



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

June 26, 2025

Case Number: 2025-APP-005
Property Address: 2510 Westlane Road (approximate address)
Location: Pike Township, Council District #1
Petitioner: City of Indianapolis, Department of Parks and Recreation, by Henry Woodburn
Current Zoning: PK-1 (FF) (FW)
Request: Park District One Approval to provide for park improvements including a new playground, sidewalk, nature walkway, shelter, and drainage improvements for WISH Park.
Current Land Use: Park
Staff Recommendations: Approval
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

LAND USE

The subject site is developed with a park located in the Crooked Creek neighborhood and is surrounded by a variety of commercial, residential, and special use districts.

PARK DISTRICT ONE APPROVAL

The site is zoned PK-1 and would allow for park improvements including a new playground, sidewalk, nature walkway, shelter, and drainage improvements. Existing improvements include a shelter, playground equipment, and parking area. 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,
- 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.

FLOODWAY / FLOOD FRINGE

This site has a secondary zoning classification of a Floodway (FW) and Floodway Fringe (FF). The Floodway (FW) is the channel of a river or stream, and those portions of the floodplains adjoin the channels which are reasonably required to efficiently carry and discharge the peak flood flow of the base flood of any river or stream. The Floodway Fringe (FF) is the portion of the regulatory floodplain that is not required to convey the 100-year frequency flood peak discharge and lies outside of the floodway.

The purpose of the floodway district is to guide development in areas identified as a floodway. The Indiana Department of Natural Resources (IDNR) exercises primary jurisdiction in the floodway district under the authority of IC 14-28-1.

The designation of the FF District is to guide development in areas subject to potential flood damage, but outside the Floodway (FW) District. Unless otherwise prohibited, all uses permitted in the primary zoning district (PK-1 in this request) are permitted, subject to certain development standards of the Flood Control Secondary Zoning District Ordinance.

This site lies partially within the floodway and floodway fringe of Crooked Creek, which runs along the site's northeastern property boundary. Development within the floodway and floodway fringe must comply with the Flood Control Secondary Zoning District regulations.

The following uses shall be permitted in the Floodway district subject to the development standards of Section 742-203.

- a. Open land uses,
- b. Land alterations and watercourse alterations,
- c. Nonbuilding structures,
- d. Minor residential structures, and
- e. Improvements, additions, and restoration of damage to legally established nonconforming uses.

STAFF ANALYSIS

The proposed updates to the park with playground equipment, sidewalk, nature walkway, shelter, drainage improvements, and porta-potty would align with the large-scale park recommendation of the Comprehensive Plan and would be compatible within the surrounding residential area. Additionally, the walkways, as nonbuilding structures, would be permitted within the floodplain and floodway.

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 and Floodway	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	SU-35	Broadcast Tower
South:	D-6II / D-A / SU-7 / SU-18	/ Multi-family dwellings / IPL Substation
East:	SU-35	Undeveloped / Broadcast Tower
West:	C-4 / C-5 / D-5	Commercial / Residential (Single-family dwellings)
Thoroughfare Plan		
Westlane Road	Primary Arterial Street	90-foot proposed right-of-way and 77-foot existing right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	Yes	
Overlay	Yes	

Wellfield Protection Area	No
Site Plan	May 23, 2025
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

- Marion County Land Use Plan Pattern Book (2019)
- Indy Moves Transportation Integration Plan (2018)
- Indy Greenways Full Circle Master Plan, Part One (2014)

Pattern Book / Land Use Plan

- The site is recommended for large-scale park development and floodway.
- The Large-Scale Park and Floodway typologies are classified as a non-typology land uses. These stand-alone land uses are mapped outside of the typology system due to their scale or the nature of their use.
- Large-Scale Parks are generally over 10 acres in size.
- The Floodway category delineates areas that exhibit a great potential for property loss and damage from severe flooding, or for water quality degradation. No development should occur within the floodway. Nonconforming uses currently within a floodway should not be expanded or altered.
- The proposed improvements to the site would align with these recommendations.

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)

- The site falls within the Indy Moves Transportation Integration Plan (2018), but more specifically the Indy Greenways Full Circle Master Plan, Part One (2014).
- A multi-use greenway is proposed a from Winton Drive to Spring Mill Road. There is an existing on-street bike lane from Winton Drive to Spring Mill Road. Both make up the Northtown Trail.

ZONING HISTORY

Zoning History - Site

95-Z-218 / 95-AP-160; 2602 Westlane Road (subject site), Rezone 16.0 acres from D-6II to PK-1 to provide for a public park and Park District 1 Approval to provide for the development of a park facility to be known as the development of a public park facility to be known as the development of a public park facility to be known as Wish Park, improved with a playground, volleyball court, picnic shelter, learning lab, trails, and a parking lot, **approved**.

72-Z-161; 2502 Westlane Road (subject site), Rezoning of 60.00 acres, being in an A-2 district, to the D-6II classification, to provide for an apartment development, **approved**.

Zoning History - Vicinity

2008-ZON-071; 2702 Westlane Road (southwest of site), Rezoning of 0.781 acre, from the D-A District to the C-4 classification to provide for community-regional commercial uses, **withdrawn**.

99-Z-101; 7441 North Michigan Road (northwest of site), Rezone 10.90 acres from C-3, D-5, and D-A to D-P to provide for 54 single-family residences, **approved**.

93-Z-108; 7580 Walnut Drive (north of site), Rezoning of 44 acres, being in the D-6II District, to the SU-35 classification to provide for broadcast tower with accessory equipment buildings and satellite dishes, **approved**.

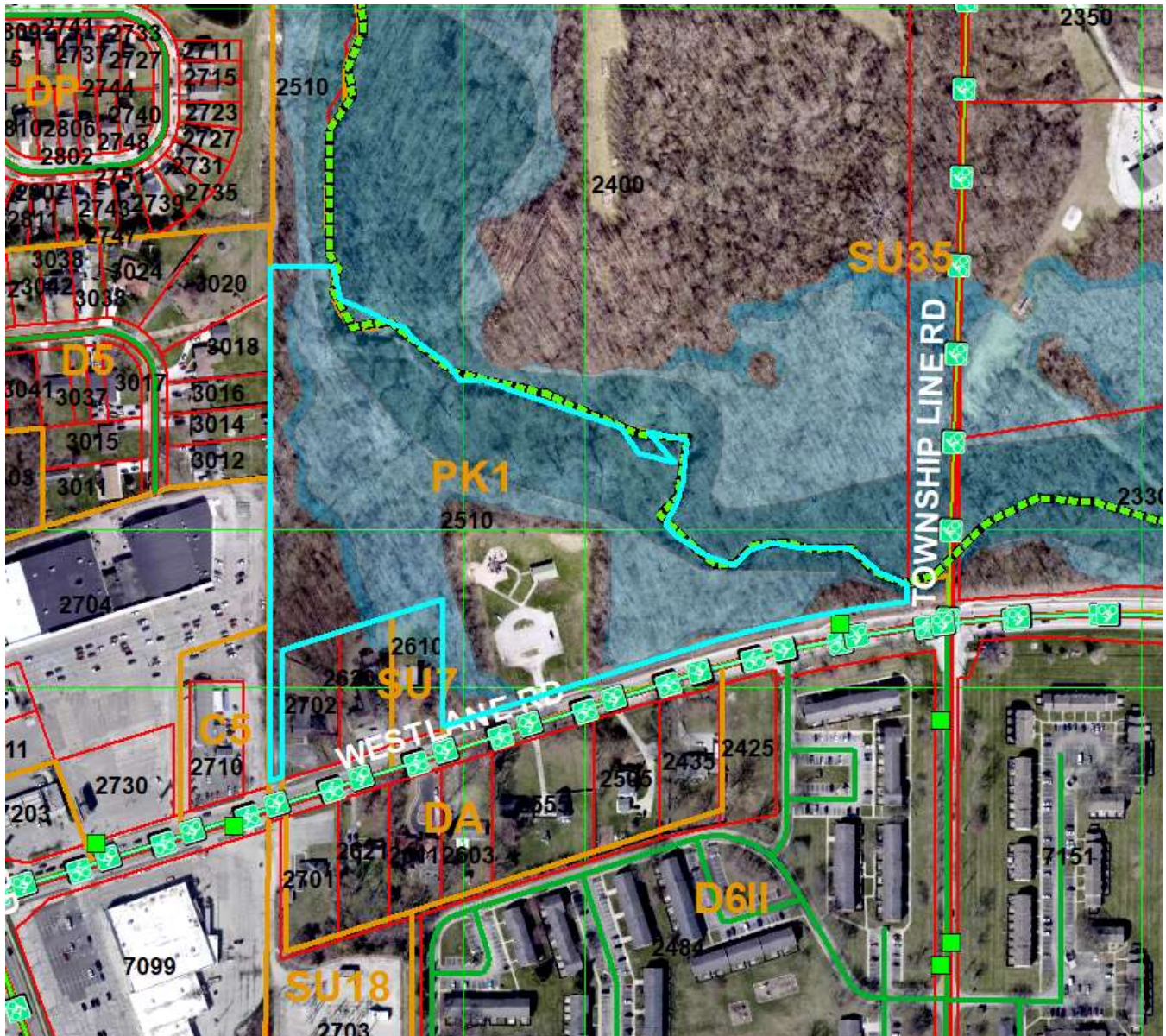
88-Z-74; 2610 Westlane Road (southwest of site), Rezoning of 6 acres, being in the A-2 District, to the SU-7 classification to provide for a group home for abused and neglected adolescents, **approved**.

83-Z-182; 2701 Westlane Road (southwest of site), Rezoning of .766 acres, being in the A-2 and SU-18 district, to the C-1 classification, to provide for renovation of existing residence to be used for a medical office, **withdrawn**.

83-Z-162; 2350 Westlane Road (east of site), Rezoning of 32.43 acres being in the D-6 District, to the SU-35 classification to provide for a television broadcast tower with accessory buildings, **approved**.

69-Z-225; South of Westlane Road and west side of Pike/Washington Township Line(southeast of site), Rezoning of 36.80 acres, being in A-2 district to D-6II classification to provide for the construction of garden type and townhouse apartments, **approved**.

EXHIBITS



AERIAL IMAGE

WISH Park - Existing Park Plan

2602 Westlane Rd, Indianapolis, IN 46268

FOR DISCUSSION PURPOSES ONLY



Indy Parks Playgrounds Improvements
WISH Park | May 2025

INFRASTRUCTURE
ENGINEERING

context
DESIGN

WISH Park - Proposed Park Plan

2602 Westlane Rd, Indianapolis, IN 46268

FOR DISCUSSION PURPOSES ONLY

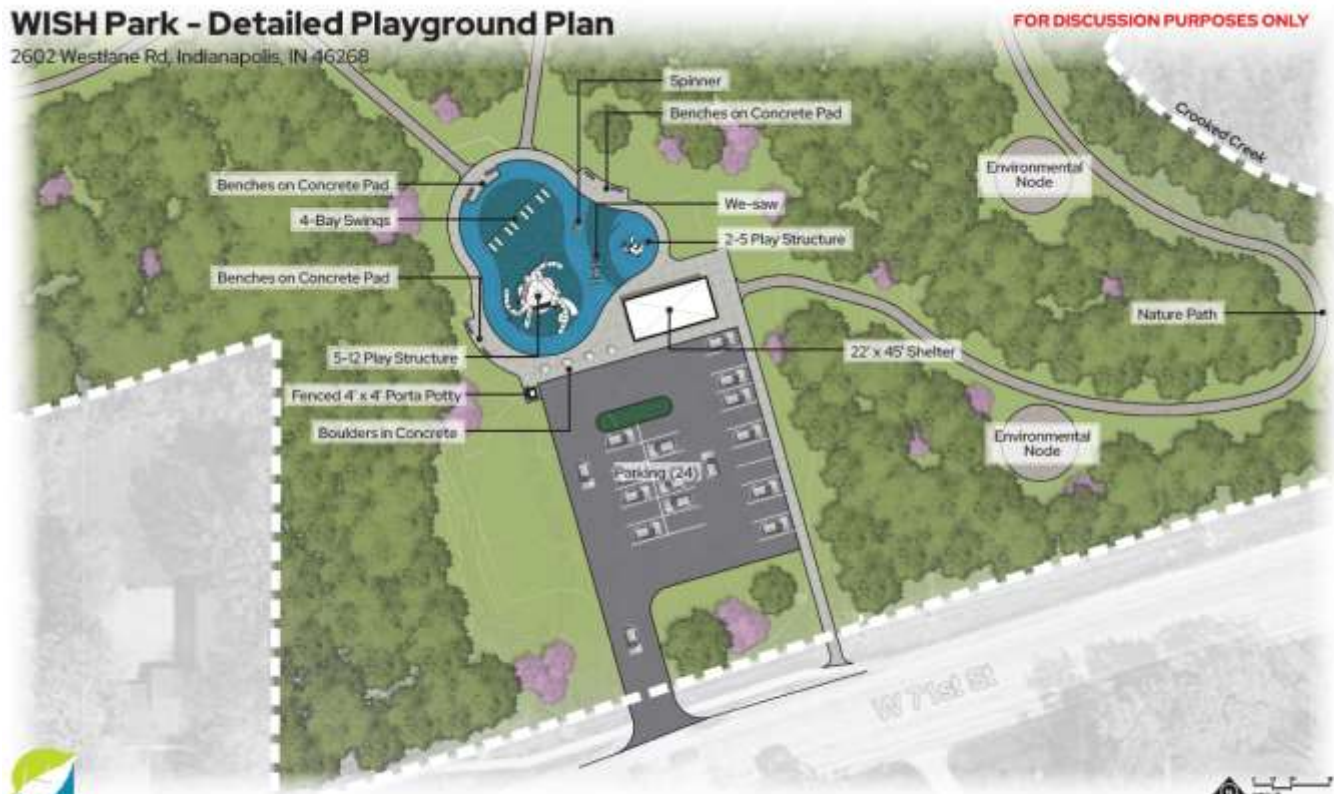


Indy Parks Playgrounds Improvements
WISH Park | May 2025



WISH Park - Detailed Playground Plan

2602 Westlane Rd, Indianapolis, IN 46268



Indy Parks Playgrounds Improvements
WISH Park | May 2025

INFRASTRUCTURE
ENGINEERING | INDIANAPOLIS

context
DESIGN



Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number _____

**METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA
PETITION FOR UNIVERSITY QUARTER ONE/TWO APPROVAL
PETITION FOR PARK DISTRICT ONE/TWO APPROVAL
PETITION FOR HOSPITAL DISTRICT ONE/TWO APPROVAL**

FINDINGS OF FACT

The Metropolitan Development Commission finds that the site and development plan file-dated _____, 20____

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 Park, zoned PK1, surrounded by zones SU35, D5, DA, C5, and SU7. Per the Consolidated Zoning/Subdivision Ordinance, parks or playgrounds are permitted uses in all zoning districts. The site development plan improves the condition of the park through the development of a new playground with new equipment, benches, sidewalks, paths, and a shelter.

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 the construction of a new playground, shelter, playground surface, paths, and sidewalk connections. Additional improvements will be made to the drainage within the park.

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

New sidewalks and a parking lot are proposed to connect the playground to street access.

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 sidewalks and benches will be added to connect the proposed playground to existing park features.

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.



Department of Metropolitan Development
Division of Planning
Current Planning

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 within a suburban neighborhood park that includes a playground and green space.

The proposed playground enhances existing park features 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:

New sidewalks and benches will be added to connect the proposed playground to existing park features.

DECISION

IT IS THEREFORE the decision of this body that this APPROVAL petition is APPROVED.

Adopted this _____ day of _____, 20 ____

Commission President/ Secretary



Photo of the subject site looking north.



Photo of the shelter on site and the location of the proposed nature path towards the woods.



Photo of the playground on site.



Photo of the location of the proposed nature paths heading north into the woods beyond the playground.



Photo of single-family dwellings south of the site.



Photo of the undeveloped parcel east of the Westland Road and Township Line Road intersection.



Photo of single-family dwellings south of the site.



Photo of an apartment complex south of the site.