842 / 2020-CVR-842; 2450 & 2458 Arsenal Avenue (south of site), Rezoning of 1.32 acre from the C-1 district to the MU-2 district and a variance of development standards to provide for obstruction of the clear sight triangle, deficient transitional yard, excess width of front setback, vehicular access from an alley where an alley is available and curb cuts with excess width, **rezoning approved, variance denied**.

2006-ZON-067; 2451 Dr. A. J. Brown Avenue (south of site), Rezoning of 1.25 acre from the C-3 and D-5 districts to the C-1 district, **approved**.

2004-ZON-064; 2461 Ralston Avenue (southeast of site), Rezoning of 0.10 acre from the SU-1 district to the D-5 district, **approved**.

93-Z-142; 1691 East 25th Street (south of site), Rezoning of 8.44 acres from the D-7 and SU-1 districts to the D-5 district, **approved**.

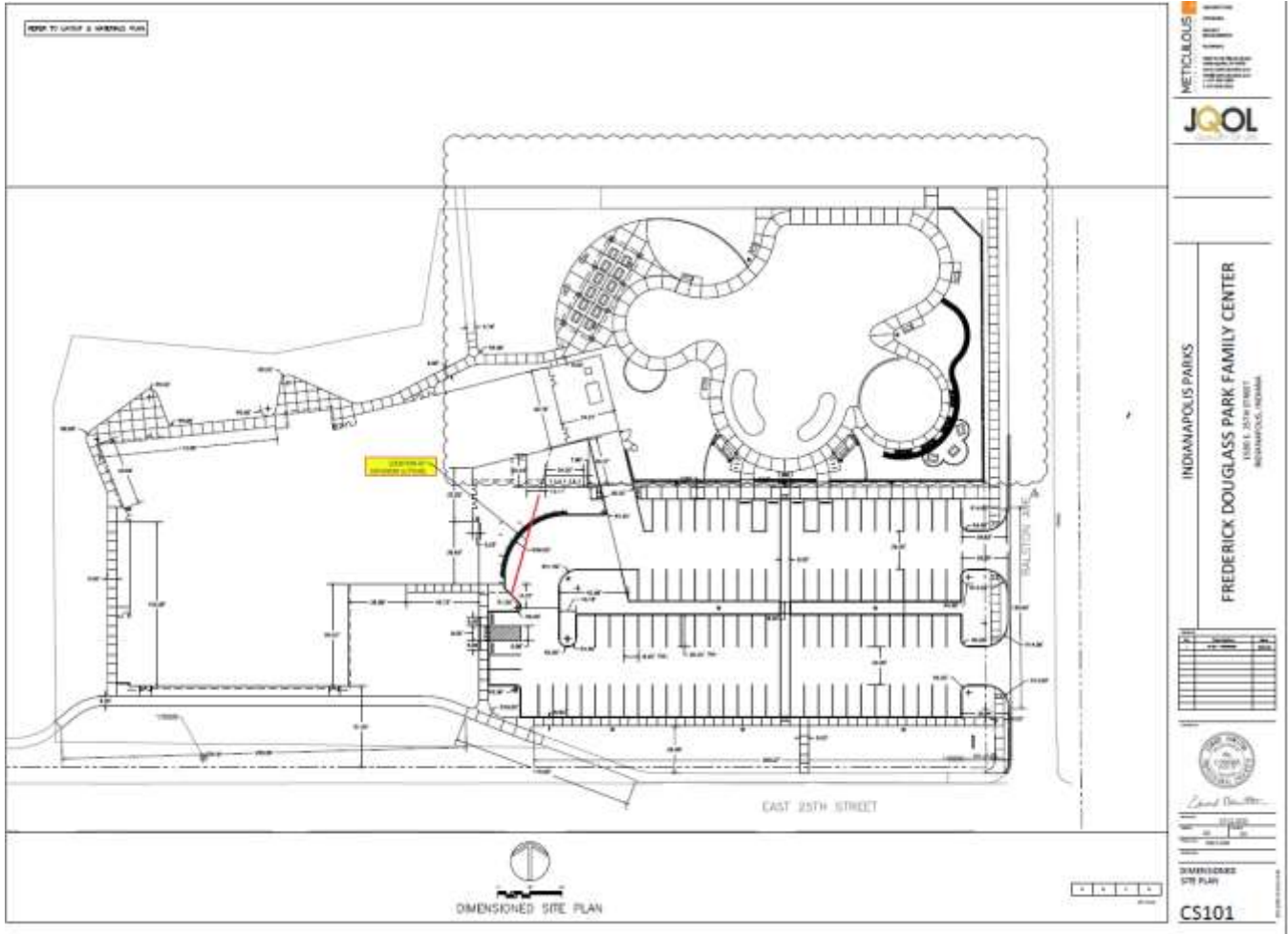
93-Z-87; 1740 East 30th Street (northeast of site), Rezoning of 13 acres from the C-1 and D-5 districts to the SU-2 district, **approved**.

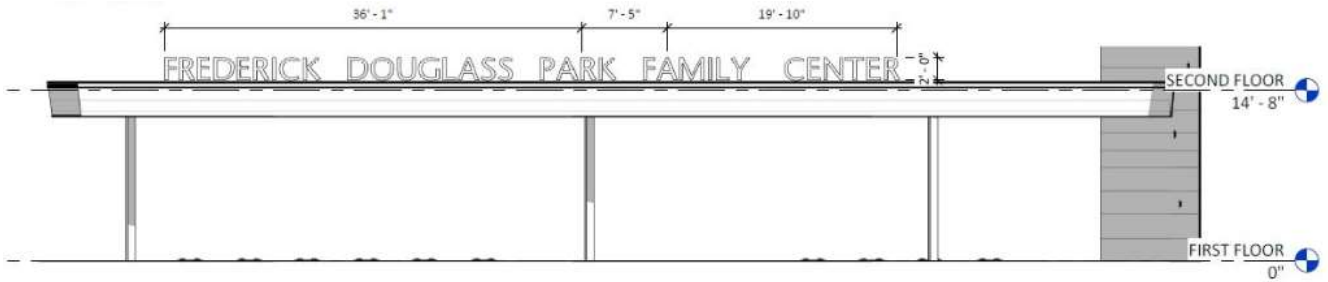
86-Z-65; 1701 East 25th Street (southeast of site), Rezoning of 16.54 acres, being in the D-7 district, to the SU-1 classification, to provide for the construction of a church, **approved**.

EXHIBITS



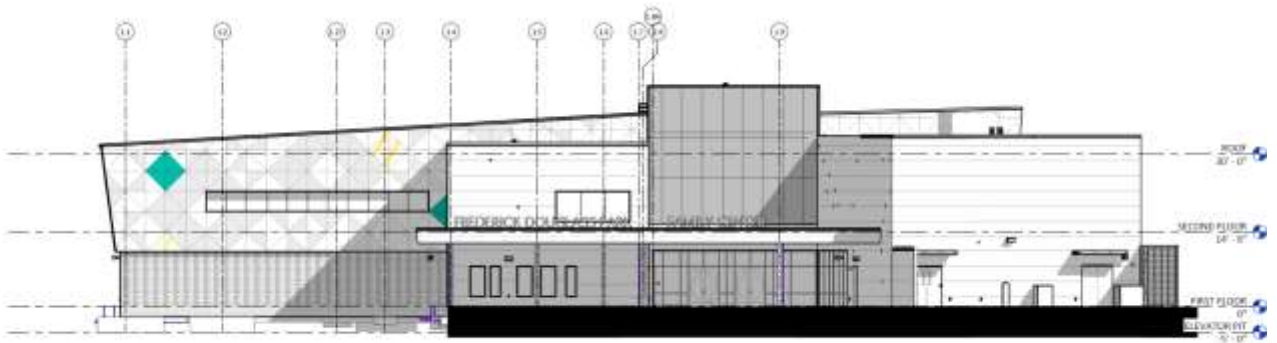






3 EAST CANOPY ELEVATION

A-210 1/8" = 1'-0"



3 EAST ELEVATION

A-210 1/8" = 1'-0"



2 SOUTH ELEVATION

A-210 1/8" = 1'-0"



Photo of the canopy and proposed sign location looking west.



Photo of the canopy and proposed sign location looking north.



View of the site from across