



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

November 13, 2025

Case Number: 2025-APP-013
Property Address: 5425 Reed Road (approximate address)
Location: Pike Township, Council District #5
Petitioner: City of Indianapolis, Department of Parks, and Recreation, by Henry Woodburn
Current Zoning: PK-1
Request: Park District One Approval to provide for a concessions and comfort building.
Current Land Use: Soccer Complex / Park
Staff Recommendations: Approval
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition was automatically continued from the October 9, 2025 hearing to the November 13, 2025 hearing at the request of a Registered Neighborhood Organization.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

LAND USE

The subject site is developed with soccer complex and park that is surrounded by single-family dwellings to the west, zoned PK-2, single-family dwellings and undeveloped land to the south, zoned PK-2, multi-family dwellings to the east, zoned PK-2, a park to the north, zoned PK-1, with a football training facility located northeast of the site, zoned PK-2.

PARK DISTRICT ONE APPROVAL

The site is zoned PK-1 and would allow for updates to the site with a concessions and comfort building to include restroom facilities and concession stand. No use, building or structure is permitted for any purpose until a site and development plan for such land is approved, including the proposed use, proposed development and site plans exhibited below.

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.

STAFF ANALYSIS

The proposed updates to the site with a concessions and comfort building would align with the Large-Scale Park and Linear Park recommendations of the Comprehensive Plan. Furthermore, the services to be provided would be beneficial to the public and participants of the soccer leagues held on site.

Staff will note that the Heritage Tree conservation section of the Ordinance would need to be adhered to during the preparation of land and construction.

For these reasons, Staff is recommending approval of the request.

GENERAL INFORMATION

Existing Zoning	PK-1	
Existing Land Use	Soccer Complex / Park	
Comprehensive Plan	Large-Scale Park / Linear Park	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	PK-1 / PK-2	Park / Football Training Center
South:	PK-2	Residential (Single-family dwellings)

East:	PK-2	Football Training Center / Residential (Multi-family dwellings)
West:	PK-2	Residential (Single-family dwellings) / Undeveloped
Thoroughfare Plan		
Reed Road	Secondary Arterial Street	80-foot proposed right-of-way and 77-foot existing right-of-way.
56 th Street	Primary Arterial Street	80-foot proposed right-of-way and 140-foot existing right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	Yes	
Wellfield Protection Area	No	
Site Plan	August 26, 2025	
Site Plan (Amended)	N/A	
Elevations	August 26, 2025	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	August 26, 2025	
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 Greenways Full Circle Master Plan, Part One (2014)

Pattern Book / Land Use Plan

- The site is recommended as a Large-Scale Park and Linear Park that are 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 Linear Park land use category is intended for public or private property designated for active or passive recreation and is primarily used for the passage of people or wildlife. Examples are greenways, parkways, trails, off-street paths, and conservation areas.
- The existing and proposed uses of 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 Indy Greenways Full Circle Master Plan, Part One (2014) notes the Eagle Creek Greenway that runs along the western property boundary and wraps around the southern property boundary.
- “The 21-mile Eagle Creek corridor is located in the northwest portion of Marion County. The creek enters Marion County from Boone County and flows into the White River just south of downtown Indianapolis. Included in the Eagle Creek Greenway are the portions of the creek above and below Eagle Creek Park, as well as a designated route through the park.”
- “A comprehensive project development report for the entire Eagle Creek Greenway was completed in early 2000. The Eagle Creek Alignment report outlines the proposed trail routes and phases of construction as well as recommended design standards for the entire Eagle Creek Greenway. The goal established by this planning document is to connect the large recreational resource of Eagle Creek Park to neighborhoods and other parks and destinations along the way. About 70,000 people reside within one mile of the Eagle Creek Greenway. By creating proximity to and connectivity with open space resources, this large population base on the west side will realize relief from urbanization, gain nearby access to recreation, achieve a connection to natural areas, and be provided with safe alternative transportation routes.”
- The 56th Connector is an existing off-street multi-use trail along the north site of 56th from Dandy Trail to I-65.
- There is also an existing off-street multi-use trail, Eagle Creek Trail, along the north site of 56th Street from Reed Road towards Lafayette Road.



ZONING HISTORY

Zoning History – Site

96-AP-7; 5301 Reed Road (subject site), PK-2 Approval request to provide for a single-family development with a maximum of 57 lots meeting or exceeding D-3 development standards, **denied**.

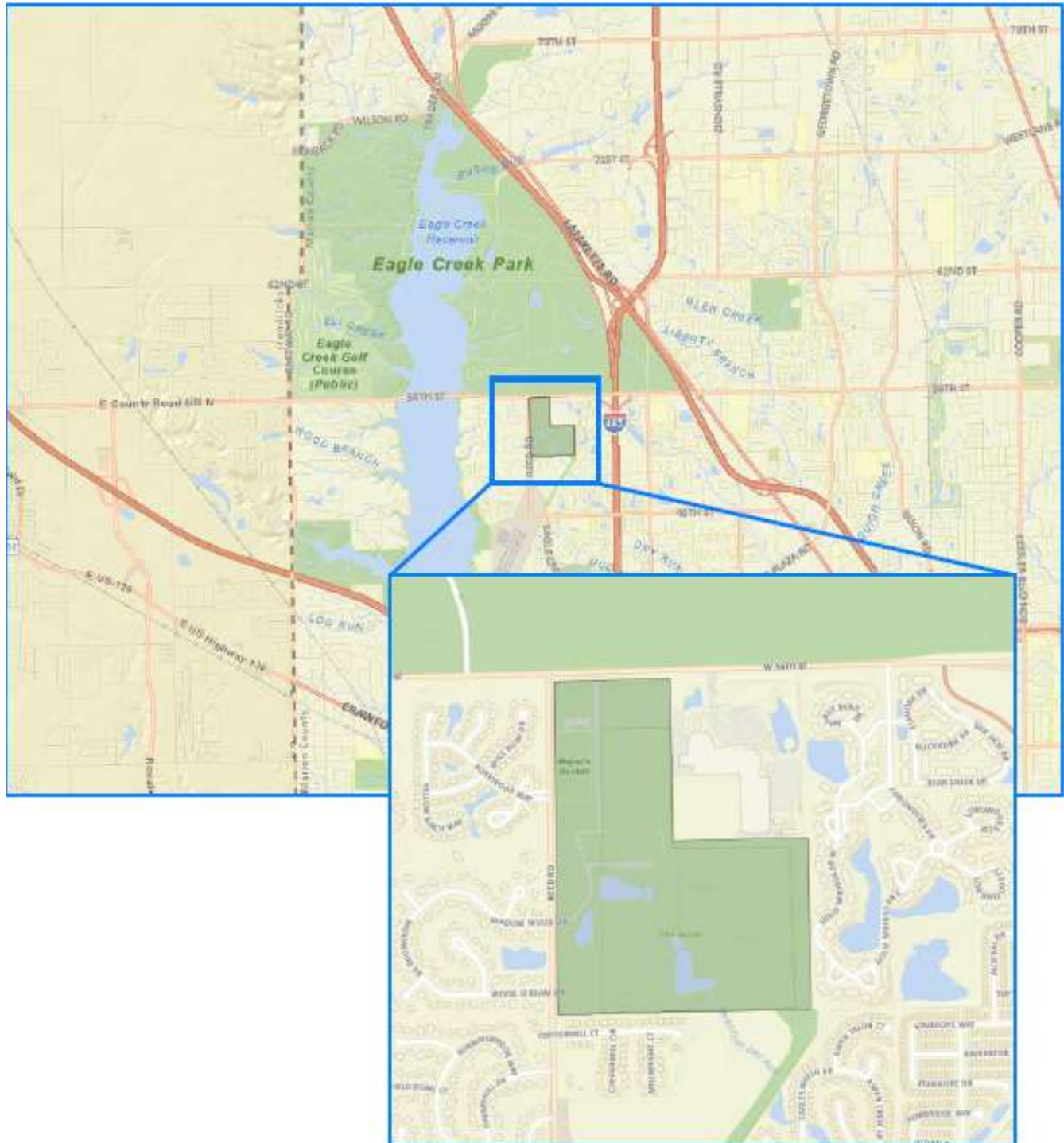
96-Z-14; 5301 Reed Road (subject site), Rezoning of 19.6 acres, being in the PK-1 District, to the PK-2 classification to provide for residential development, **denied**.

EXHIBITS

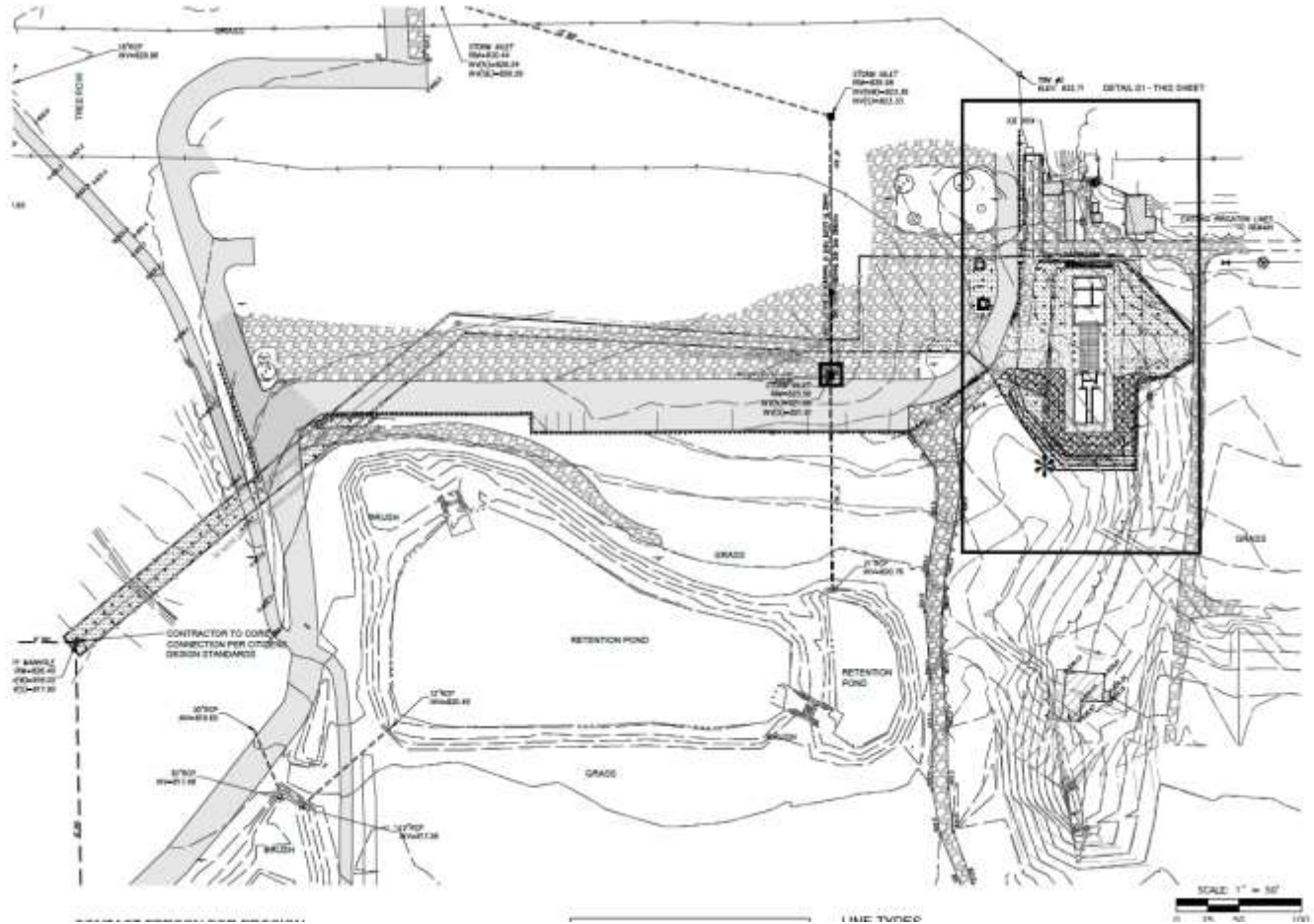


AERIAL MAP

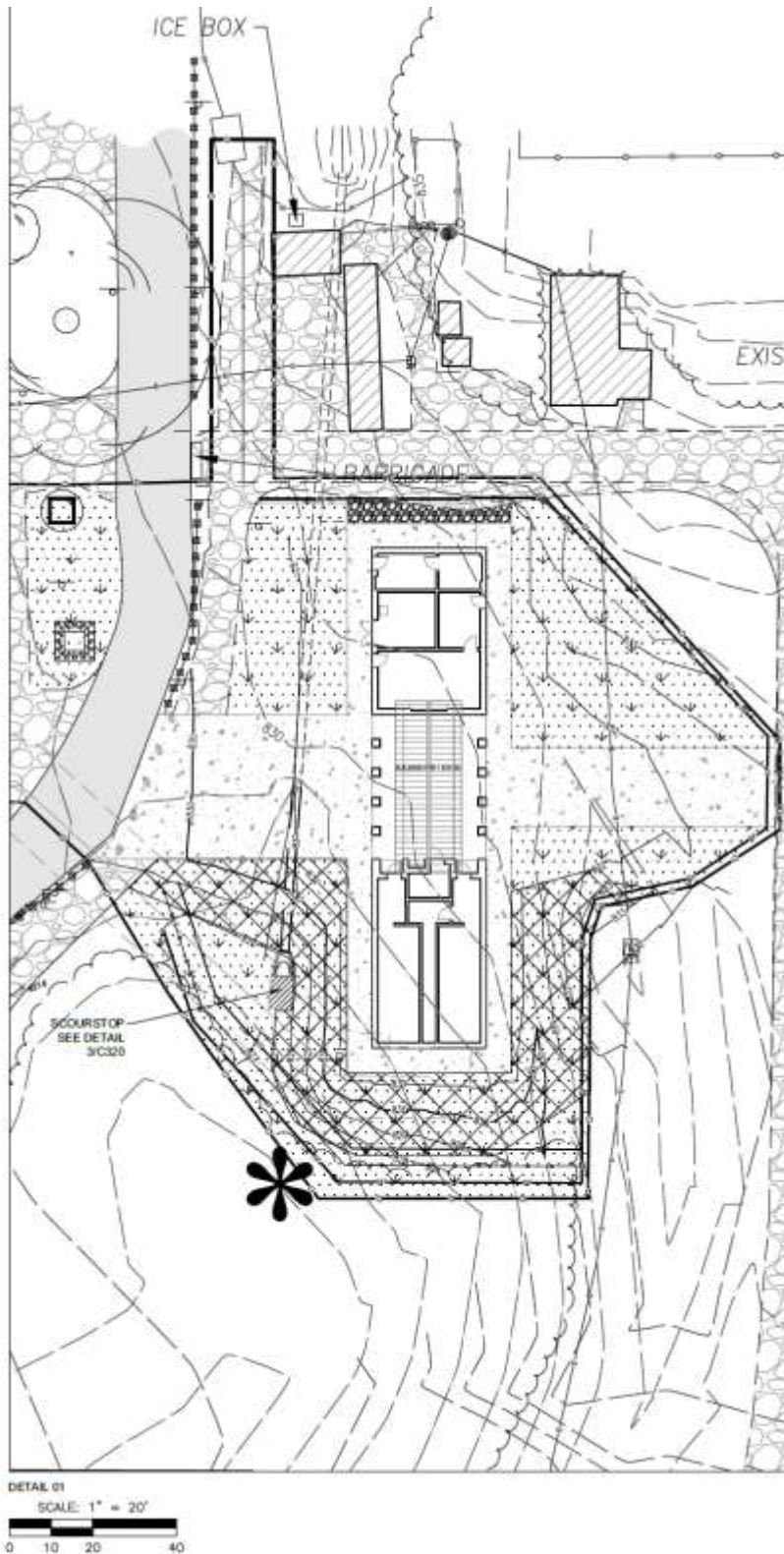
Indy Parks Area Map | Geisse Soccer Complex



SITE PLAN



SITE PLAN CLOSE-UP



C1 FLOOR PLAN

B1 REFLECTED CEILING PLAN

A1 ROOF PLAN

GENERAL NOTES

1. See General Notes for details on materials and construction.
2. See General Notes for details on materials and construction.
3. See General Notes for details on materials and construction.
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10. See General Notes for details on materials and construction.

SHEET KEY NOTES

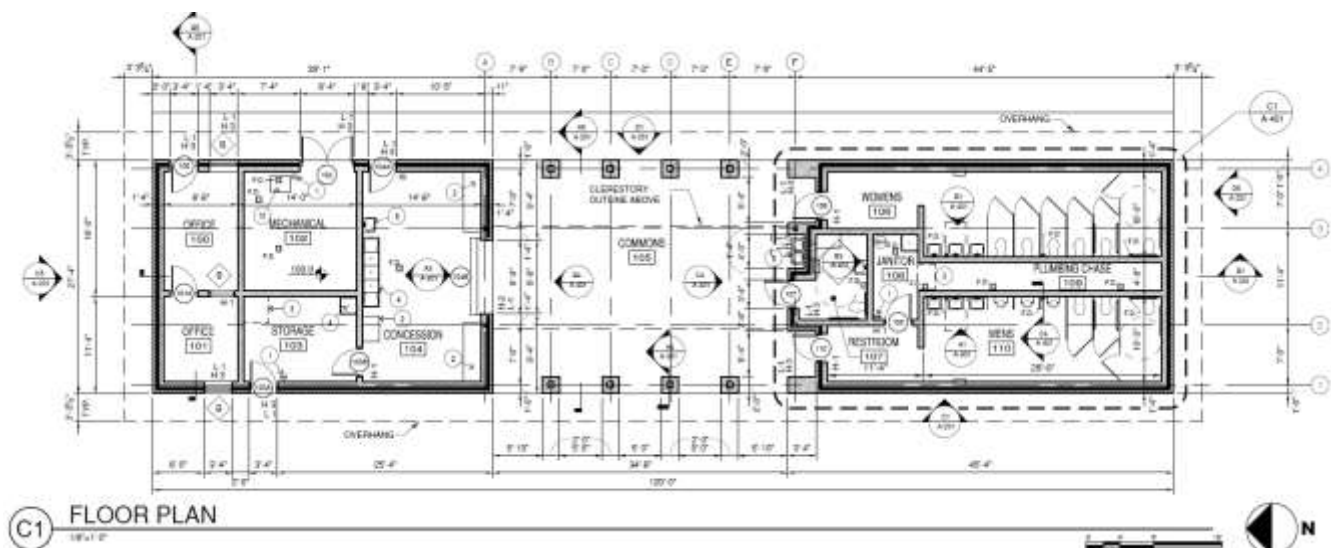
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15. See General Notes for details on materials and construction.

REFLECTED CEILING LEGEND

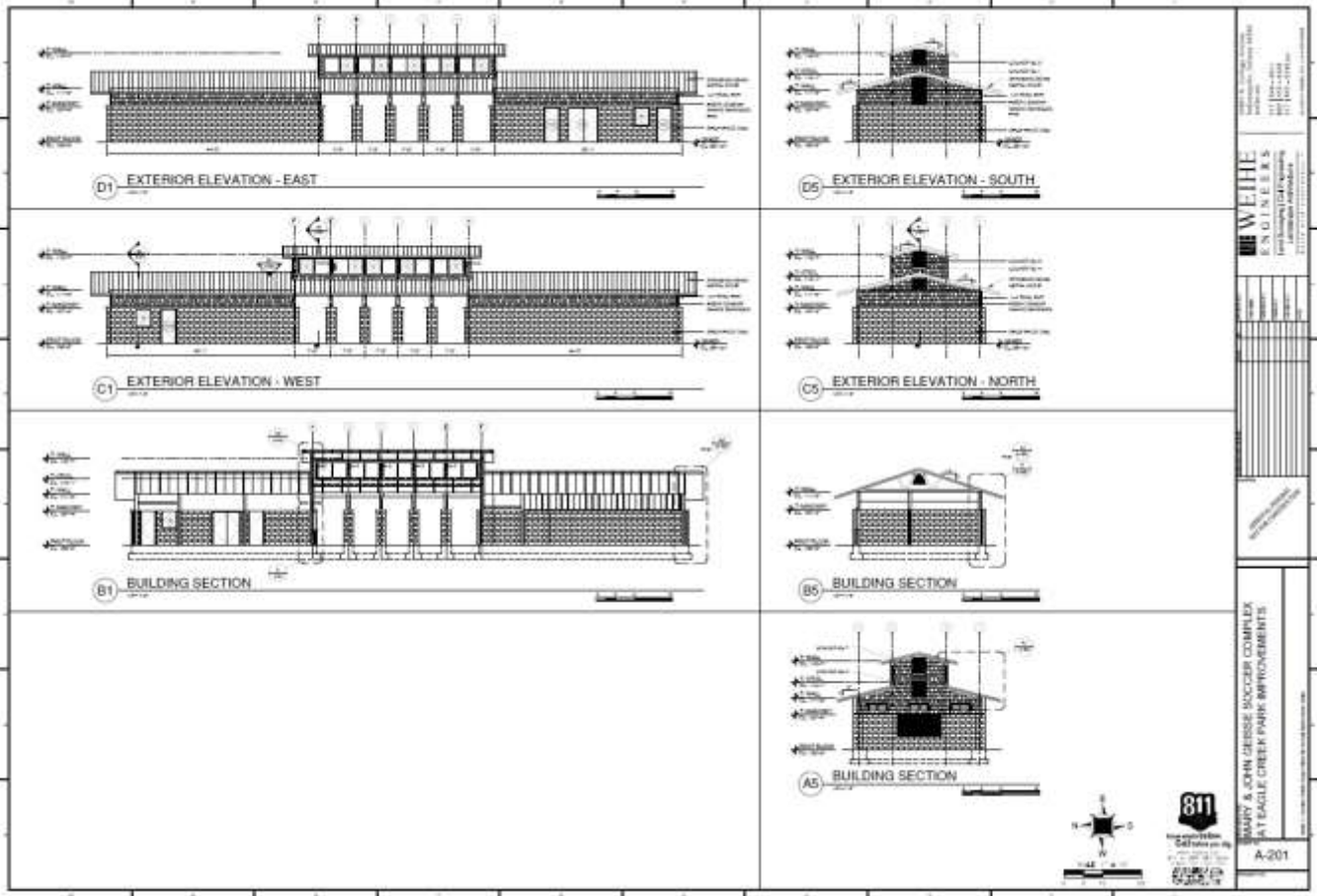
Symbol	Description
1	Acoustic Ceiling
2	Acoustic Ceiling
3	Acoustic Ceiling
4	Acoustic Ceiling
5	Acoustic Ceiling
6	Acoustic Ceiling
7	Acoustic Ceiling
8	Acoustic Ceiling
9	Acoustic Ceiling
10	Acoustic Ceiling
11	Acoustic Ceiling
12	Acoustic Ceiling
13	Acoustic Ceiling
14	Acoustic Ceiling
15	Acoustic Ceiling

BUILDING LOCATE (CORNERS)

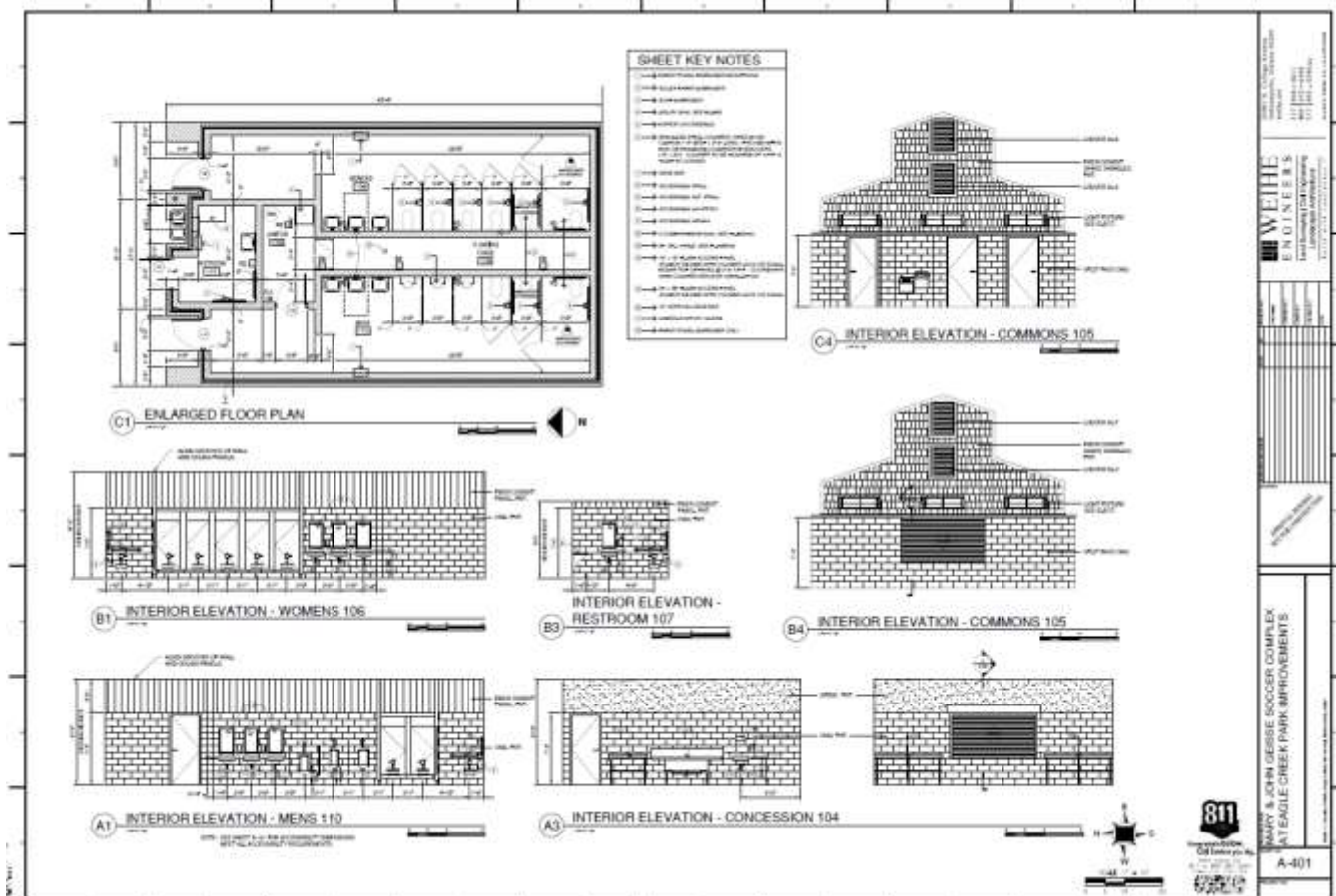
Corner	Coordinates
1	1000000.00 1000000.00
2	1000000.00 1000000.00
3	1000000.00 1000000.00
4	1000000.00 1000000.00



ELEVATIONS



INTERIOR ELEVATIONS





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 PK1 and PK2. 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 comfort station/concessions building, and drainage 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 site development plan calls for the construction of a new comfort station/concessions building with sidewalks to connect to existing features within the park. 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:

Existing paths and parking spaces are available within the park, new sidewalk is proposed to connect the building to the existing features.

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 sidewalk will be added to connect the proposed building 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.



Photo of the north entrance to the subject site looking south from 56th Street.



Photo of the subject site looking southeast from 56th Street.



Photo of the west entrance to the subject site looking east from Reed Road.



Photo of the proposed building location on the left.



Photo of the existing structures north of the proposed building.



Photo of one of the parking areas northwest of the proposed building.