



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

November 14, 2024

Case Number: 2024-APP-020
Property Address: 8702 East 35th Street (approximate address)
Location: Warren Township, Council District #9
Petitioner: City of Indianapolis, Department of Parks, and Recreation, by Henry Woodburn
Current Zoning: PK-1
Request: Park District One Approval to provide for a splash pad and equipment, rinse shower, 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 Far 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 provide for a splash pad and equipment, rinse shower, and drainage improvements. Existing improvements include a shelter, restrooms 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 with splash pad and equipment, rinse shower, 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

Existing Zoning	PK-1	
Existing Land Use	Park	
Comprehensive Plan	Park	
Surrounding Context	Zoning	Land Use
North:	D-4 / SU-2	Residential (Single-family dwellings) / School



South:	I-2	Industrial Businesses
East:	D-4	Residential (Single-family dwellings)
West:	D-5	Residential (Single-family dwellings)
Thoroughfare Plan		
35 th Street	Local Street	50-foot existing right-of-way and 50-foot proposed right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	October 2, 2024	
Site Plan (Amended)	N/A	
Elevations	October 2, 2024	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	October 2, 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)

Pattern Book / Land Use Plan

- The Comprehensive Plan recommends the site for park use as a legacy recommendation.

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.

Indy Moves

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

- Not Applicable to the Site.

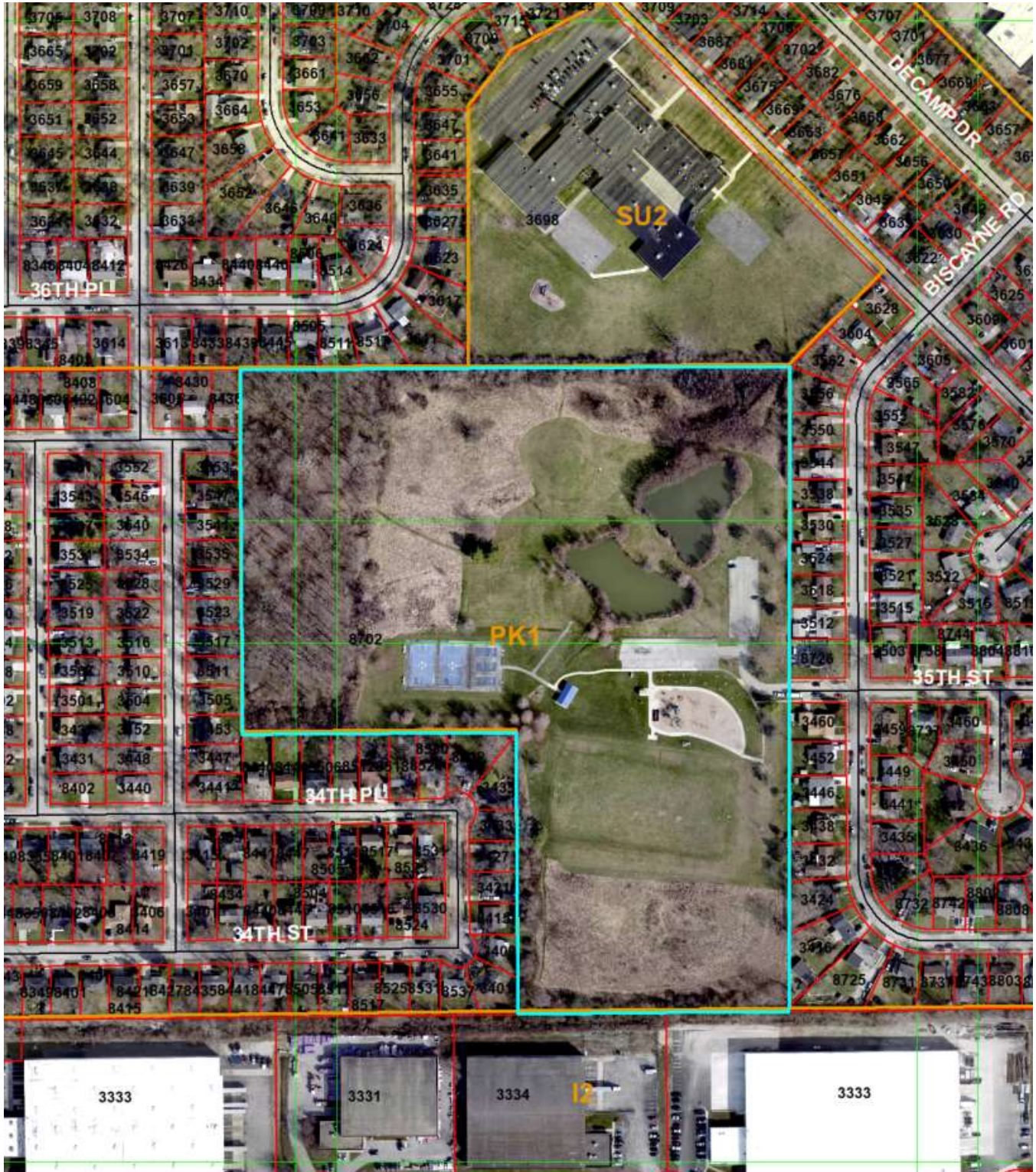


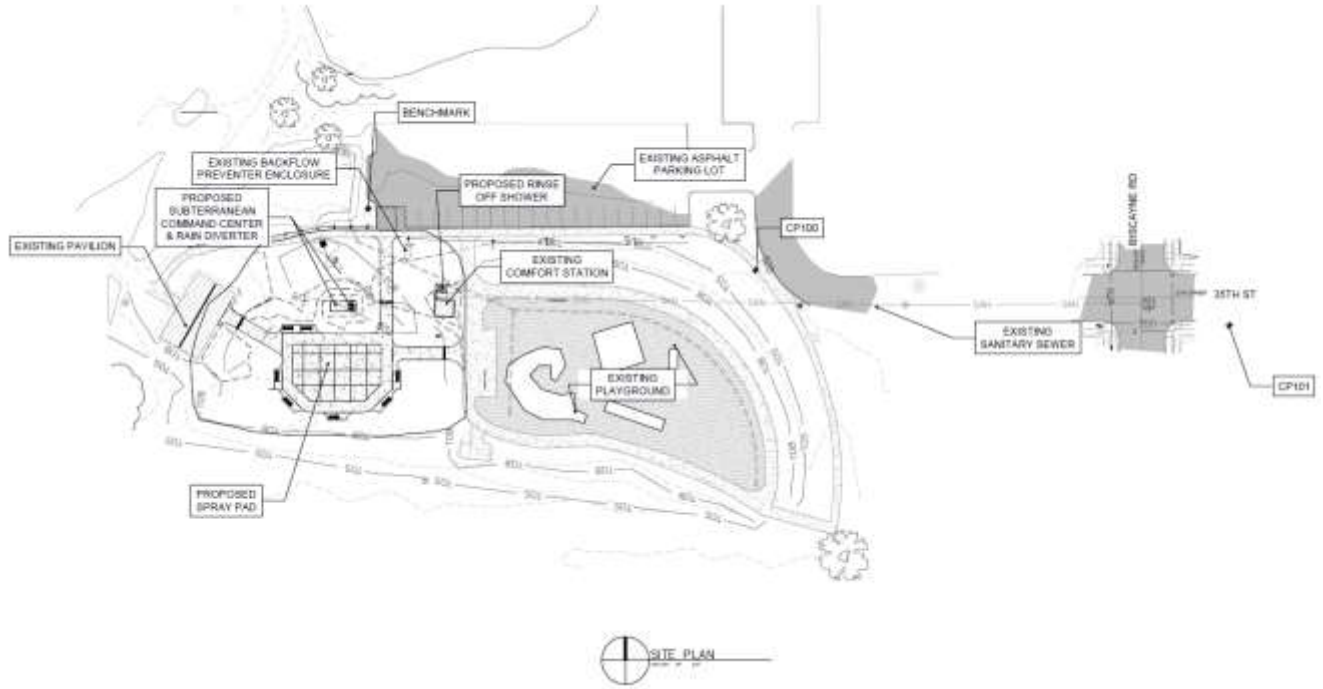
ZONING HISTORY

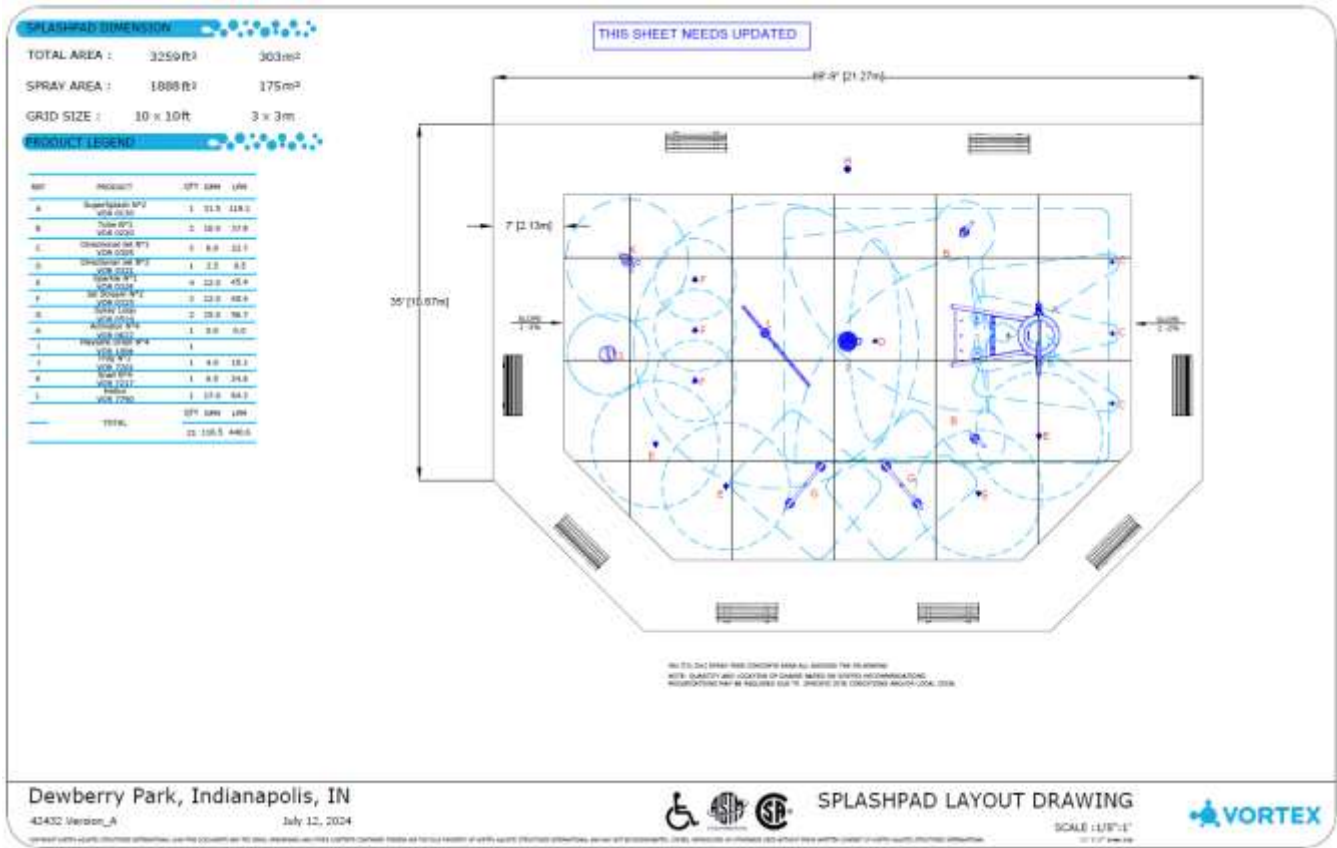
Zoning History - Site

85-AP-90; 8702 East 35th Street (subject site), Park District One Approval to provide for an access road and parking lot, **approved**.

EXHIBITS









Dubarry Park, Indianapolis, IN
Version C - 4/4/22
Colors approved as shown.

Splashpad
View 1



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, zoned PK1, surrounded by zones D4, I2, D5, and SU2. 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 development of a new splash pad adjacent to the existing playground as well as drainage improvements and an exterior rinse shower to be attached to the existing comfort station. Sidewalks are also planned to connect the splash pad to existing park features.

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 the construction of a new splash pad with sidewalks to connect to existing features within the park. Additional improvements will be made to the drainage within the park.

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

Existing paths and parking spaces are available within the park, and new sidewalks are proposed to connect the splash pad to the existing features.

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 sidewalks and benches will be added to connect the proposed splash pad to existing park features.

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.



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 property is currently within a suburban neighborhood park that includes a playground and green space.
The proposed splash pad enhances existing park features and adds connectivity and functions complimentary to its continued use as a park.

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 sidewalks and benches will be added to connect the proposed splash pad to existing park features.

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 existing park looking southwest.



Photo of the existing park and parking looking west.



Photo of the existing playground equipment looking south.



Photo of the existing playground equipment and restrooms looking south.



Photo of the proposed location of the proposed splash pad looking south.



Photo of the proposed location of the proposed splash pad looking east.



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