Department of Metropolitan Development
Division of Planning
Current Planning Section

METROPOLITAN DEVELOPMENT COMMISSION — November 19th, 2026

Case Number:	2026-ZON-100
Property Address:	3101 Wildwood Farms Boulevard (approximate address)
Location:	Franklin Township, Council District #20
Petitioner:	Indianapolis Parks Foundation, Daniel Krzywicki
Current Zoning:	D-P
Request:	Rezoning of 28.27-acres from D-P to PK-1 to provide for park improvements.
Current Land Use:	Undeveloped/green space
Staff Recommendations:	Staff recommends **approval** of this petition
Staff Reviewer:	Adam Skrzeszewski, Senior Planner

PETITION HISTORY

Due to a lack of notice ahead of the November 12th Hearing Examiner hearing, this case has been continued to the November 19th hearing date.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition

PETITION OVERVIEW

- The petitioner is the Indianapolis Parks Foundation, represented by Daniel Krzywicki from the Department of Parks and Recreation. 3101 Wildwood Farms is a parcel approximately 28-acres in size of undeveloped green space. The subject parcel is currently zoned D-P for residential uses, the petitioner is applying to rezone the site to PK-1 to provide for park uses.

- The Comprehensive plan recommends the Suburban Neighborhood typology. Per the Pattern Book, the Suburban Neighborhood Typology should be supported by a variety of neighborhood-serving businesses, institutions, and amenities. The proposed rezoning from this case to provide for park improvements, aligns with the Suburban Neighborhood Typology by providing necessary amenities for the surrounding established suburban neighborhood.

- Per aerial photography, the surrounding suburban neighborhood to the west and south began construction of homes in approximately 2005, and construction of the subdivision was completed in approximately 2018. This rezoning petition, if approved, will provide amenities through park uses for the surrounding neighborhood, matching the Pattern Book definition of Suburban Neighborhood.

- The proposed rezoning from D-P to PK-1 aligns with the Comprehensive Plan recommendation of Suburban Neighborhood, by providing necessary amenities for the surrounding homes through park improvements; therefore, staff recommends **approval** of 2026-ZON-100.

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Undeveloped/green space	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	**Zoning**	**Land Use**
North:	D-A	Single-family homes
South:	D-P	Single-family homes
East:	D-A	Undeveloped/vacant
West:	D-P	Single-family homes
Thoroughfare Plan		
Wildwood Farms Boulevard	Primary Collector	80-foot minimum and proposed ROW
Context Area	Metro	
Floodway / Floodway Fringe	Yes (Floodway Fringe)	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	September 24th, 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	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- The Comprehensive Plan recommends Suburban Neighborhood. The PK-1 matches the Comprehensive Plan recommendation through providing a park for the parcel.

Pattern Book / Land Use Plan

- Per the Pattern Book, a park and the PK-1 district can be supported within the Suburban Neighborhood Typology. Therefore, the rezoning to the PK-1 district for this site aligns with the recommendation from the Pattern Book.

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)

- Enter Recommendation by Indy Moves Plans or “Not Applicable to the Site.

ZONING HISTORY

96-Z-157A and 96-Z-157B ; 3101 Wildwood Farms Boulevard (subject site), potential rezoning to I-3S. **denied**

98-Z-63/98-DP-10 ; 8002 Southeastern Avenue (west and south of subject site), Rezone 184.969 acres from D-A and SU-43 to DP to provide for residential development, consisting of single-family residences, multi-family residences, condominiums, and/or senior-citizen residential development, a 17-acre park, and a neighborhood retail commercial area. **Approved**

2002-ZON-155 ; 7750 Southeastern Avenue (west and south of subject site), Rezone 88.96 acres from D-A to D-P to provide for a single-family residential development, with no more than 305 lots. **Approved**

EXHIBITS


CENTURY PARK
PROPOSED
SITE DEVELOPMENT PLAN
10.1.2022
INDY PARKS
Century Park

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Site Visit October 16th, 2026











