



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

January 9, 2024

Case Number: 2024-APP-025
Property Address: 2220 North Tibbs Avenue (approximate address)
Location: Wayne Township, Council District #15
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 new playground, walking paths, refurbish existing shelter, bike racks, and drainage improvements for James Foster Gaines Park.
Current Land Use: Park
Staff Recommendations: Approval
Staff Reviewer: Desire Irakoze, Principal Planner II

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 Eagledale neighborhood and is surrounded by single-family dwellings to the north, east and west, and a school to the south. 1-mile east of the Indianapolis Motor Speedway

PARK DISTRICT ONE APPROVAL

The site is zoned PK-1 and would allow for the redevelopment of the park to provide for a new sidewalk and new playground equipment with climbers, spinners, swings, and drainage improvements. Existing improvements include a shelter and restroom facility and playground equipment. 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.

STAFF ANALYSIS

The proposed updates to the park playground with a new sidewalk, climbers, spinners, swings, and drainage improvements would align with the park recommendation of the Comprehensive Plan and would be compatible within the residential neighborhood.

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

GENERAL INFORMATION

Existing Zoning	PK-1	
Existing Land Use	Park	
Comprehensive Plan	Park	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-6II	Residential (Single-family dwellings)
South:	D-5	Residential (Single-family dwellings)

East:	D-5	Residential (Single-family dwellings)
West:	D-6II	Residential (Single-family dwellings)
Thoroughfare Plan		
N Tibbs Ave	Primary collector	56-foot existing and proposed right-of-way.
W 21 st Street	Local Street	48-foot existing and proposed right-of-way
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	November 4, 2024	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	December 5, 2024	
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)

Pattern Book / Land Use Plan

- The Comprehensive Plan recommends the site for Large Scale Park
 - Large-Scale Parks are generally over 10 acres in size.

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.



**Department of Metropolitan Development
Division of Planning
Current Planning**

Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

- Comprehensive Master Plan Update (2023)
 - Neighborhood Park

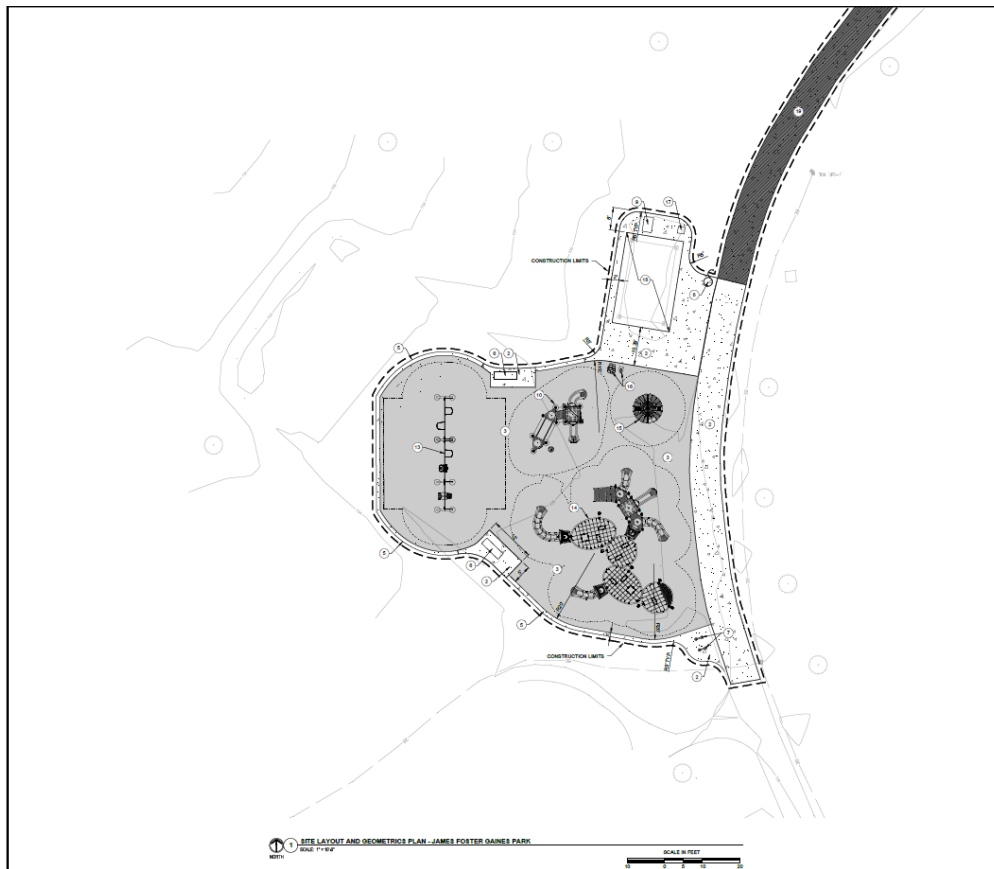


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TONING HISTORY

None.







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 Large-Scale Park. 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 construction of a new playground with new playground surface, sidewalk, benches, walking path, existing shelter refurbishment, as well as landscape 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 a new playground, playground surface, walking path, benches, and the refurbishment of the existing shelter. 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:

There are existing walking pathways throughout the park and sidewalks and trails along its borders. The plan proposes an additional sidewalk connection within the playground.

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

The existing park already includes sidewalks, trails, and connections to the surrounding neighborhood. The new sidewalk planned as part of the project will also enhance connectivity across the park.

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.



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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 a large-scale suburban neighborhood park.

The proposed design maintains the current use of the park and proposes enhancements that are

appropriate in design, character, grade, location, and orientation with existing conditions.

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 sidewalks and trails are available along the existing park. New sidewalk will be built within the park.

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 parking lot looking at the park



Photo of the existing shelter to be updated.



Photo of the basketball court