

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2024-APP-004
Address: 1313 South Post Road (approximate address)
Location: Warren Township, Council District #20
Zoning: PK-1
Petitioner: Indy Parks and Recreation, by Kate Warpool
Request: Park District One Approval to provide for a new pavilion, parking and sidewalks.

RECOMMENDATIONS

Staff **recommends approval** of this request.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

PARK DISTRICT-ONE APPROVAL

- ◇ This petition would provide for a new pavilion structure which will include common space, restrooms, concessions, office, access road and other improvements at an existing park within the Indy Parks and Recreation System: World Sports Park.
- ◇ The park is zoned PK-1; 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;

(Continued)

STAFF REPORT 2024-APP-004 (Continued)

- 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.
- ◇ The Comprehensive Plan recommends large-scale park typology for the site.
- ◇ The site plan indicates the proposed improvements would be within the park boundaries. Staff supports this request.

FINDINGS OF FACT

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 property is a large-scale park and part of the suburban neighborhood typology, that the land is currently used as a park, that the land use pattern book recommends parks without additional concerns, the plan improves the condition of the park, and the surrounding neighborhood benefits from the park 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 improvements include a new pavillion with concessions and restrooms as well as a new road, sidewalk, parking and supports recreation functions that currently exist, improving the current state of the park. Additional improvements asnoted on the site plan will be completed.

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

New sidewalks are included as part of the project along the new drives and connection within 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:

existing controls are already included in and adjacent to the existing park;

and new additional pedestrian and bike paths with necessary controls are planned for future park and/or infrastructure projects.

(Continued)

STAFF REPORT 2024-APP-004 (Continued)

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 has been designed by a professional engineer and incorporates appropriate sustainable designs, and does not require additional public utility services such as electricity or water for irrigation.

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 park and the proposed improvements include a new split-face cmu pavilion with fiber cement board siding accents and a metal roof, that will provide needed amenities to park patrons. Elevations of the pavilion are included in the submission.

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 paths are already included in the existing park; and new paths will be included as part of this project.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

PK-1

Large-scale Park

SURROUNDING ZONING AND LAND USE

North - D-A

Single-family dwellings

South - SU-16 / I-3

Open space / Truck parking

East - D-A

Single-family dwellings

West - I-3

Single-family dwellings / Contractor

COMPREHENSIVE LAND USE PLAN The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends large-scale park development.

THOROUGHFARE PLAN Post Road is designated in the Marion County Thoroughfare Plan as a local street with an existing 95-foot right-of-way and proposed 119-foot right-of-way.

CONTEXT AREA This site is located within the metro context area.

OVERLAY There are no overlays for this site.

(Continued)

STAFF REPORT 2024-APP-004 (Continued)

ZONING HISTORY

SITE

2012-ZON-074, 9200 East Prospect Street, rezoning of 8.63 acres from D-A to PK-1 to provide for park uses, **granted**.

96-Z-211, 1313 South Post Road, rezoning of 40.1 acres from SU-34 to PK-1 to provide for park uses, **granted**.

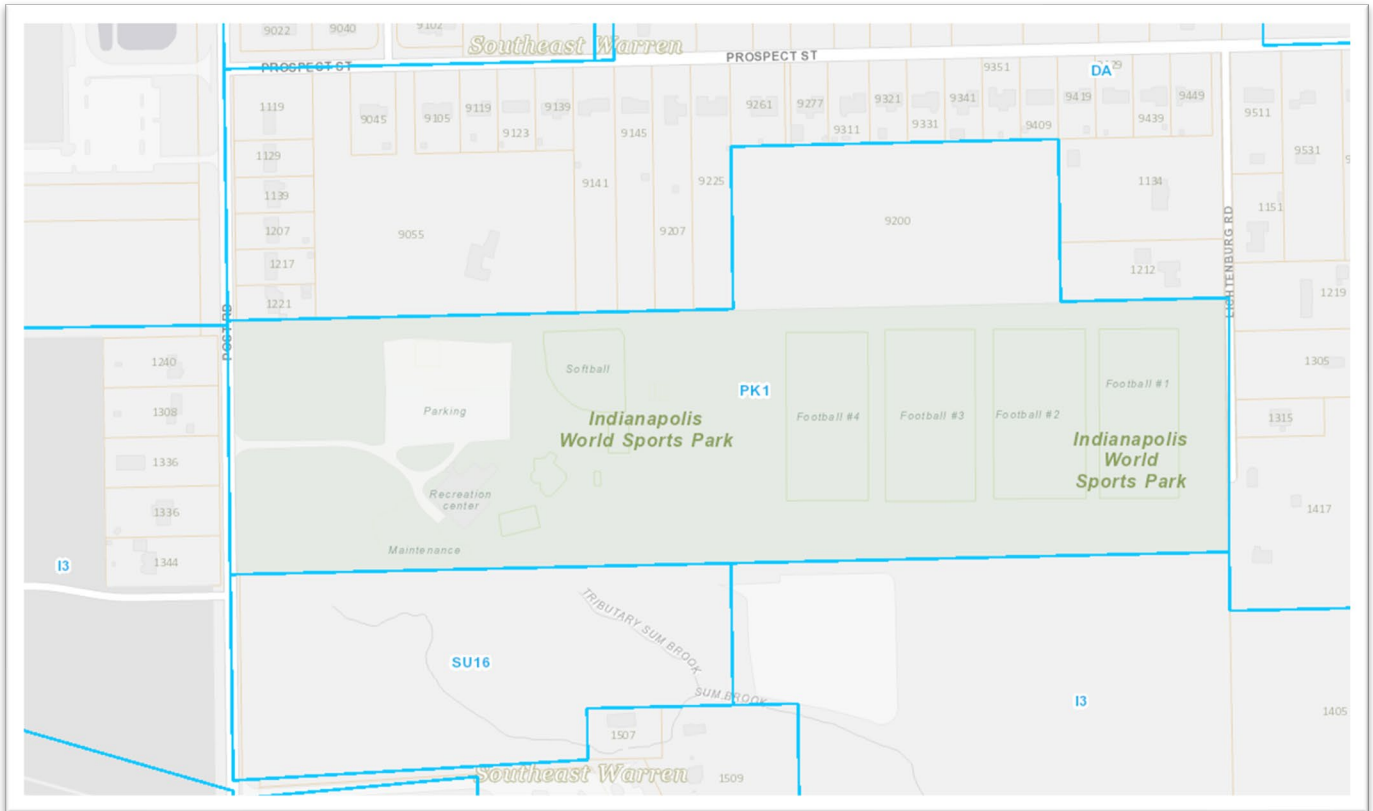
VICINITY

2019-ZON-106, 1405 South Post Road, rezoning of 15.45 acres from SU-16 to C-1 to provide for office commercial development, **withdrawn**.

2019-ZON-107, 1405 South Post Road, rezoning of 30.30 acres from SU-16 to I-3 to provide for industrial development, **granted**.

BB

STAFF REPORT 2024-APP-004, Enclosures



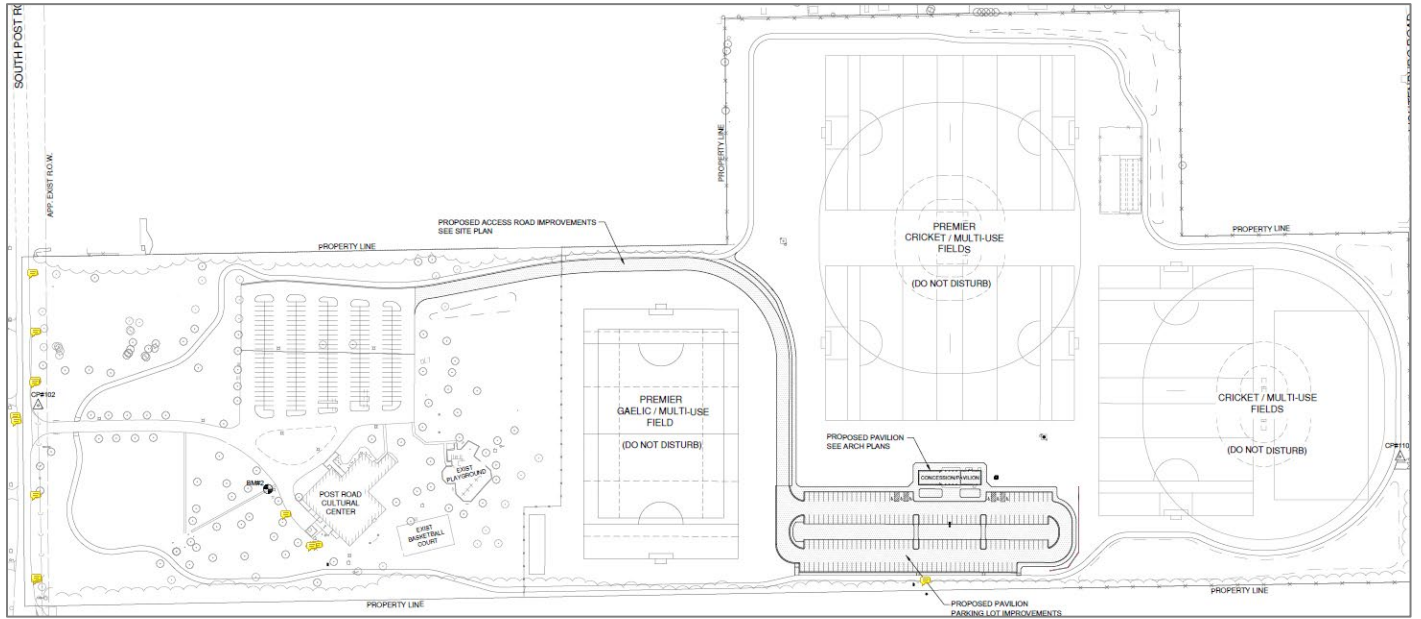
Location Map, World Sports Park



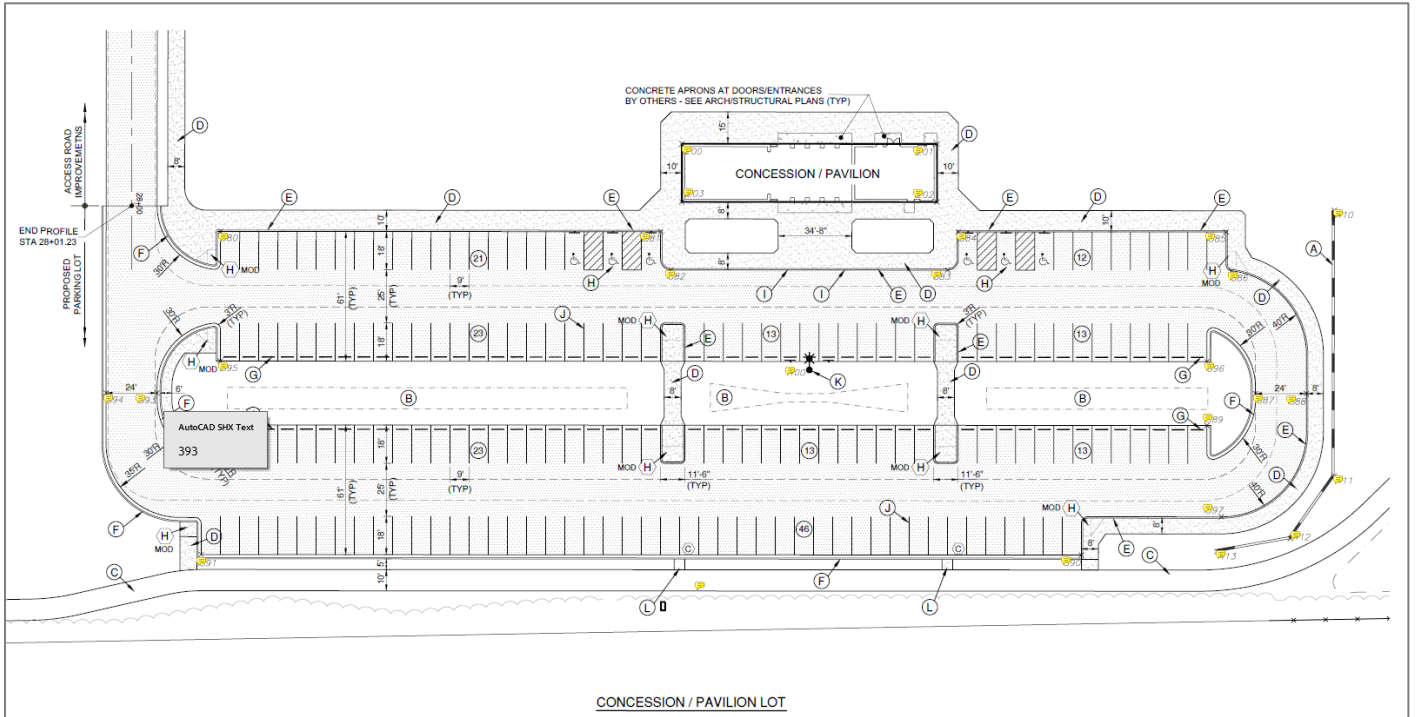
Aerial view, World Sports Park

(Continued)

STAFF REPORT 2024-APP-004, Enclosures (cont'd)



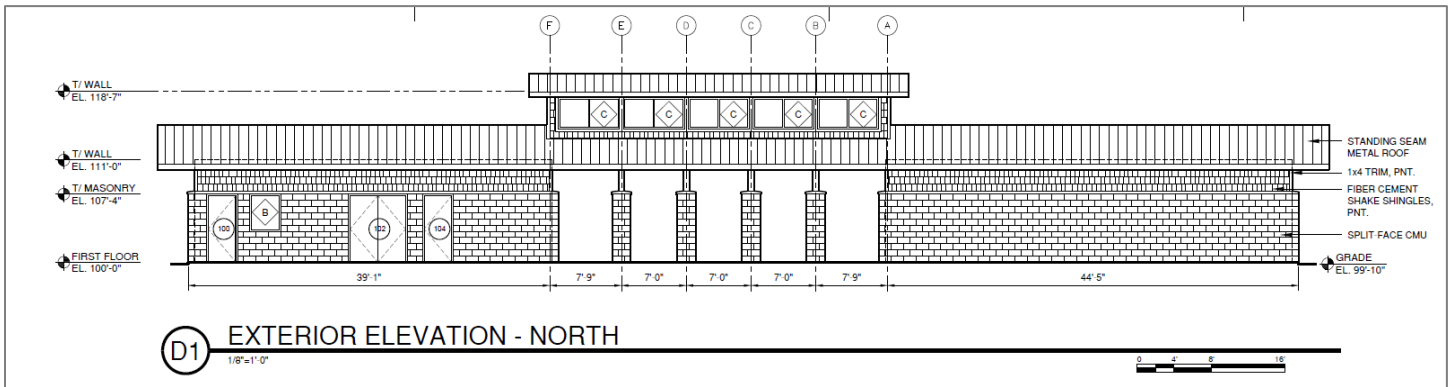
Overall Site Plan, World Sports Park



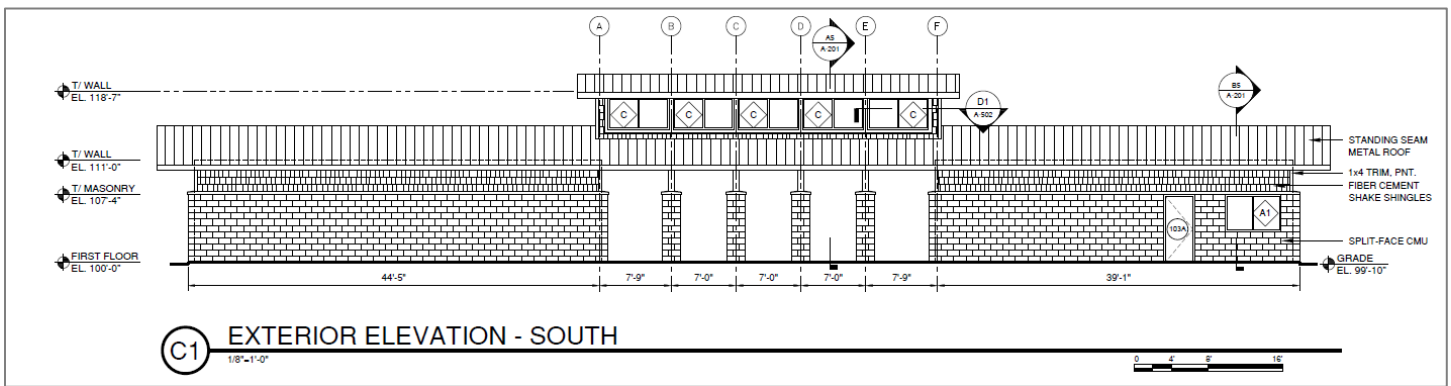
Site Plan (Primary Area of Construction), World Sports Park

(Continued)

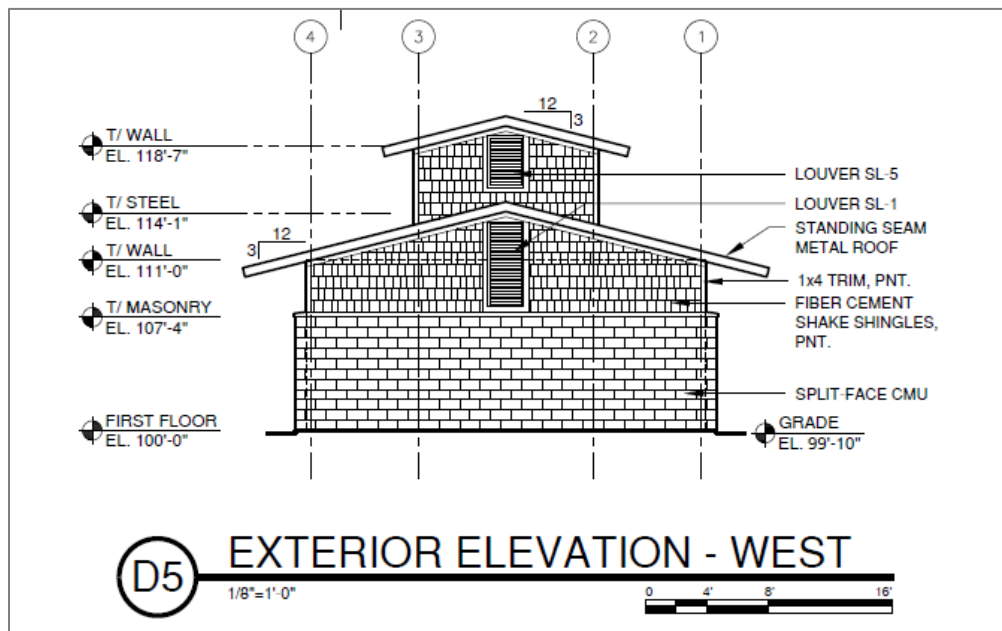
STAFF REPORT 2024-APP-004, Enclosures (cont'd)



Pavilion Elevations, World Sports Park



Pavilion Elevations, World Sports Park



Pavilion Elevations, World Sports Park

(Continued)

STAFF REPORT 2024-APP-004, Enclosures (cont'd)



View from west entrance



View of access road to be improved

(Continued)

STAFF REPORT 2024-APP-004, Enclosures (cont'd)



View of east section of park



Aerial view of parking area