



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

**January 9, 2024**

|                               |   |
|-------------------------------|---|
| <b>Case Number:</b>           | 2024-APP-026  |
| <b>Property Address:</b>      | 2900 North Moreland Avenue (approximate address)  |
| <b>Location:</b>              | Wayne Township, Council District #11  |
| <b>Petitioner:</b>            | City of Indianapolis, Department of Parks, and Recreation, by Henry Woodburn  |
| <b>Current Zoning:</b>        | PK-1  |
| <b>Request:</b>               | Park District One Approval to provide for a new playground, sidewalk connections, new shelter, surface parking area, and drainage improvements for Moreland Park. |
| <b>Current Land Use:</b>      | Park  |
| <b>Staff Recommendations:</b> | Approval  |
| <b>Staff Reviewer:</b>        | 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.

**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 connections, shelter, parking lot, musical instruments, playground equipment, 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

|                            |                      |                                       |
|----------------------------|----------------------|---------------------------------------|
| <b>Existing Zoning</b>     | PK-1                 |                                       |
| <b>Existing Land Use</b>   | Park                 |                                       |
| <b>Comprehensive Plan</b>  | Park                 |                                       |
| <b>Surrounding Context</b> | <b><u>Zoning</u></b> | <b><u>Land Use</u></b>                |
| North:                     | D-4                  | Residential (Single-family dwellings) |
| South:                     | D-4                  | Residential (Single-family dwellings) |

|                                   |                   |   |
|-----------------------------------|-------------------|---|
| East:                             | D-4               | Residential (Single-family dwellings)       |
| West:                             | D-4               | Residential (Single-family dwellings)       |
| <b>Thoroughfare Plan</b>          |                   |   |
| N CENTENNIAL ST                   | Primary collector | 56-foot existing and proposed right-of-way. |
| W 29 <sup>TH</sup> ST             | Local Street      | 48-foot existing and proposed right-of-way  |
| N MORELAND AVE                    |                   |   |
| <b>Context Area</b>               | Metro             |   |
| <b>Floodway / Floodway Fringe</b> | No                |   |
| <b>Overlay</b>                    | No                |   |
| <b>Wellfield Protection Area</b>  | No                |   |
| <b>Site Plan</b>                  | November 04, 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 12, 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)

### Pattern Book / Land Use Plan

- The Comprehensive Plan recommends the site for Large Scale Park

### 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)
  - Suburban Neighborhood



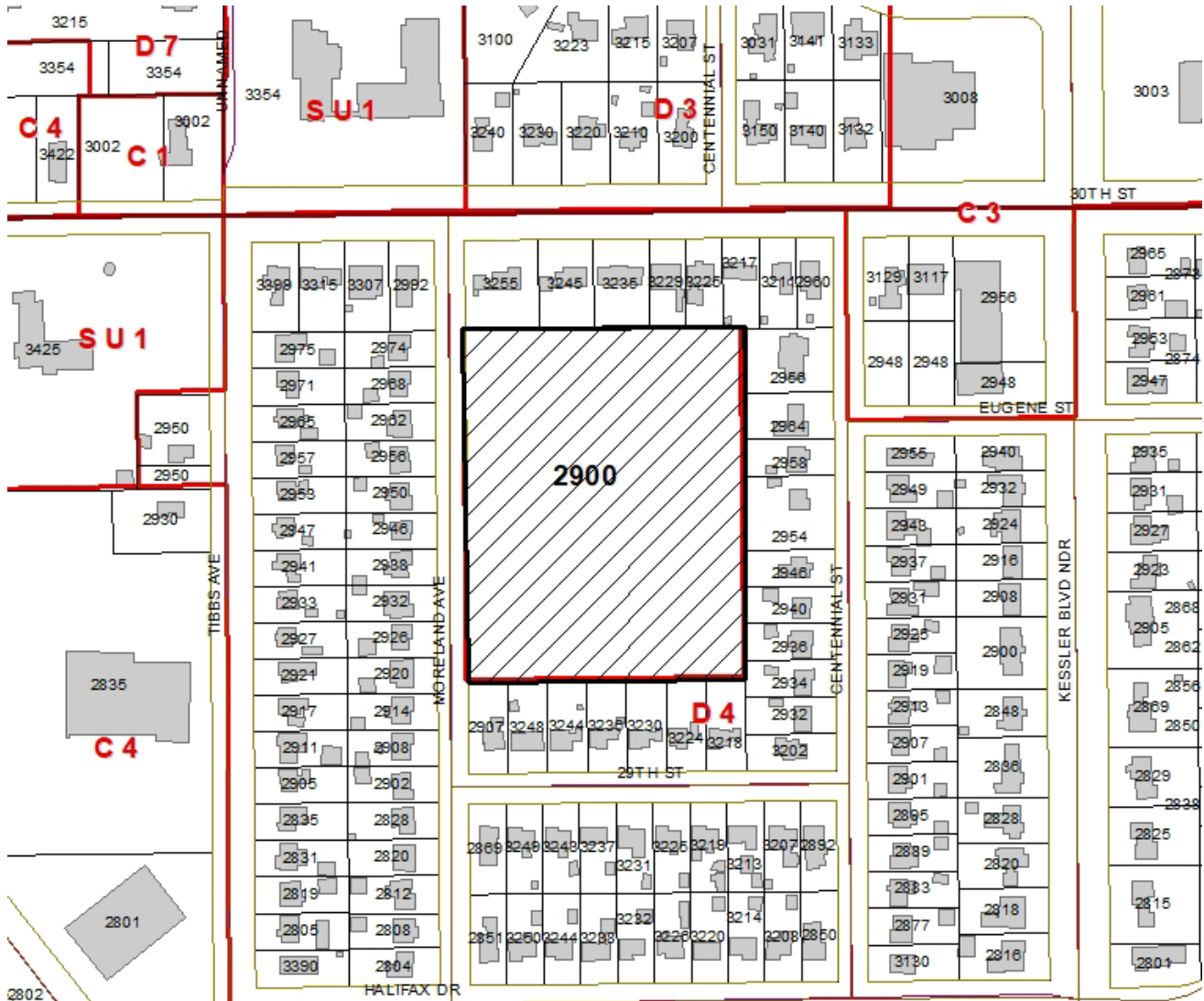
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Current Planning

## ZONING HISTORY

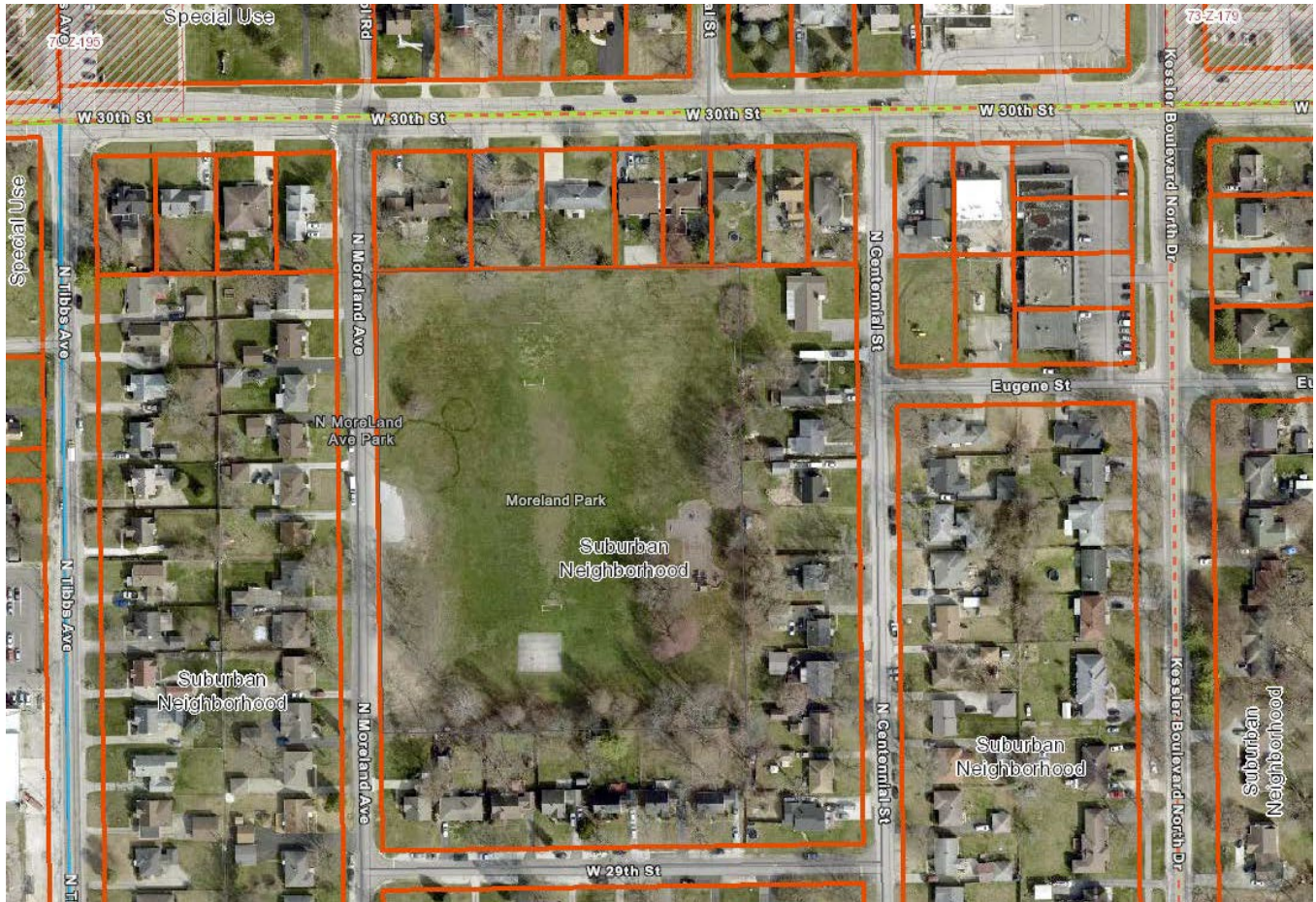
### Zoning History

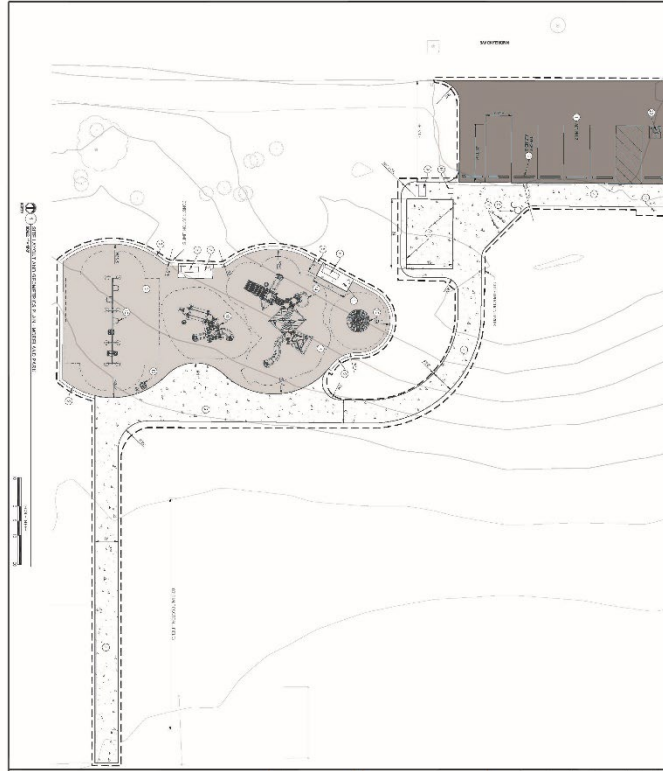
None.

EXHIBITS













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 within a low-density neighborhood. 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, a new shelter, proposed parking area, 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, sidewalk, benches, a new shelter, proposed parking area, 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 surrounding the park. The sidewalk and proposed parking area and bicycle racks within the proposed plan will enhance the park's connectivity to the surrounding neighborhood.

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, bicycle racks, and proposed parking area 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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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 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:

New sidewalk will be built within the park as well as bicycle racks. The new sidewalk connects the new playground to existing park features and to a proposed parking area.

**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 park sign as well as soccer field



Photo of current parking lot.



Photo of the single-family dwellings west of the site.