

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

August 13, 2026

Case Number: 2026-ZON-052 / 2026-APP-013
Property Address: 8700 West 30th Street (*Approximate Address*)
Location: Wayne Township, Council District #11
Petitioner: Metropolitan School District of Wayne Township, by Benjamin Jackson
Current Zoning: SU-2

Request: Rezoning of 28.53 acres from the SU-2 district to the PK-1 district for playground and sport court facilities with accessory parking.
Park District-One Approval to provide for the construction of a comfort shelter and for repaving and restriping of existing parking and sport court areas.

Current Land Use: Park
Staff Reviewer: Michael Weigel, Principal Planner I

PETITION HISTORY

7/9/26: The petition was continued with new notice from the July 9th Hearing Examiner date to allow for the request to be amended for inclusion of the Park District-One Approval.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

PETITION OVERVIEW

LAND USE

8700 West 30th Street (parcel number 9004476) is a parcel with a size of 28.53 acres currently utilized as a public park (Robey Park). Surrounding land uses include residences to the north and northwest, undeveloped park area to the south, a rail line to the east, and a school (Robey Elementary) to the north. The subject parcel and school parcel were zoned SU-2 for educational uses in 1972.

REZONING

Approval of the rezoning petition would change the property's zoning designation from SU-2 to PK-1. The SU-2 zoning district is intended for educational uses such as schools.

The PK-1 district limits allowable uses to parks, playgrounds, and greenways. Support structures such as shade canopies, parking areas, or sport courts related to park usage would also be permitted.

PARK DISTRICT APPROVAL

The PK-1 (Park District One) zoning district permits a variety of sizes and ranges of parkland and facilities. PK-1 is a Development Plan District that requires Metropolitan Development Commission approval of all uses and site/development plans.

The subject site is currently improved with an accessory parking area and two sport courts (one for basketball and one for tennis). The approval of this petition would allow for those existing areas to be restriped, repaved, and would allow for the addition of a comfort shelter area as shown on the site plan within Exhibits below.

COMPREHENSIVE PLAN

The Comprehensive Plan recommends this site for Suburban Neighborhood uses. This typology envisions predominantly residential uses but with support from a variety of neighborhood-serving businesses, institutions, and amenities where appropriate. The site is also located within the Environmentally Sensitive (ES) Overlay. Additional information is within the Comprehensive Plan Analysis section below.

STAFF ANALYSIS

Staff would note that this parcel is currently used as a park and that the existing improvements at the site appear to have existed for at least 35 years. No large expansion of the Park is currently planned based on provided documentation, but if future structures or paved areas encroaching further south onto the large parcel were to be pursued, it would be subject to an approval petition and public hearing.

Since the proposed rezoning and improvements would align with Comprehensive Plan guidance, would match the current land use and intensity, and would be harmonious to surrounding areas, staff views the requests to be within the public interest and recommends **approval** of both petitions.

GENERAL INFORMATION

Existing Zoning	SU-2	
Existing Land Use	Park	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	Surrounding Context
North:	SU-2	North: School
South:	PK-1	South: Park
East:	D-5	East: Railroad
West:	D-A / D-4	West: Residential
Thoroughfare Plan		
30 th Street	Local Street	25-foot existing right-of-way and 48-foot proposed right-of-way

Context Area	Metro
Floodway / Floodway Fringe	No
Overlay	Yes ; Environmentally Sensitive
Wellfield Protection Area	No
Site Plan	05/19/2026
Findings of Fact	Not provided prior to publication

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book

Pattern Book / Land Use Plan

- The **Suburban Neighborhood typology** is predominantly made up of single-family housing, but is interspersed with attached and multifamily housing where appropriate. This typology should be supported by a variety of neighborhood-serving businesses, institutions, and amenities. Natural Corridors and natural features such as stream corridors, wetlands, and woodlands should be treated as focal points or organizing system for development. Streets should be well-connected and amenities should be treated as landmarks that enhance navigability of the development. This typology generally has a residential density of 1 to 5 dwelling units per acre, but a higher density is recommended if the development is within a ¼-mile of a frequent transit line, greenway, or park.
- The **Environmentally Sensitive Areas (ES) Overlay** is intended for areas containing high quality woodlands, wetlands, or other natural resources that should be protected. The purpose of this overlay is to prevent or mitigate potential damage to these resources caused by development. This overlay is also appropriate for areas that present an opportunity to create a new environmental asset. This overlay is not intended for the preservation of open space.

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

2008DV2066, Variance of Development Standards of the Sign Regulations to provide for a 6.083-foot tall, 33.33-square foot pylon sign (maximum four-foot tall ground sign permitted), containing a 24-square foot electronic variable message sign component (not permitted) being 72 percent of the total sign area (maximum 13.3 square feet or 40 percent of the total sign area permitted), within approximately fifteen feet of a protected district (minimum 600-foot separation required), **approved**.

72-Z-63, rezoning of 41.16 acres, being in A-2 district, to SU-2 classification to provide for construction of a junior high school, **approved**.

ZONING HISTORY – VICINITY

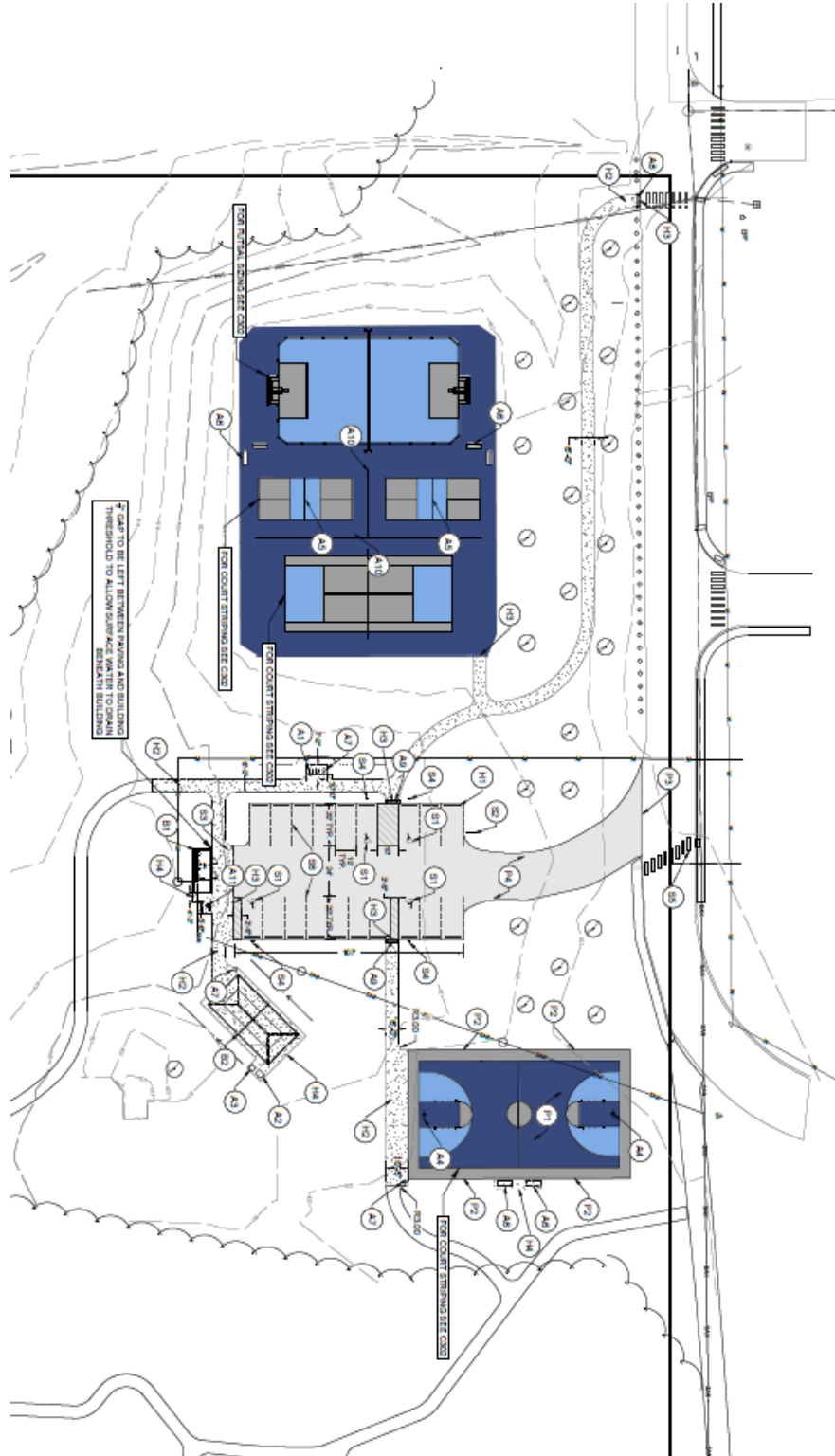
93-Z-43 ; 2807 Tansel Road (west of site), Rezoning of 32.9 acres, being in the D-A District, to the D-4 classification to provide for single-family development by platting, **approved**.

EXHIBITS

2026ZON052 / 2026APP011 ; Aerial Map



2026ZON052 / 2026APP011 ; Site Plan



2026ZON052 / 2026APP011 ; Aerial Map (Zoomed)



2026ZON052 / 2026APP011 ; Findings of Fact

Not provided prior to publication; will need to be submitted prior to hearing

2026ZON052 / 2026APP011 ; Photographs



Photo 1: Existing Tennis Courts Viewed from Northwest



Photo 2: Existing Parking Area Viewed from Northwest

2026ZON052 / 2026APP011 ; Photographs (continued)



Photo 3: Existing Basketball Court Viewed from Northwest



Photo 4: Adjacent Property to North

2026ZON052 / 2026APP011 ; Photographs (continued)



Photo 5: Adjacent Property to Northwest



Photo 6: Adjacent Property to West