

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-APP-027
Address: 739 North Traub Avenue (approximate address)
Location: Center Township, Council District #11
Zoning: PK-1
Petitioner: City of Indianapolis, Department of Parks and Recreation, by Kate Warpool
Request: Park District One Approval to provide for playground equipment, ball courts, a shelter and other park improvements.

RECOMMENDATIONS

Staff **recommends approval** of this request, subject to substantial compliance with the site plan file-dated August 15, 2023.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

- ◇ This 2.96-acre site, zoned PK-1, is developed as a park (Lentz Park), bounded by religious uses to the north and alleys to the east, west and south. It is surrounded by religious uses to the north, zoned SU-1, and single-family dwellings to the south, east and west, all zoned D-5.

PARK DISTRICT ONE APPROVAL

- ◇ The Ordinance classifies Hospital District One and Two as Development Plan Districts. "No use, building or structure shall hereafter be established, constructed or used on any land in a Development Plan district for any purpose, until a Site and Development Plan for such land, including the proposed use or uses, has been filed with and approved by the Commission in accordance with this zoning ordinance."
- ◇ "The Commission may consider and act upon any such proposed use and Site and Development Plan, approve the same in whole or in part, and impose additional development standards, requirements, conditions, or commitments thereon at any public hearing of the Commission."
- ◇ 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:

(Continued)

STAFF REPORT 2023-APP-027 (Continued)

- 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.
- ◇ The Site and Development Plan must include layout and elevation plans for all proposed buildings and structures, and must indicate:
- a. Proposed uses, buildings and structures.
 - b. All existing uses, buildings and structures, in addition to any proposed to be demolished.
 - c. Proposed buildings and structures and the use of each.
 - d. Elevations of all sides of each building.
 - e. Zoning and existing land uses of adjacent properties.
 - f. Off-street vehicle and bicycle parking layouts with summary table of the number of required off-street parking, loading, and stacking spaces.
- ◇ This request would provide for Park District One approval to provide for the installation of playground equipment, ball courts, a shelter and other park improvements.
- ◇ The Comprehensive Plan recommends park typology and defines “small-scale park a public or private parks that are generally under 10 acres in size.”

Planning Analysis

- ◇ The request would replace the existing playground equipment and provide an upgrade of existing public facilities within this park that would expand and improve recreation opportunities for the surrounding residential neighborhood, resulting higher quality of life for the park users and surrounding land uses.

(Continued)

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- ◇ Improvements would include a sport court (plus space for a second future sport court), fitness equipment, a new playground and a new 24-foot by 44-foot shelter / grill station.
- ◇ The planned improvements would also include enhanced pedestrian connectivity to the neighborhood, including 14 parallel parking spaces along the eastern boundary.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

PK-1 Park

SURROUNDING ZONING AND LAND USE

| | | |
|---------|------|-------------------------|
| North - | SU-1 | Religious uses |
| South - | D-5 | Single-family dwellings |
| East - | D-5 | Single-family dwellings |
| West - | D-5 | Single-family dwellings |

COMPREHENSIVE PLAN The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends park typology.
Marion County Land Use Pattern Book (2019).

THOROUGHFARE PLAN This portion of North Traub Avenue is designated in the Marion County Thoroughfare Plan as a local street, with an existing 40-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 is no overlay for this site.

SITE PLAN File-dated August 15, 2023

ELEVATIONS File-dated August 15, 2023

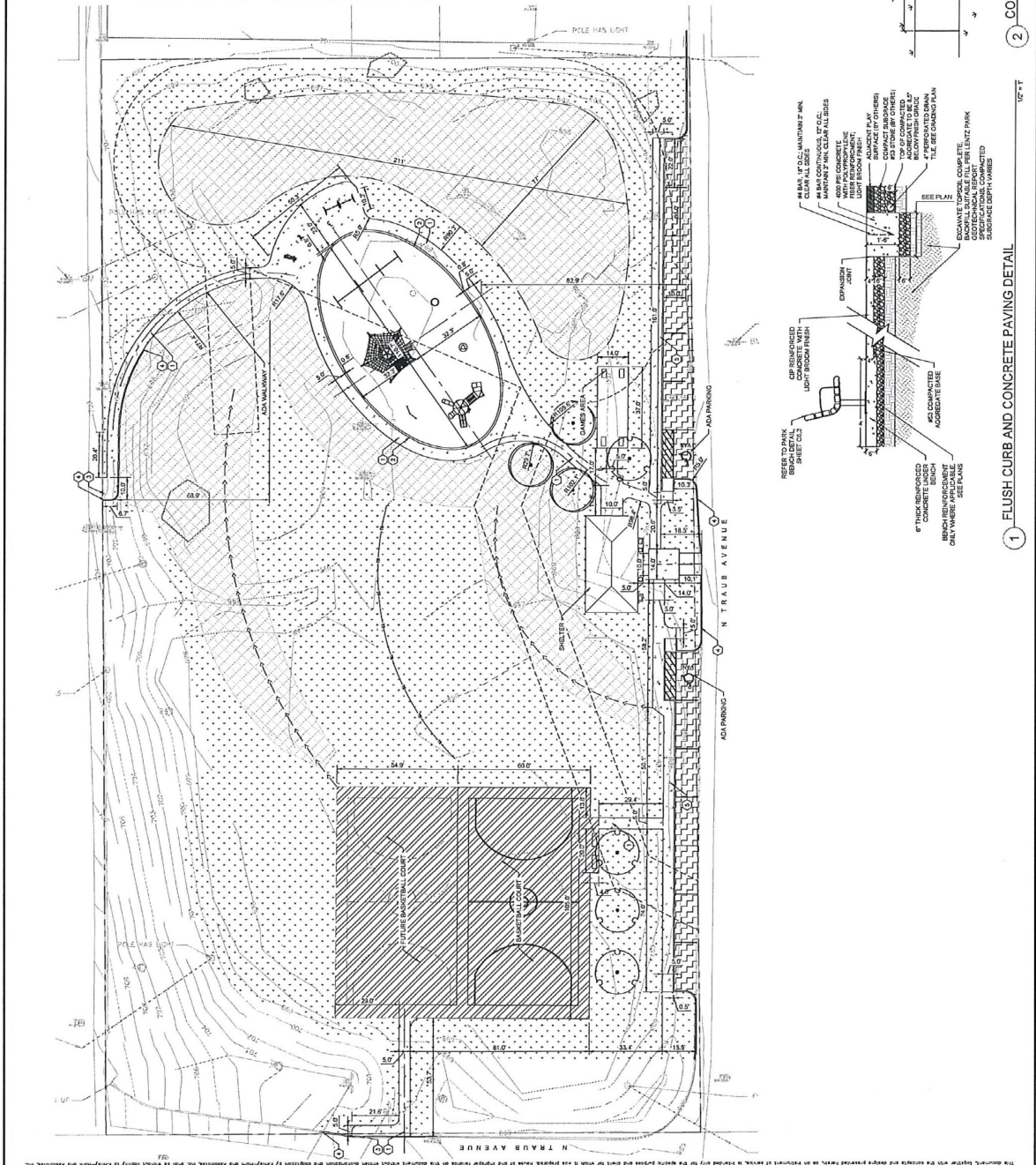
FINDINGS OF FACT File-dated August 15, 2023

ZONING HISTORY

2015-CZN 837 / 2015-CVC-837; 1756, 760, 764 and 768 Lynn Street and 1941 West St. Clair Street (northeast of site), requested rezoning of 0.51 acre from the D-5 (W-1) district to the SU-1 (W-1) classification to provide for religious uses and vacation of Traub Avenue beginning at the south right-of-way line of West St. Clair Street, south 186.29 and vacation of the first north-south alley, west of Lynn Street, being 10 feet wide, beginning at the south right-of-way line of West St. Clair Street, south 187.18 feet, **approved and approved.**



DRAFT - NOT FOR CONSTRUCTION PURPOSES



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 property is part of the traditional 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 traditional 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 plan replaces equipment and surfaces for play and recreation functions that currently exist, improving the current state of the park. Additional improvements as noted on the site plan will be completed in future phases.

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

existing paths are already included in the existing park; new paths are included as part of the project; new paths are planned for future park and/or infrastructure projects; and new parking spaces will be included on the east 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:

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.

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 small-scale park and the proposed plan replaces existing park structures 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 existing paths will be replaced and improved as part of this project; and/or new paths are planned for future park and/or infrastructure projects.

DECISION

IT IS THEREFORE the decision of this body that this APPROVAL petition is APPROVED.

Adopted this _____ day of _____, 20 ____

Commission President/ Secretary



View looking west along the street / alley along the southern boundary of the site



View looking east along the street / alley along the southern boundary of the site



View of site looking north across southern east / west alley



View of site looking north across intersecting alleys at the southeast corner of the site



View of site looking west



View of site looking west



View from site looking west at existing playground



View of site looking west along northern boundary



View of site looking east along northern boundary



View of site looking east



View of site looking east



View of site looking east