

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2024-APP-007
Address: 3110 Moller Road (approximate address)
Location: Wayne Township, Council District #11
Zoning: PK-1 (FF) (FW) (W-5)
Petitioner: Indy Parks and Recreation, by Kate Warpool
Request: Park District One Approval to provide for a restored football field and bleachers, new multi-purpose playing field, new playing courts, bridge repair 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, restrooms, concessions, office, access road and other improvements at an existing park within the Indy Parks and Recreation System: Gustafson 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;
 - d. Integrate a multi-modal transportation network using active and passive traffic control with the existing and planned public streets and interior roads;

(Continued)

STAFF REPORT 2024-APP-007 (Continued)

- 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 site plan indicates the proposed improvements would be 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 property is a large-scale park, that the land is currently used as a park, that the land use pattern book recommends parks without additional concerns, the plan improves the condition of the park, and the surrounding traditional neighborhood benefits from the park improvements.

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 plan calls for refurbishing the existing football field, creating a new multi-purpose athletic field, adding a parking location, replacing equipment and surfaces for play and recreation functions that currently exist, adding courts, addressing drainage, and new access walking pathways. These additions will improve the current state of the park.

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

New paths are included as part of the project, and new parking spaces will be included on the northwest side of the park.

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 multiuse paths with necessary controls are recommended in the development plan.

(Continued)

STAFF REPORT 2024-APP-007 (Continued)

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 has been designed by a professional engineer and incorporates appropriate sustainable 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 park and the proposed plan 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 - SU-2

School

South - SU-1

Religious use

East - D-4 / D-6ii

Single-family dwellings / multi-family dwellings

West - D-4

Single-family dwellings

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

THOROUGHFARE PLAN Moller Road is designated in the Marion County Thoroughfare Plan as a primary arterial with an existing 90-foot right-of-way and proposed 112-foot right-of-way. Patton Drive is designated in the Marion County Thoroughfare Plan as a local street with an existing and proposed 50-foot right-of-way.

CONTEXT AREA This site is located within the metro context area.

OVERLAY Part of the site is within the W-5 Wellfield Protection district. The site is located within the Floodway (FW) and Floodplain (FF) districts.

(Continued)

STAFF REPORT 2024-APP-007 (Continued)

ZONING HISTORY

SITE

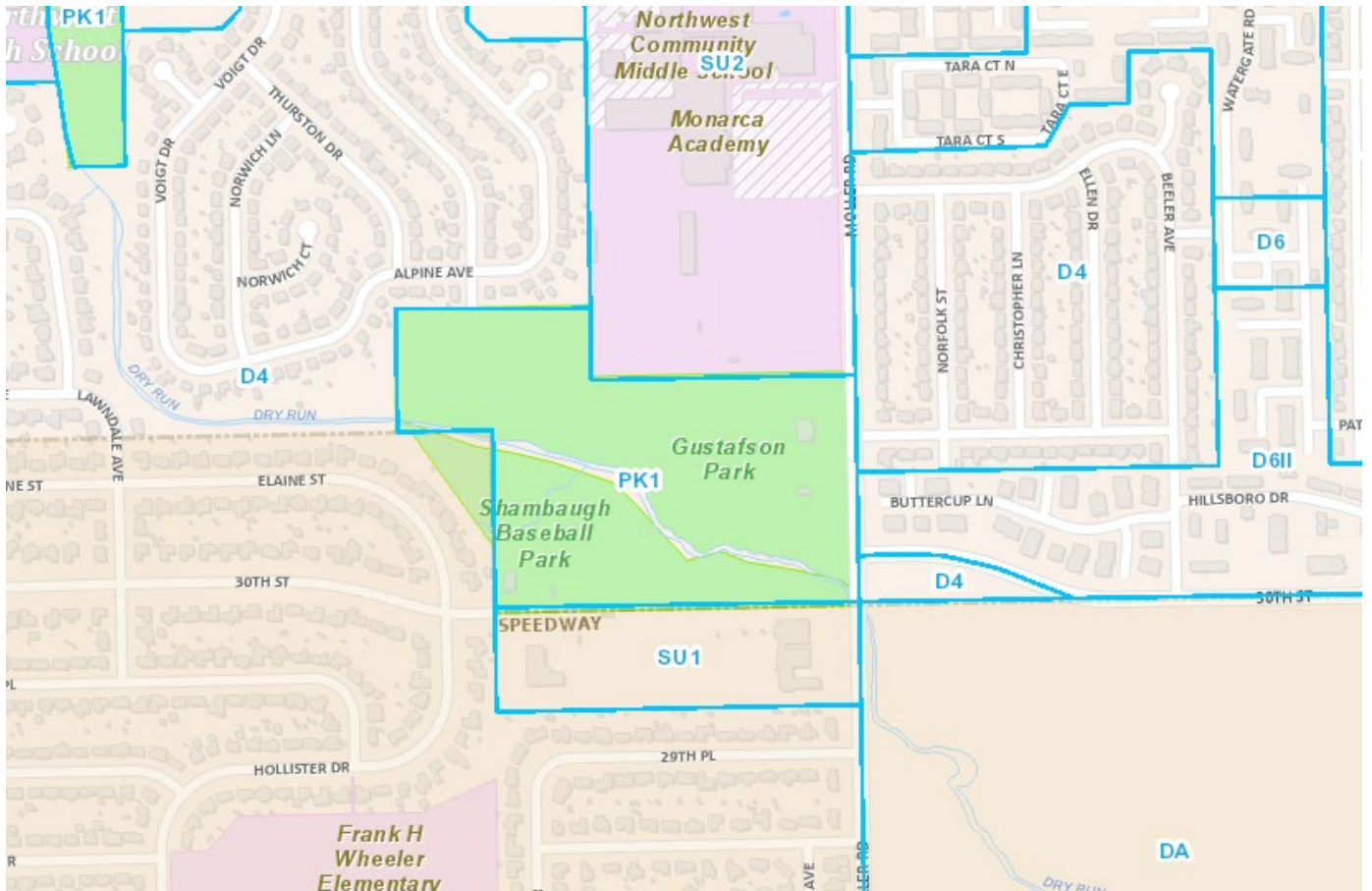
None.

VICINITY

2009-ZON-809, 5525 West 34th Street, (north of site) rezoning of 35 acres from D-4 to SU-2 to provide for office school uses, **approved.**

BB

STAFF REPORT 2024-APP-007, Enclosures



Location Map, Gustafson Park



Aerial view (2022), Gustafson Park

(Continued)

STAFF REPORT 2024-APP-007, Enclosures (cont'd)



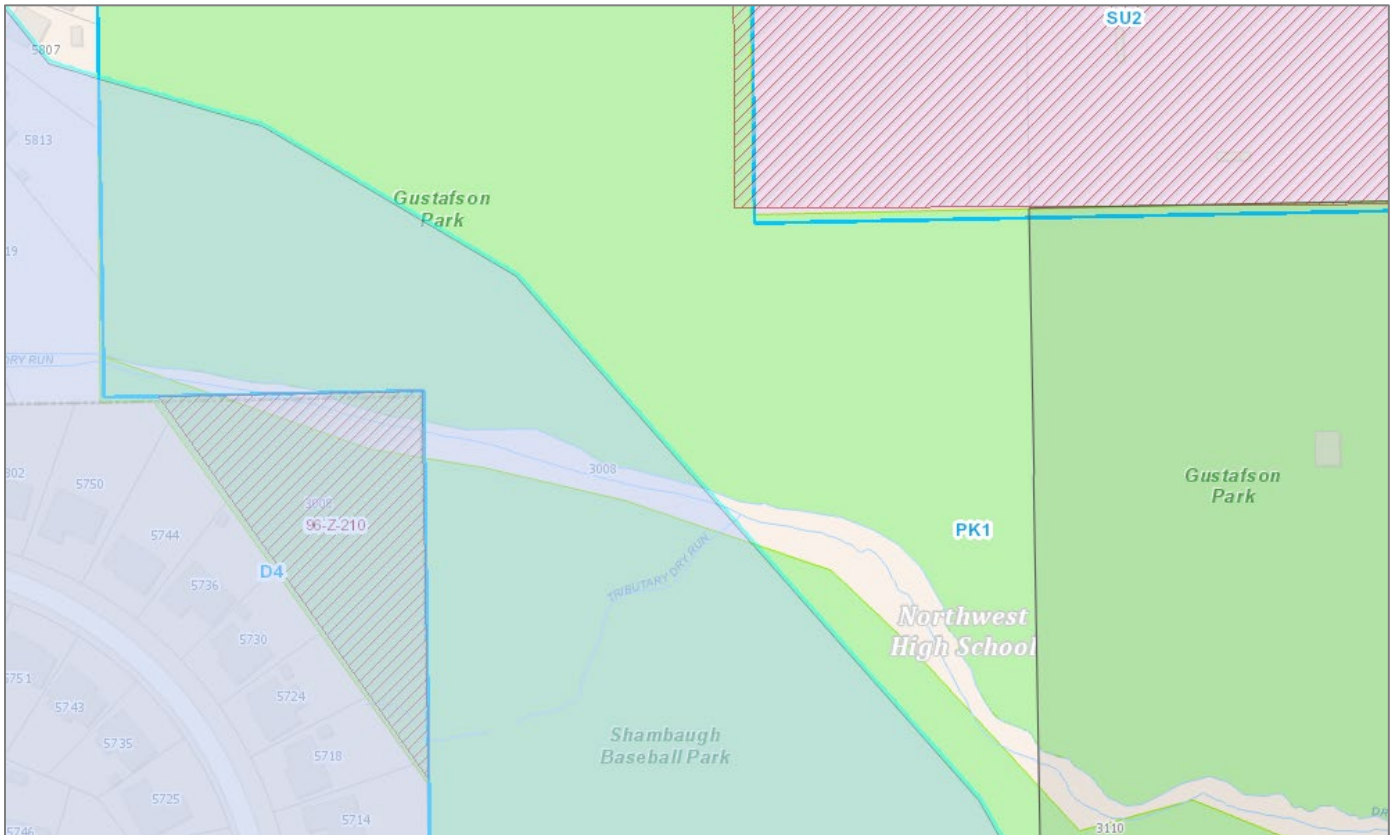
Aerial view (1986), Gustafson Park



Flood Map, Gustafson Park

(Continued)

STAFF REPORT 2024-APP-007, Enclosures (cont'd)



Wellfield protection district map, Gustafson Park



Site plan, Gustafson Park

(Continued)

STAFF REPORT 2024-APP-007, Enclosures (cont'd)



View from Moller Road



View of area of ongoing 'Basketball Project' (NE area of park)

(Continued)

STAFF REPORT 2024-APP-007, Enclosures (cont'd)



View of area of ongoing 'Playground Project' (SE area of park)