



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

February 29, 2024

Case Number: 2024-CAP-805 / 2024-CVR-805
Property Address: 3507 North Hawthorne Lane
Location: Warren Township, Council District #9
Petitioner: Indianapolis Parks and Recreation by Andre Denman
Current Zoning: PK-1 (TOD)
Request: Park District One approval to provide for the development of basketball courts, bleachers, walking trails and shade structures
Variance of Development Standards to permit the park improvements without the installation of perimeter sidewalks, (sidewalks required).
Current Land Use: Park
Staff Recommendations: Approval, subject to substantial compliance with the site plan file-dated January 26, 2024
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on these petitions.

STAFF RECOMMENDATION

Approval of the approval petition and the petition for a variance of development standards.

PETITION OVERVIEW

This approximately 30.89-acre site is developed with a park. It is surrounded by single-family dwellings to the north, east and west, across Hawthorne Lane, all zoned D-4 (TOD) and single-family dwellings and religious uses to the south, across East 34th Street, zoned D-4 (TOD) and SU-1.

Park District One Approval

The Ordinance classifies Park District One and Two as Development Plan Districts. “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
- 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 Site and Development Plan must include layout and elevation plans for all proposed buildings and structures, and must indicate:

- a. Proposed uses, buildings and structures.
- b. All existing uses, buildings, and structures, in addition to any proposed to be demolished.
- c. Proposed buildings and structures and the use of each.
- d. Elevations of all sides of each building.
- e. Zoning and existing land uses of adjacent properties.
- f. Off-street vehicle and bicycle parking layouts with summary table of the number of required off-street parking, loading, and stacking spaces.

The request would replace existing facilities and upgrade the public facilities within this park that would expand and improve recreation opportunities for the surrounding residential neighborhood, resulting higher quality of life for the park users and surrounding land uses.



The proposed improvements for Park District One approval would provide for the replacement of one (southwest) of the three existing baseball fields with two new full court basketball courts and two half-court basketball courts. Additional amenities would include the installation of bleachers, a shade structure over the bleachers and pedestrian paths that would provide connections to the existing parking lot and the existing walking trail. The existing basketball court would be removed if dedicated project funds would be available after construction of the basketball courts, shelters and walking paths.

Variance of Development Standards

This request would permit the park improvements without the installation of perimeter sidewalks when the Ordinance requires perimeter sidewalks.

Staff supports the waiver of sidewalks because the existing perimeter path throughout the park complies with the spirit of the sidewalk requirement. Additionally, internal pedestrian connections would be installed with the new improvements and supplement the existing pedestrian pathway system that connects the existing park amenities and features with the surrounding neighborhood.

GENERAL INFORMATION

Existing Zoning	PK-1 (TOD)	
Existing Land Use	Park	
Comprehensive Plan	Large Scale Park	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-4 (TOD)	Single-family dwellings
South:	D-4 / SU-1 (TOD)	Single-family dwellings / religious uses
East:	D-4 (TOD)	Single-family dwellings
West:	D-4 (TOD)	Single-family dwellings
Thoroughfare Plan		
North Hawthorne Lane	Marion County Thoroughfare Plan (2019)	This portion of North Hawthorne Lane is designated as a local street with an existing 50-foot right-of-way and a 48-foot right-of-way.
East 34th Street		This portion of East 34th Street is designated as a local street with an existing 70-foot right-of-way and a 48-foot right-of-way
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	Yes - Purple Line Transit Oriented Development Strategic Plan	
Wellfield Protection Area	No	

Site Plan	January 26, 2024
Site Plan (Amended)	N/A
Elevations	January 26, 2024
Elevations (Amended)	N/A
Landscape Plan	N/A
Findings of Fact	January 26, 2024
Findings of Fact (Amended)	N/A
C-S/D-P Statement	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends large scale park.

Pattern Book / Land Use Plan

- The Comprehensive Plan consists of two components that include the Pattern Book and the land use map. The Pattern Book provides a land use classification system that guides the orderly development of the county and protects the character of neighborhoods while also being flexible and adaptable to allow neighborhoods to grow and change over time.
- The Pattern Book serves as a policy guide as development occurs. Below is the relevant policy related to this request:

Large-Scale Parks are generally over 10 acres in size and considered a non-typology land use that is defined as a stand-alone land use that is mapped outside of the typology system due to its scale or the nature of its use.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- This site is located within an overlay, specifically the Purple Line Transit Oriented Development Strategic Plan (2020). “Overlays are used in places where the land uses that are allowed in a typology need to be adjusted. They may be needed because an area is environmentally sensitive, near an airport, or because a certain type of development should be promoted. Overlays can add uses, remove uses, or modify the conditions that are applied to uses in a typology.”
- The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.

- This site is located within a ½ mile walk of two proposed transit stops located at the intersection of East 38th Street and Emerson Avenue with a District Center typology and the intersection of East 38th Street and Layman Avenue, with a Walkable Neighborhood typology.
 - District Center stations are located at the center of regionally significant districts with several blocks of retail or office at their core. Development opportunities include infill and redevelopment, dense residential, employment near transit stations, neighborhood retail and a focus on walkability and placemaking.
 - Characteristics of the District Center typology are:
 - A dense mixed-use hub for multiple neighborhoods with tall buildings
 - Minimum of 3 stories at core with no front or side setbacks
 - Multi-family housing with a minimum of 5 units
 - Structured parking only with active first floor
 - Walkable Neighborhood stations are located in well-established, walkable, primarily residential neighborhoods, with a small amount of retail and office at the intersection nearest the station, or the potential for it. Development opportunities include projects that improve neighborhood stability and encourage transit use.
 - Characteristics of the Walkable Neighborhood typology are:
 - Walkable areas that are primarily residential but may have a commercial node of one to two city blocks
 - Mix of uses at station with stabilized residential beyond
 - Off-street parking is discouraged and should be limited to garages
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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



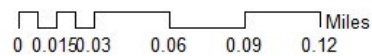
ZONING HISTORY

None.

EXHIBITS



3507 Hawthorne Lane



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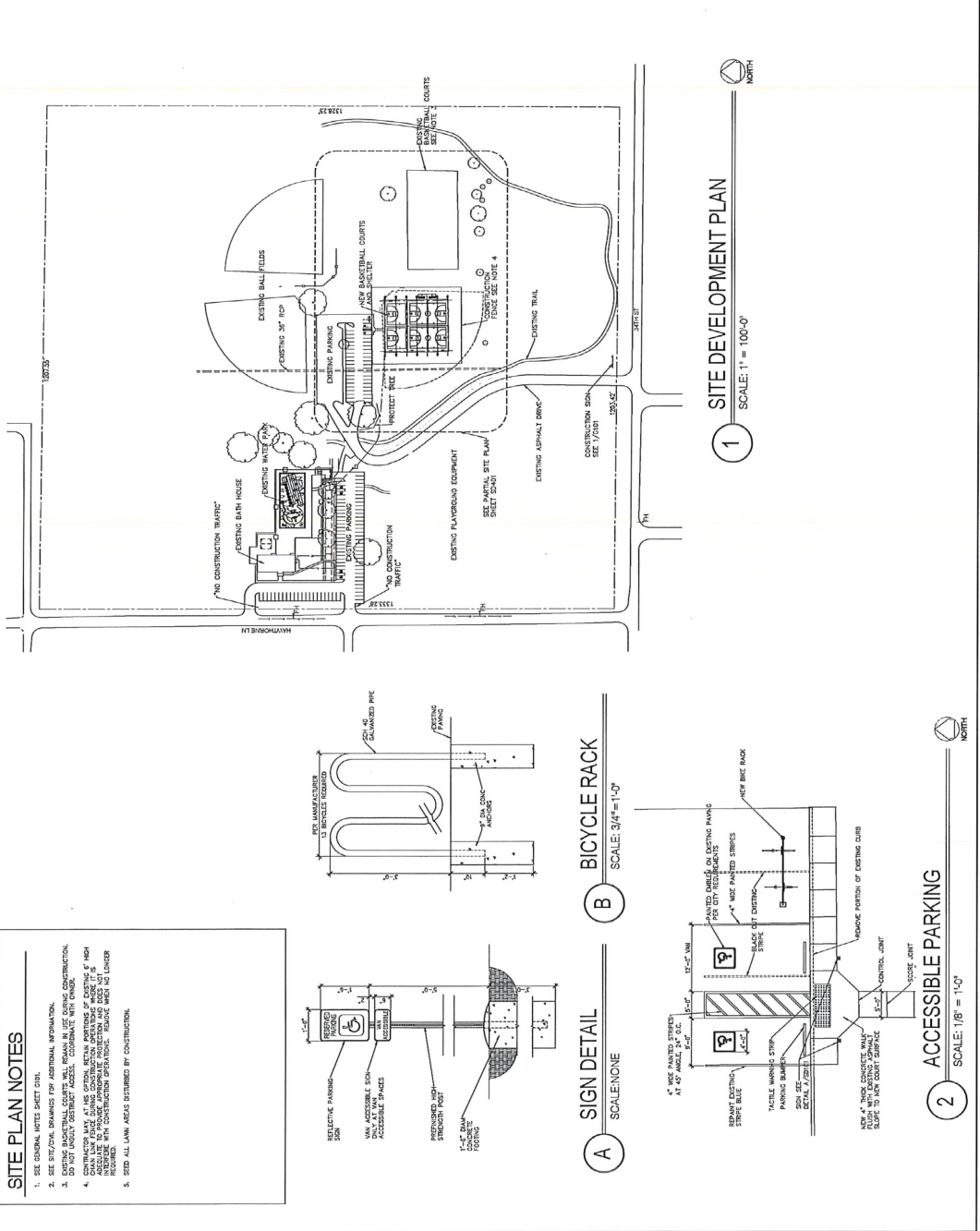
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PROJECT
NEW BASKETBALL
COURTS AND
SHELTER
WES MONTGOMERY
PARK

ADDRESS
8400 N HAMTHORNE LANE
INDIANAPOLIS IN 46228

CONTRACT DOCUMENTS
JUNE 30, 2022
REVISED
DRAWN BY: JLS
CHECKED BY: JLS
PROJECT NO: 211053
SHEET TITLE:
SHEET NUMBER:
SITE DEVELOPMENT
PLAN
SD101



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PROJECT
 NEW BASKETBALL
 COURTS AND
 SHELTER
 WES MONTGOMERY
 PARK

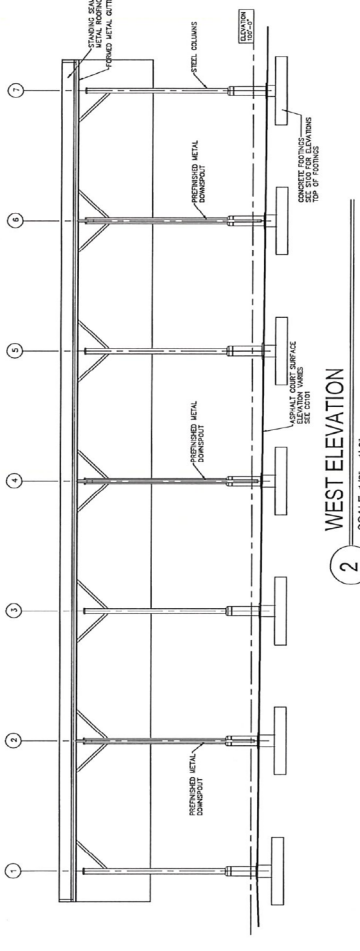
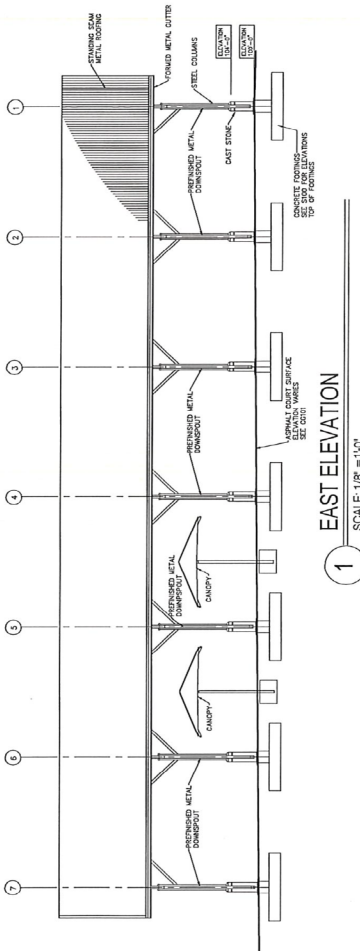
ADDRESS
 3400 N HAWTHORNE LANE
 INDIANAPOLIS IN 46228

City of Indianapolis
 Department of Metropolitan Development
 Division of Planning
 Current Planning
 Project No. 211033
 Sheet Name:



CONTRACT DOCUMENTS
 June 25, 2022
 Revisions
 Drawn By: EA
 Reviewed By: JMC
 Project No: 211033
 Sheet Name:

SHELTER ELEVATIONS
 Sheet Number:
A202





View looking south along North Hawthorne Lane



View looking north along North Hawthorne Lane



View looking east along East 34th Street



View looking east at community center



View looking north at community center



View looking east at spray pool



View looking northwest at community center and spray pool



View looking south at playground



View looking south at baseball field that would be removed



View looking south at proposed location of the improvements



View looking east at proposed location of the improvements



View looking north at proposed location of the improvements



View looking east at perimeter path along the southern portion of the park



View looking east at perimeter path along the southern portion of the park



View looking east at perimeter path along the southern portion of the park



View looking west at perimeter path along the southern portion of the park



View looking north at perimeter path along the northern portion of the park



View looking north at perimeter path along the northern portion of the park