



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

July 11, 2024

Case Number:	2024-CZN-827 / 2024-CAP-827
Property Address:	2923, 2925, 2929, 2931, and 2933 North Park Avenue (approximate addresses)
Location:	Center Township, Council District #8
Petitioner:	City of Indianapolis, Department of Parks and Recreation, by Benjamin Jackson
Current Zoning:	D-5 and PK-1 Rezoning of 0.124-acre from the D-5 district to the PK-1 district for park uses.
Request:	Park District One Approval to provide for new playground equipment, a shelter, benches, and an information kiosk.
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 requests.

PETITION OVERVIEW

LAND USE

The 0.124-acre subject site (parcel 1033158) is zoned D-5 and developed with a playground. The remainder of the subject site (parcels 1033157, 1104005, 1039329, 1064185) is developed with additional playground equipment with the remainder of the site being undeveloped grassland, zoned PK-1.

The park is surrounded by single-family and two-family dwellings west and east, zoned D-5, a single-family dwelling to the north, zoned D-5, and a parking lot to the south, zoned SU-1.

REZONING

The request would rezone one parcel from the D-5 district to the PK-1 district for park uses.



The D-5 district is intended for medium and large-lot housing formats, primarily for detached houses, but may incorporate small-scale multi-unit building types in strategic locations. This district can be used for new, walkable suburban neighborhoods or for infill situation in established urban areas, including both low density and medium density residential recommendations of the Comprehensive Plan, and the Suburban Neighborhood and Traditional Neighborhood Typologies of the Land Use Pattern Book.

The PK-1 district allows for parks, playgrounds, greenways and wireless communication facilities.

PARK DISTRICT-ONE APPROVAL

Most of the site is zoned PK-1 with one parcel to be rezoned to the PK-1 district to allow for overall park development. 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 with new playground equipment, a shelter, benches, and an information kiosk would align with the Mapleton-Fall Creek Neighborhood Land Use Plan (2013) recommendation for park use and would be compatible within this residential neighborhood although the site would not be developed for residential use as the eight to 15 residential units per acre recommendation suggests.

Furthermore, rezoning 2923 North Park Avenue to the PK-1 district would assure the entire site can be developed cohesively even though a park or playground is a permitted use in the D-5 district.

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

GENERAL INFORMATION

Existing Zoning	PK-1 and D-5	
Existing Land Use	Park	
Comprehensive Plan	Park and eight to 15 residential units per acre	
Surrounding Context	Zoning	Land Use
North:	D-5	Residential (Single-family dwelling)
South:	SU-1	Parking Lot
East:	D-5	Residential (Single and Two-family dwellings)
West:	D-5	Residential (Single and Two-family dwellings)
Thoroughfare Plan		
Park Avenue	Local Street	48-foot proposed right-of-way and 50-foot existing right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	Yes	
Wellfield Protection Area	No	
Site Plan	June 11, 2024	
Site Plan (Amended)	N/A	
Elevations	June 11, 2024	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	April 25, 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)
- Mapleton-Fall Creek Neighborhood Land Use Plan (2013)

Pattern Book / Land Use Plan

- Not Applicable to the Site. Please see Mapleton-Fall Creek Neighborhood Land Use Plan (2013) below

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- The subject site falls within the Mapleton-Fall Creek Neighborhood Land Use Plan (2013).
- The plan recommends park development for the entire site except for 2933 North Park Avenue, which is recommend for eight to 15 residential units per acre.
- The proposed park redevelopment would align with this neighborhood plan.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

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

- Not Applicable to the Site.



ZONING HISTORY

Zoning History - Site

2013-ZON-008; 3019, 3022, 3023 and 3025 Ruckle Street; 3127 and 3131 New Jersey Street, 3130 Central Avenue; 2925, 2929, 2931, 2933, 3022 and 3151 North Park Avenue (subject site), Rezoning of 1.91 acres, from the D-5 District to the PK-1 classification to provide for park uses, **approved**.

Zoning History - Vicinity

2023-ZON-077; 456 South Emerson Avenue (northeast of site), Rezoning of 0.42 acre from the D-5 district to the C-4 district to provide for commercial uses, **approved**.

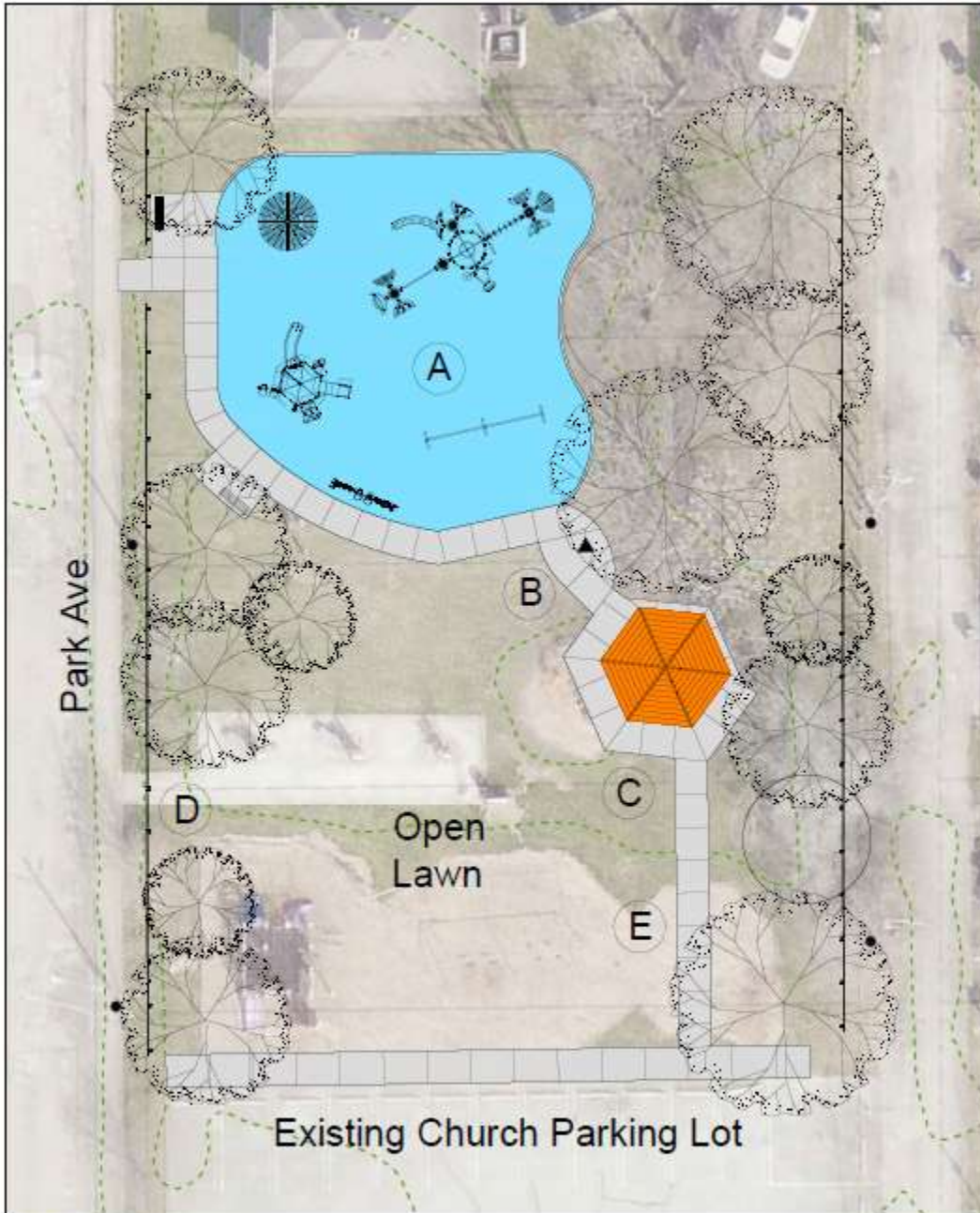
2004-ZON-837; 2910 North College Avenue (east of site), Rezoning of 0.66 acre, being in the D-5 District, to the C-3 classification to provide for a carry-out restaurant, **approved**.

85-Z-130; 609 East 29th Street (south of site), Rezoning of 3.26 acres, being in the D-5 and D-8 districts, to the SU-1 classification, **approved**.

EXHIBITS



Mari Evans Park



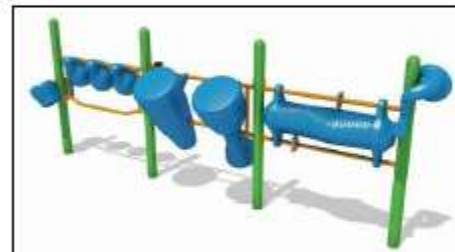
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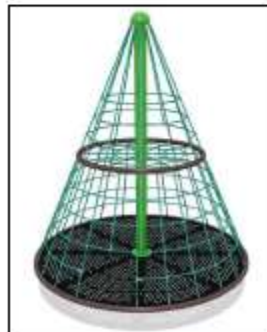
Not to scale

Concept Plan for Discussion Purposes Only

Mari Evans Park



(A) Playground Equipment



3.4.2024



Not to scale

Concept Plan for Discussion Purposes Only

Mari Evans Park



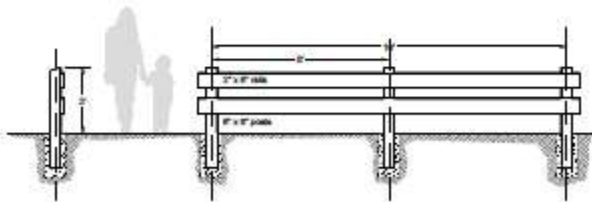
(B) Kiosk



(E) QR Code Signs Linking to Mari Evans Poetry



(C) Shelter



(D) Fence



3.4.2024



Not to scale

Concept Plan for Discussion Purposes Only



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 property is zoned PK-1 and it provides new recreational opportunities for the citizens of Indianapolis. The new recreational opportunities are a playground, walkways, a new shelter and informational kiosk.

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 plan was developed through a public informational process. Parks staff held two public meetings to gather input from the public and present the plan and received overwhelming support. All elements of this plan are compatible with the PK-1 zoning.

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

The planned walkway in the park connects to the existing sidewalk on Park Avenue. The park will utilize existing street parking on Park Avenue. The internal park walkway also connects at grade to the existing church parking lot on the south side of the park.

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 pedestrian walkway in the park connects to city sidewalk along Park Avenue as well as the existing church parking lot on the south side of the park.

E. Provides adequately for sanitation, drainage, and public utilities in a sustainable, low-impact manner because:

Trash cans will be provided for park users to dispose of refuse. There is no water usage proposed. Storm water drainage will be managed on site.



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 playground is placed in a topographically flat area and the fall surfacing is ADA accessible. The concrete walk responds to the grade in a way to allow ADA access to all site amenities.

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:

The planned walk inside the path connects at grade to the existing sidewalk along Park Avenue, as well as the church parking lot adjacent to the park on the south side.



Photo of 2923 North Park Avenue.



Photo of the subject site looking east.



Photo of 2925 North Park Avenue.



Photo of 2929 and 2931 North Park Avenue.



Photo of 2933 North Park Avenue.



Photo of the full street frontage of the subject sites.



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



Photo of the single-family dwellings and a two-family dwelling west of the site.



Photo of the parking lot south of the site.



Photo of the alley east of the site looking north.



Photo of the single-family and two-family dwellings east of the site across the alley.