



Department of Metropolitan Development  
Division of Planning  
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER

January 9, 2025

**Case Number:** 2024-APP-024  
**Property Address:** 1934 North DeQuincy Street (approximate address)  
**Location:** Center Township, Council District #13  
**Petitioner:** City of Indianapolis, Department of Parks, and Recreation, by Henry Woodburn  
**Current Zoning:** PK-1 (FF)  
**Request:** Park District One Approval to provide for a new playground, sidewalk, and drainage improvements.  
**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 Near Eastside neighborhood and is surrounded by single-family dwellings.

PARK DISTRICT ONE APPROVAL

The site is zoned PK-1 and would allow for the redevelopment of the park to provide for a new playground, sidewalk, and drainage improvements. Existing improvements include benches 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.



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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 with new playground, sidewalk installation, and drainage improvements would align with the large-scale park recommendation of the Comprehensive Plan and would be compatible within the residential neighborhood.

The proposed improvements are permitted within the stream protection corridor of the Brookside Creek that borders the property along the northern property boundary.

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

## **GENERAL INFORMATION**

<b>Existing Zoning</b>	PK-1
<b>Existing Land Use</b>	Park
<b>Comprehensive Plan</b>	Large-Scale Park

<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-5	Residential (Single-family dwelling)
South:	D-5 / PK-1	Residential (Single-family dwelling)
East:	D-5	Residential (Single-family dwellings)
West:	D-5	Residential (Single-family dwellings)
<b>Thoroughfare Plan</b>		
Dequincy Street	Local Street	48-foot proposed right-of-way and 50-foot existing right-of-way.
<b>Context Area</b>	Compact	
<b>Floodway / Floodway Fringe</b>	Yes	
<b>Overlay</b>	Yes	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	December 8, 2024	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	N/A	
<b>Elevations (Amended)</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	December 8, 2024	
<b>Findings of Fact (Amended)</b>	N/A	
<b>C-S/D-P Statement</b>	N/A	

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)
- The Near Eastside Quality of Life Plan (2020)
- Indy Moves Transportation Integration Plan (2018)

### Pattern Book / Land Use Plan

- The site is recommended as a large-scale park that is a non-typology land use.
- 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.

### Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

#### **Neighborhood / Area Specific Plan**

- The site falls within the Near Eastside Quality of Life Plan (2020).
- One of the priorities is to improve physical health and wellness among neighbors which would be achieved with increased opportunities for physical activity by assisting with enrollment at local gyms, forming neighborhood walking groups and providing open air fitness programming for all ages in parks and public spaces.
- Another priority is to improve access to natural spaces for people of all abilities by increasing efforts to make the Near Eastside a walkable, connected and vibrant community with a focus on connected pocket parks, each Near Eastside resident living/working within a 10-minute walk from a greenspace, and aesthetic streetscape improvements that include lighting, multi-modal infrastructure and wayfinding.
- A final priority regarding parks is to maintain existing parks on the Near Eastside to sustain the built and natural environment for future generations by pursuing sustainable funding sources for programming or maintenance of current parks.
- The approval of this petition would help achieve these goals.

#### **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). More specifically, IndyMoves PedalIndy 2018 proposed an active transportation bike neighborway along DeQuincy Street / Julian Street from 23<sup>rd</sup> Street to Ritter Avenue.

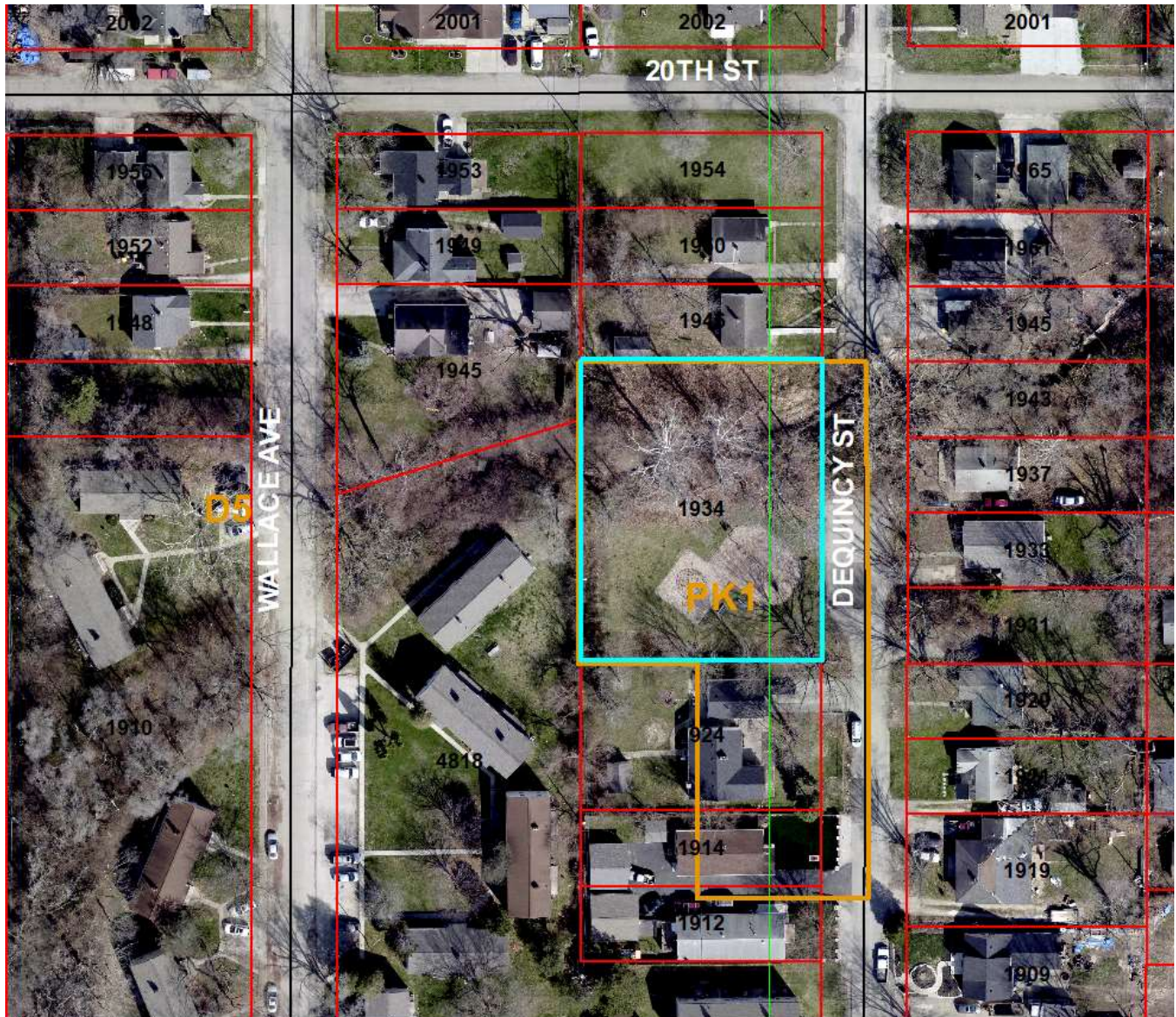


## ZONING HISTORY

Zoning History: None.



EXHIBITS





## DeQuincy Park - Proposed Park Playground

1980 DeQuincy Street, Indianapolis, IN 46218



**Indy Parks Playgrounds Improvements**  
DeQuincy Park | OCTOBER 2024

**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 in a Traditional Neighborhood.

The site development plan improves the condition of the park through the construction of a new playground with new playground surface, sidewalk, benches, signage, as well as 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, sidewalk, benches, signage, and additional improvements.

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 sidewalks on roads adjacent to the park. The sidewalk proposed will better connect the playground to the access road.

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 new sidewalk will also enhance connectivity to DeQuincy Street.

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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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 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:

A new connecting sidewalk is proposed. The new sidewalk connects the new playground to DeQuincy Street.

**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 west.



Photo of the single-family dwelling north of the site.





Photo of the single-family dwelling south of the site.



Photo of the single-family dwelling east of the site.