

# STAFF REPORT

## Department of Metropolitan Development Division of Planning Current Planning Section

**Case Number:** 2024-APP-006  
**Address:** 8801 East Edgewood Avenue (approximate address)  
**Location:** Franklin Township, Council District #25  
**Zoning:** PK-1  
**Petitioner:** City of Indianapolis, Department of Parks and Recreation, by Kate Warpool, AIA  
**Request:** Park District One Approval to provide for new playground equipment and play surfaces, game courts, shelters, and walking paths.

### 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 a new pavilion structure which will include common space, new playground equipment, game courts, shelters, multi-purpose paths, and other improvements at an existing park within the Indy Parks and Recreation System: Franklin Township Community 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;
  - 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;

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## **STAFF REPORT 2024-APP-006 (Continued)**

- 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 typology for the site.
- ◇ The Franklin/Edgewood Park Master Plan (1991) recommends basketball courts, a pavilion, parking and play fields. The proposal exceeds the recommendations found in the master plan by adding an upgraded playground, drainage plan, more play fields/courts and improved parking areas.
- ◇ The site plan indicates the proposed improvements would be limited to the northern portion of the park, within the park boundaries. Staff supports this request.

## **FINDINGS OF FACT**

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

The Land Use Plan identifies that the parcel is a Large-Scale Park. The site development plan improves the condition of the park through the development of new pickleball courts, an outdoor fitness area, multiple playgrounds, a basketball court, walking paths, shelters, and parking.

The site development plan also plans for landscaping improvements. The surrounding suburban and rural neighborhoods as well as the school will benefit from this improvement.

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:

The site development plan calls for creating new recreation courts, landscaping, and the development of new walking paths that will connect amenities.

Additional improvements called for are the construction of new playgrounds and additional parking. These recommendations will improve the current conditions of the park.

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

Existing paths are already included in the existing park;

New paths are included as part of the project, and new paths are planned for future park and/or infrastructure projects; and new parking spaces will be included on the east side of the park.

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**STAFF REPORT 2024-APP-006 (Continued)**

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

Existing controls are already included in and adjacent to the existing park;  
and new additional pedestrian and bike paths with necessary controls are planned for future park and/or infrastructure projects.

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

The park is serviced by the owner (Indy Parks) and the Department of Public Works. Property drainage is being designed by a professional engineer and incorporates appropriate low-impact designs.

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 property is currently a large-scale neighborhood park that includes a playground and green space.  
The proposed design replaces existing park structures and adds connectivity and functions complimentary to its continued use as a park.

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:

Existing paths are already included in the existing park; and existing paths will be replaced and improved as part of this project; and/or new paths are planned for future park and/or infrastructure projects.

**GENERAL INFORMATION**

**EXISTING ZONING AND LAND USE**

PK-1

Large-scale Park

**SURROUNDING ZONING AND LAND USE**

North - D-4 / D-A

Single-family dwellings / Agriculture

South - SU-2 / D-A

School / Single-family dwellings

East - D-A / SU-18

Single-family dwellings

West - SU-2

School (Franklin Central High School)

**COMPREHENSIVE LAND USE PLAN**

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

**THOROUGHFARE PLAN**

Edgewood Avenue is designated in the Marion County Thoroughfare Plan as a secondary arterial with an existing 30-foot right-of-way and proposed 90-foot right-of-way.

**CONTEXT AREA**

This site is located within the metro context area.

**OVERLAY**

There are no overlays for this site.

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**STAFF REPORT 2024-APP-006 (Continued)**

**ZONING HISTORY**

**SITE**

None.

**VICINITY**

**2021-ZON-122, 8840 E. Edgewood Avenue**, (north of site) rezoning of 62.82 acres from I-2 to D-4 to provide for residential development, **approved**.

**2019-ZON-059; 9024 East Edgewood Avenue**, (north of site) requested rezoning of 79.56 acres from the D-A district to the D-4 district to provide for 196 single-family lots at a density of 2.46 units per acre, **approved**.

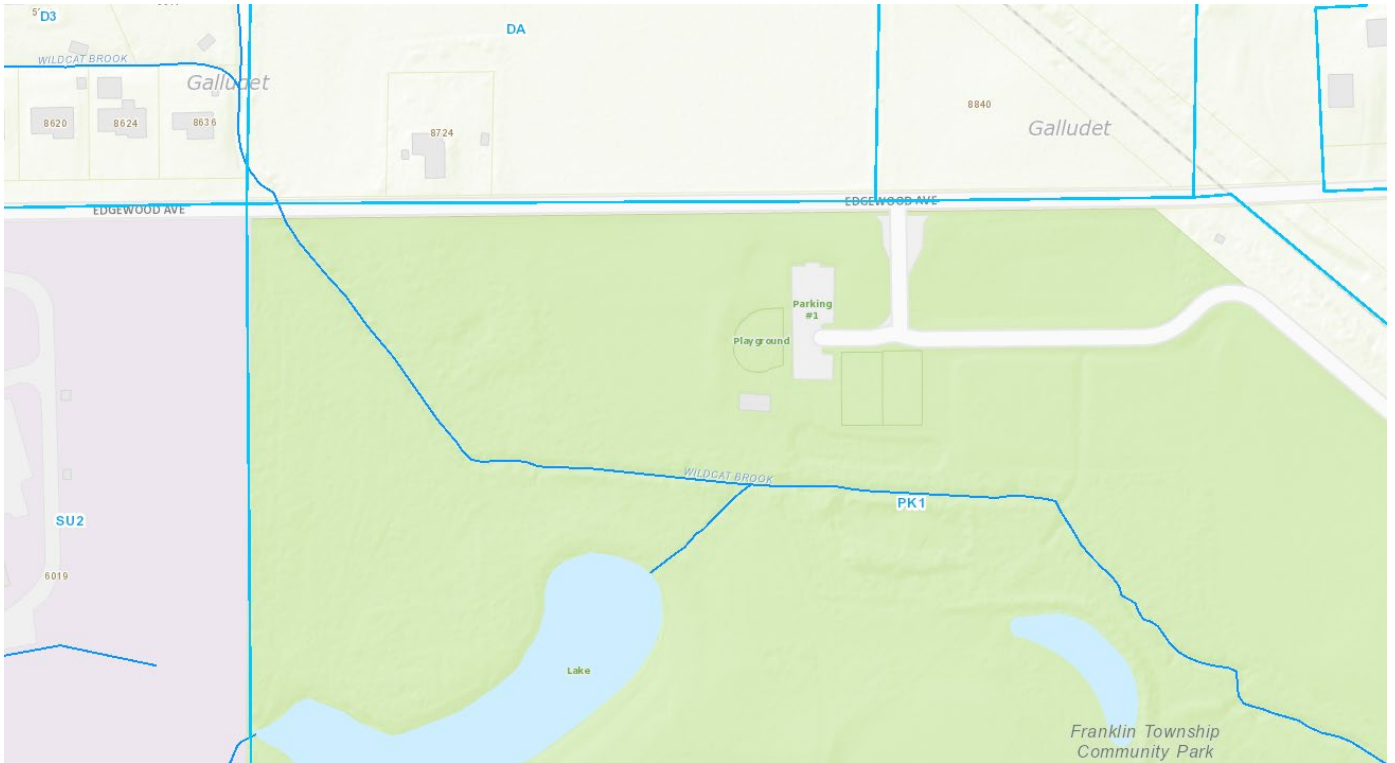
**2006-ZON-124, 6215 S. Franklin Road and 8934 S. Indian Creek Road**, (south of site) rezoning of 9.09 acres from D-A to SU-2 to provide for school uses, **approved**.

**2001-ZON-042, 8710-8822 Indian Creek Road South**, (south of site) rezoning of 29.61 acres from D-A to SU-2 to provide for school uses, **approved**.

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**STAFF REPORT 2024-APP-006, Enclosures**



**Location Map, Franklin Twp Community Park**

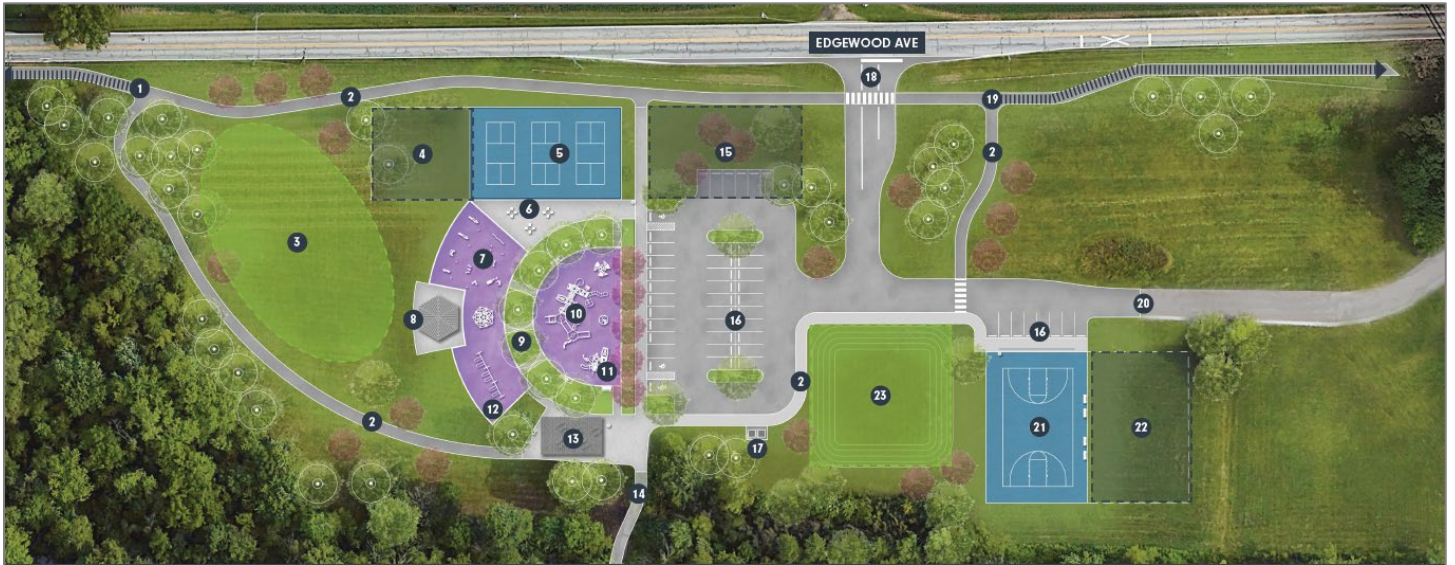


**Aerial view, Franklin Twp Community Park (area of improvements)**

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**STAFF REPORT 2024-APP-006, Enclosures (cont'd)**



**Overall Site Plan, Franklin Twp Community Park**



**Site photo: View from northwest along Edgewood Ave**

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**STAFF REPORT 2024-APP-006, Enclosures (cont'd)**



**Site photo: View from southwest pavilion**



**Site photo: View of existing pavilion and foot bridge over Wildcat Brook**

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**STAFF REPORT 2024-APP-006, Enclosures (cont'd)**



**Site photo: View of existing playground**



**Site photo: View of parking area and basketball courts**