

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2024-APP-002
Address: 2035 North Park Avenue (approximate address)
Location: Center Township, Council District #13
Zoning: PK-1
Petitioner: Indy Parks and Recreation, by Kate Warpool
Request: Park District One Approval to provide for park improvements including landmark/gateway structures, walking paths, landscaping and parking.

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 replacement of playground equipment and other improvements at an existing park within the Indy Parks and Recreation System: Dr Martin Luther King, Jr 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-002 (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 Traditional Neighborhood typology for the site. This typology includes neighborhood serving amenities like public parks.
- ◇ 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 parcel is part of the Traditional Neighborhood typology. The parcel is currently being used as a park, and the land use pattern book recommends parks without additional conditions. The site development plan improves the condition of the park through an enhanced landmark and gateway, additional walking pathways, and new landscaping.

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 enhancements to the 5-acre memorial space from portions of the park between 17th street and 19th street. The plan includes recommendations for the Landmark for Peace Plaza with interpretation panels, pathways, lighting, seating, open lawns, a monumental wall, an arrival plaza and gateway, tree lawns, and future phased-in parking and arrival courts. 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 additional internal pathways and connections to surrounding properties. New parking spaces for special events will be included on the north side of the park in future phases.

(Continued)

STAFF REPORT 2024-APP-002 (Continued)

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 pathways 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.

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 that includes the Landmark for Peace Memorial, landscaping, and pathways. 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. Additional paths will be built within the park.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

PK-1 Park

SURROUNDING ZONING AND LAND USE

North -	PK-2	Single-family dwellings
South -	PK-2	Single-family dwellings
East -	PK-2	Single-family dwellings
West -	PK-2 / SU-38	Single-family dwellings / School / Community Center

(Continued)

STAFF REPORT 2024-APP-002 (Continued)

COMPREHENSIVE LAND USE PLAN	The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends Traditional Neighborhood development.
THOROUGHFARE PLAN	Park Avenue is designated in the Marion County Thoroughfare Plan as a local street with an existing and proposed 48-foot right-of-way. 19th Street is designated in the Marion County Thoroughfare Plan as a local street with an existing and a proposed 48-foot right-of-way. 21st Street is designated in the Marion County Thoroughfare Plan as a local street with an existing 72-foot right-of-way and a proposed 48-foot right-of-way.
CONTEXT AREA	This site is located within the compact context area.
OVERLAY	There are no overlays for this site.

ZONING HISTORY

SITE

None.

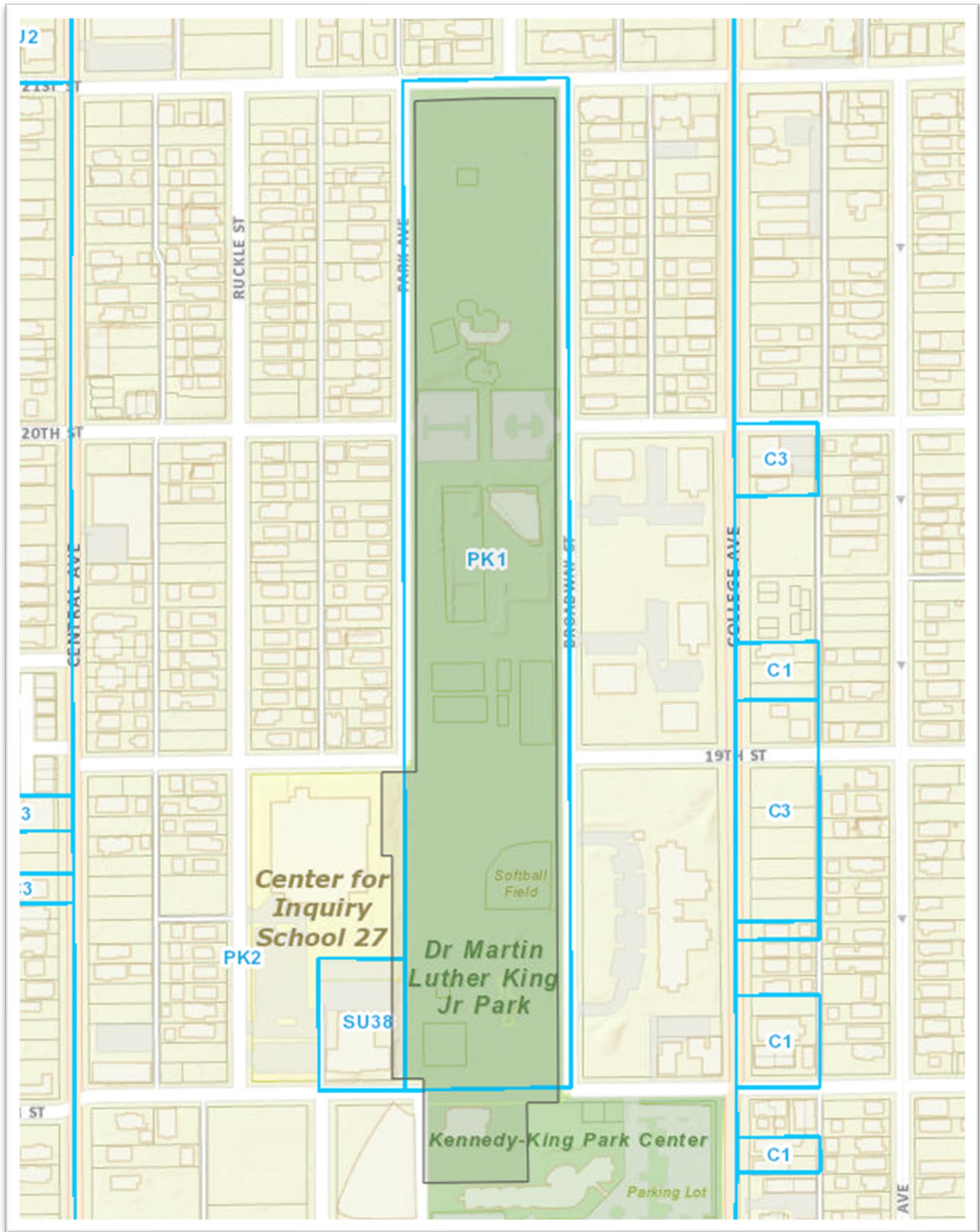
VICINITY

2007-ZON-821, 2054 North Park Avenue, rezoning of .124 acres from PK-2 to D-8 to provide for residential development, **withdrawn**.

2006-ZON-849, 1938, 1942, and 1946 North Park Avenue, rezoning of .372 acres from PK-1 to PK-2 to provide for park perimeter uses, **granted**.

2001-ZON-048, 546 East 17th Street, rezoning of .68 acres from PK-2 to SU-38 to provide for development of a multi-service community center, **granted**.

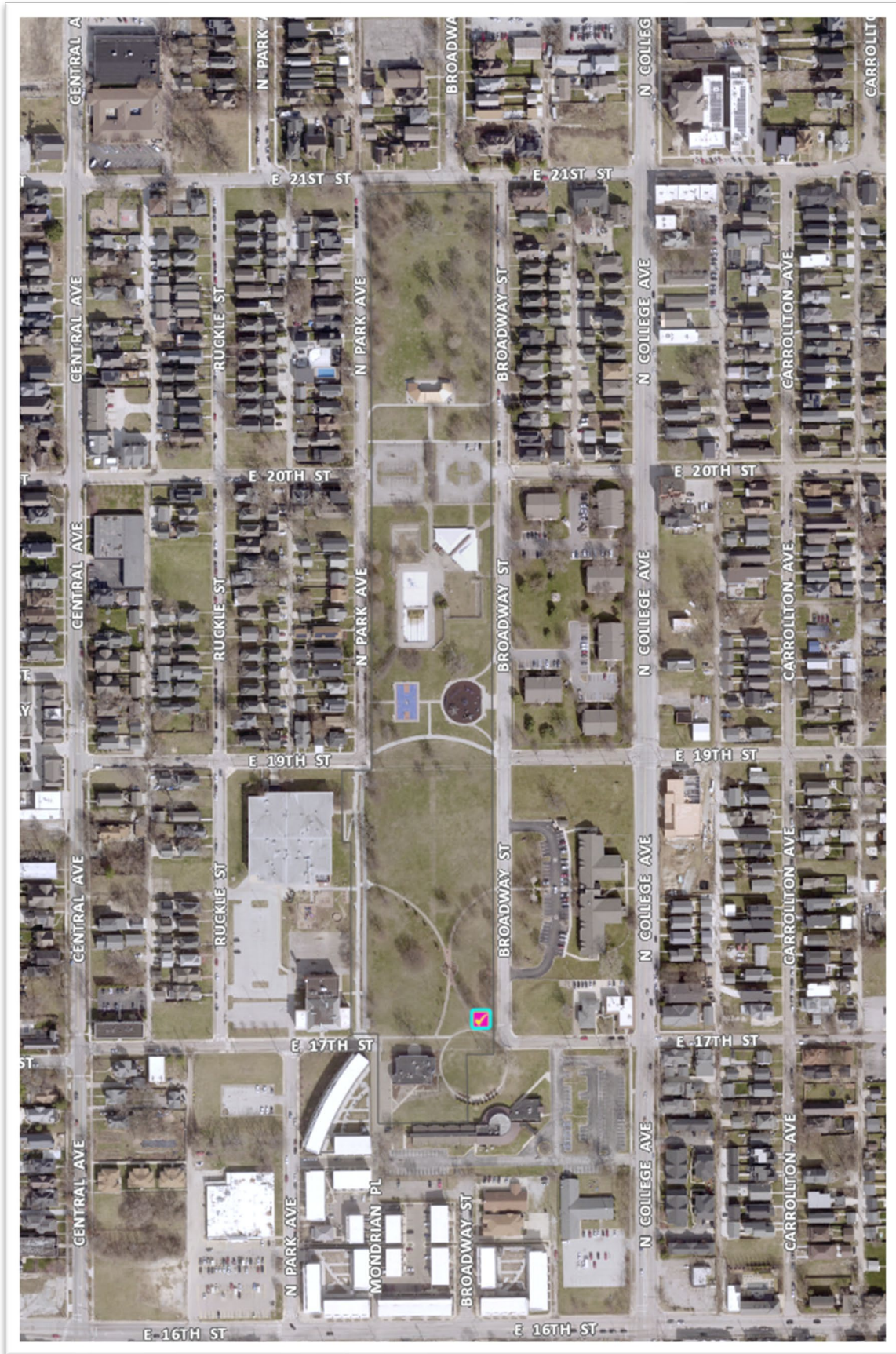
BB



Location Map, Dr MLK Jr Park

(Continued)

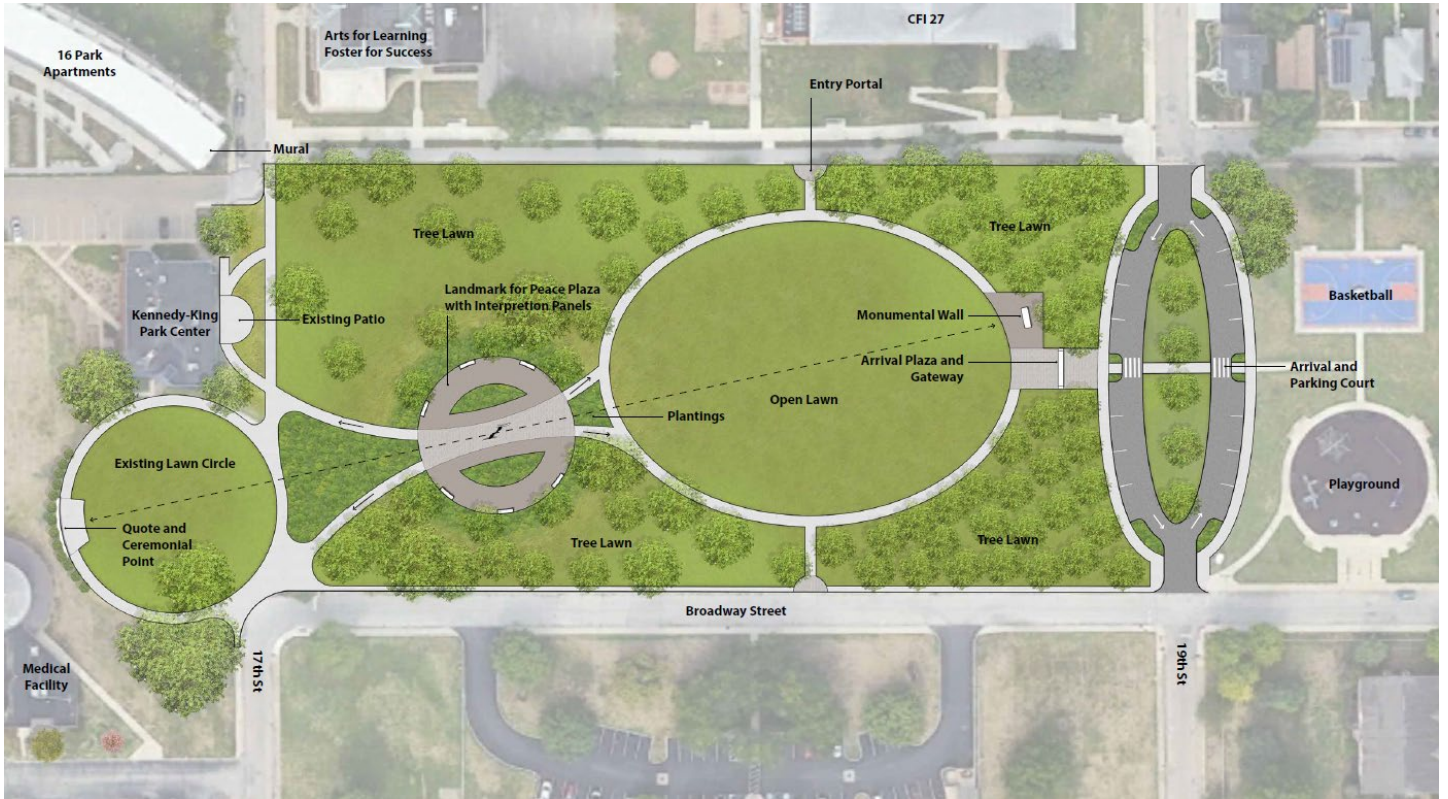
STAFF REPORT 2024-APP-002, Enclosures (cont'd)



Aerial view, Dr MLK Jr Park

(Continued)

STAFF REPORT 2024-APP-002, Enclosures (cont'd)



Site Plan, Dr MLK Jr Park

(Continued)

STAFF REPORT 2024-APP-002, Enclosures (cont'd)



Dr MLK Jr Park south gateway view



Dr MLK Jr Park west gateway view, 19th St & Park Ave

(Continued)

STAFF REPORT 2024-APP-002, Enclosures (cont'd)



Site photo, view north along Park Avenue



Site photo, view from north parking area