

## STAFF REPORT

### Department of Metropolitan Development Division of Planning Current Planning Section

**Case Number:** 2023-APP-028  
**Address:** 2424 (2360) Dr Martin Luther King Street (approximate address)  
**Location:** Center Township, Council District #11  
**Zoning:** PK-1 (W-1) (W-5)  
**Petitioner:** City of Indianapolis, Department of Parks and Recreation, by Kate Warpool  
**Request:** Park District One Approval to provide for playground equipment, game courts, a pavilion and other park improvements.

### **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 playground equipment, game courts, a pavilion, and other improvements at an existing park within the Indy Parks and Recreation System: Watkins 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 2023-APP-028 (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 Parks and Open Space for the site.
- ◇ The site plan indicates the proposed improvements would be within the park boundaries. Staff supports this request.

### **GENERAL INFORMATION**

#### **EXISTING ZONING AND LAND USE**

PK-1

Park

#### **SURROUNDING ZONING AND LAND USE**

North - PK-2

Light office / commercial (Flanner House/Cleo's Bodega)

South - D-8

Greenway (Fall Creek)

East - C-1 / MU-1 / MU-2 / D-8

Residential (single-family) / Light commercial

West - D-8

Greenway (Fall Creek)

#### **COMPREHENSIVE LAND USE PLAN**

The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends Parks and Open Space development

#### **THOROUGHFARE PLAN**

Dr. M.L. King Jr Street is designated in the Marion County Thoroughfare Plan as a primary arterial street with an existing 80-foot right-of-way and a proposed 66-foot right-of-way. Fall Creek Blvd is designated in the Marion County Thoroughfare Plan as a primary arterial street with an existing 80-foot right-of-way and a proposed 78-foot right-of-way.

#### **CONTEXT AREA**

This site is located within the compact context area.

#### **OVERLAY**

There are no overlays for this site.

#### **WELLFIELD PROTECTION AREA**

Approximately 1-acre of the 20-acre site lies within the W-1 district with the remaining 19 acres within the W-5 district. The proposed site plan shows all work will be within the W-5 district.

(Continued)

**STAFF REPORT 2023-APP-028 (Continued)**

**ZONING HISTORY**

**SITE**

None.

**VICINITY**

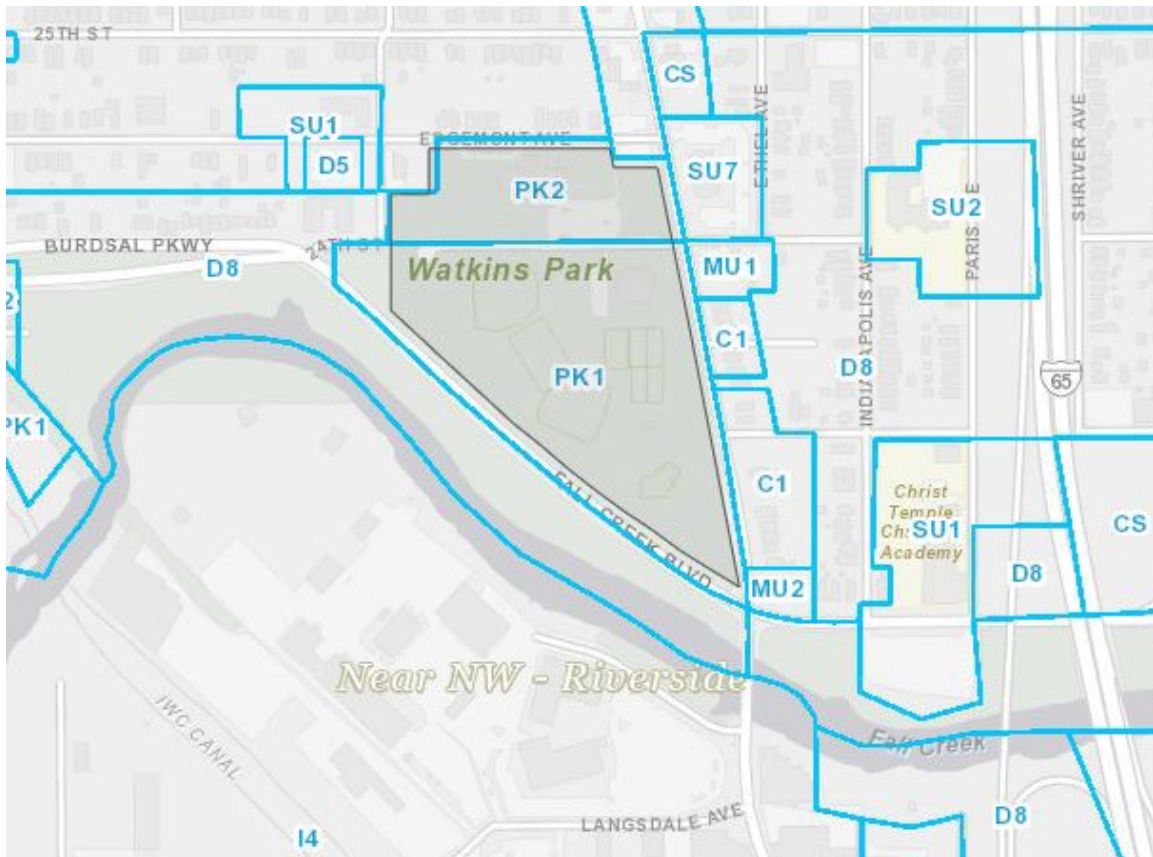
**2023-CZN-809, 2357 Dr M L King Jr Street**, rezoning of .7 acres from the C-1 district to the MU-1 district to provide for a multi-family development, **approved**.

**2007-ZON-021; 532 West 24<sup>th</sup> Street, four addresses on Dr. Martin Luther King, Jr. Street and eight addresses on Ethel Avenue**, requested the rezoning of 1.95 acre from the D-8 & C-3 districts to the SU-7 district, **approved**.

BB

\*\*\*\*\*

**STAFF REPORT 2023-APP-028, Enclosures**



**Location Map, Watkins Park**



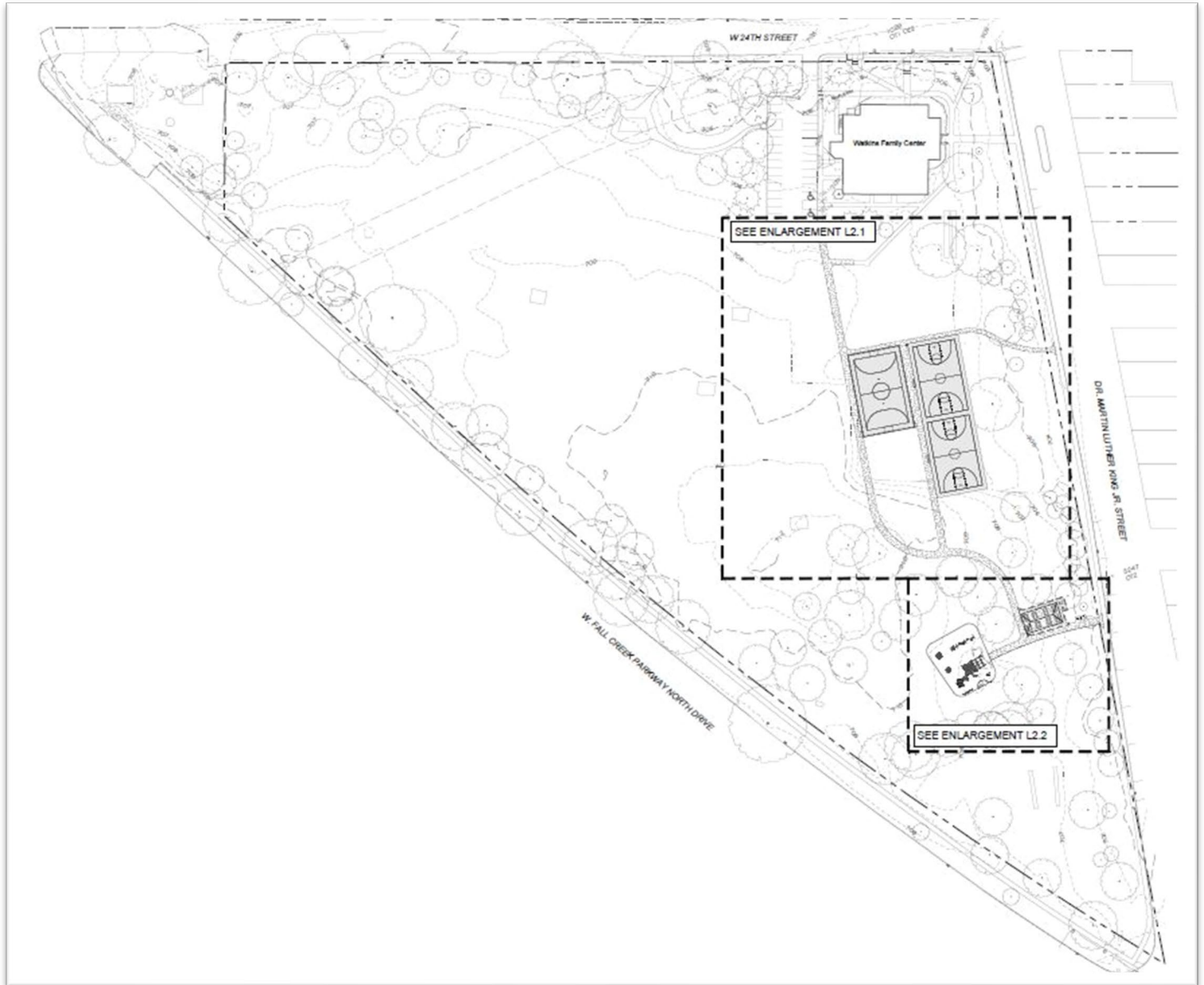
**Aerial view, Watkins Park**

(Continued)

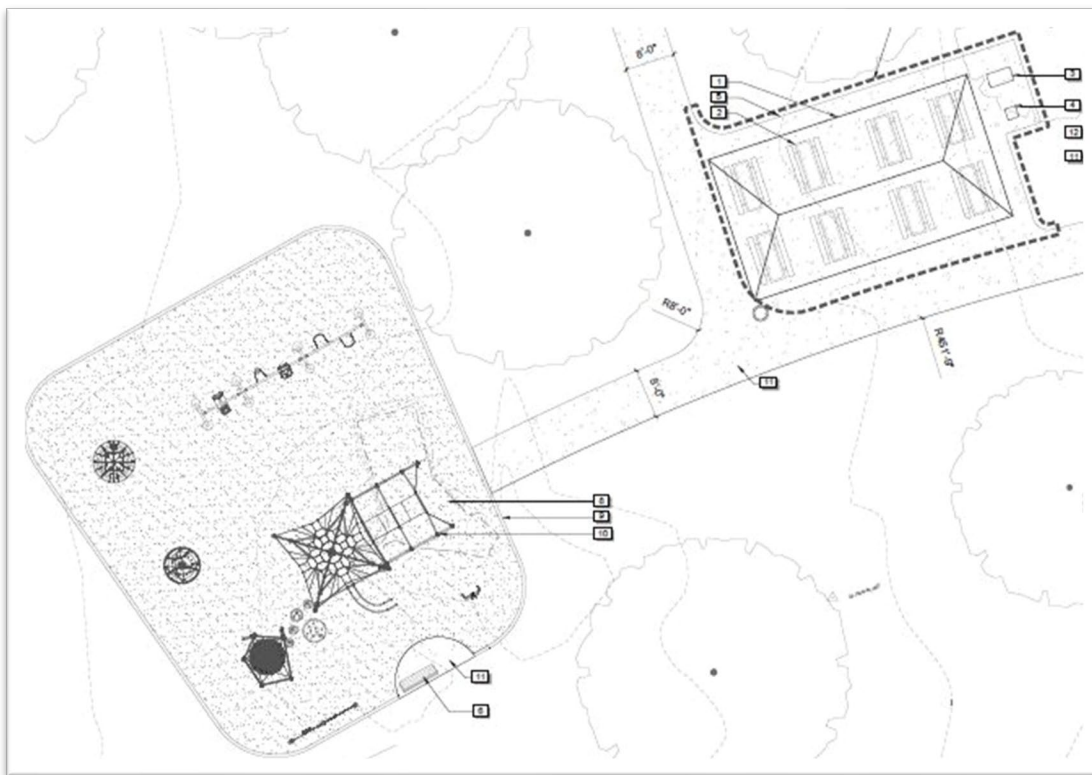


**Wellfield District map, Watkins Park**

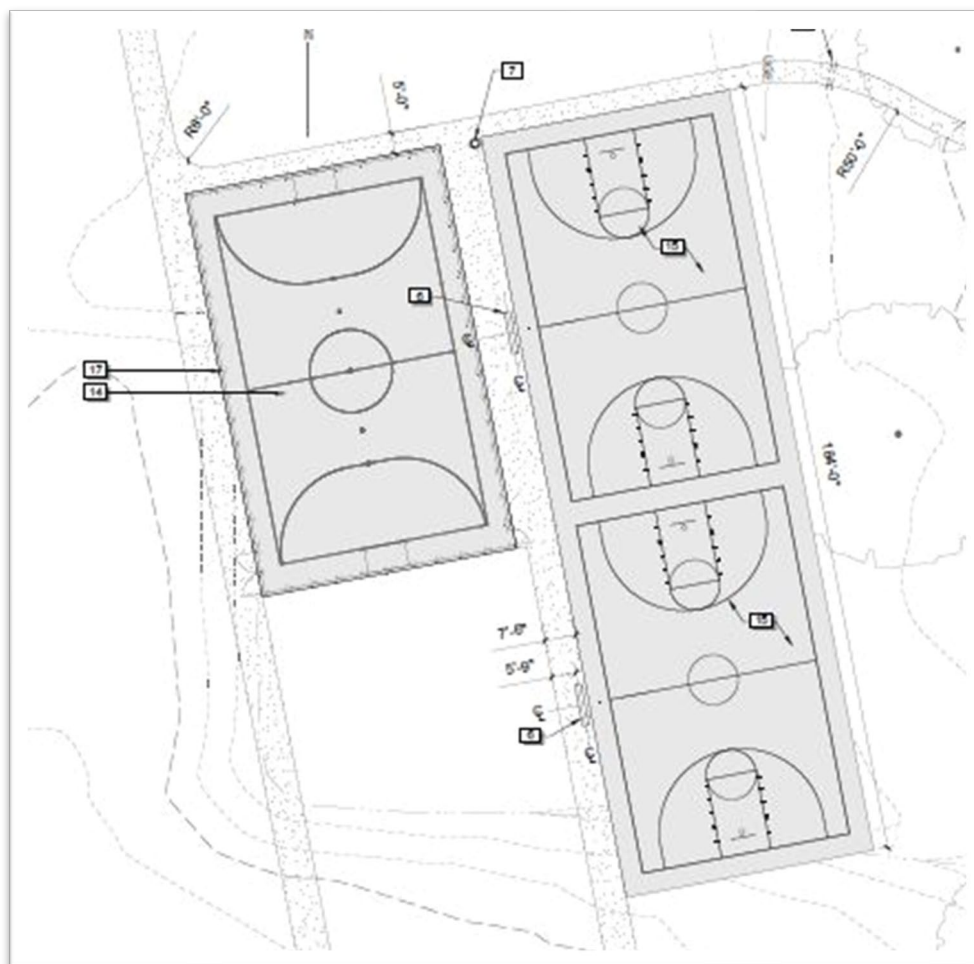
(Continued)



**Site Plan, Watkins Park**



**Playground area detail**



**Game Court area detail**

(Continued)

**STAFF REPORT 2023-APP-028, Enclosures (cont'd)**



**Site photo (from south)**



**Site photo (from north)**

(Continued)

**STAFF REPORT 2023-APP-028, Enclosures (cont'd)**



**Site photo – game courts**



**Site photo - playground**