

## **STAFF REPORT**

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

**Case Number:** 2023-APP-016  
**Address:** 3091 East 19th (approximate address)  
**Location:** Perry Township, Council District #17  
**Zoning:** PK-1  
**Petitioner:** City of Indianapolis, Department of Parks and Recreation, by Jason Larrison  
**Request:** Park District One Approval to provide for playground equipment, a rubberized play surface, walking paths, and a picnic shelter.

**Case Number:** 2023-APP-017  
**Address:** 2022 Roosevelt Ave (approximate address)  
**Location:** Center Township, Council District #17  
**Zoning:** PK-1  
**Petitioner:** City of Indianapolis, Department of Parks and Recreation, by Jason Larrison  
**Request:** Park District One Approval to provide for new playground equipment, a rubberized play surface, and the resurfacing of a basketball court.

**Case Number:** 2023-APP-018  
**Address:** 2901 North Rural Street (approximate address)  
**Location:** Center Township, Council District #17  
**Zoning:** PK-1  
**Petitioner:** City of Indianapolis, Department of Parks and Recreation, by Jason Larrison  
**Request:** Park District One Approval to provide for new playground equipment, a rubberized play surface, new walkways and sunshade structures.

**Case Number:** 2023-APP-019  
**Address:** 3030 East 30th Steet (approximate address)  
**Location:** Center Township, Council District #17  
**Zoning:** PK-1  
**Petitioner:** City of Indianapolis, Department of Parks and Recreation, by Jason Larrison  
**Request:** Park District One Approval to provide for new playground equipment, a rubberized play surface, new walkways, and additional parking.

## **RECOMMENDATIONS**

Staff **recommends approval** of these requests.

(Continued)

**SUMMARY OF ISSUES**

The following issues were considered in formulating the recommendation:

**PARK DISTRICT-ONE APPROVAL**

- ◇ These petitions would provide for replacement playground equipment, new playground surfaces, new surface for playing courts and walking paths to existing walking paths for four existing parks within the Indy Parks and Recreation System: Brookside Park, John Ed Park, Oscar Charleston Park, and Washington Park.
- ◇ All of the parks are 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 or uses, 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.

(Continued)

## **STAFF REPORT 2023-APP-016 / 2023-APP-017 / 2023-APP-018 / 2023-APP-019 (Continued)**

- ◇ The Comprehensive Plan recommends either large-scale park or traditional neighborhood for the sites. Small-scale parks are generally for public or private parks that are under 10 acres in size. Large-scale parks are generally for public and private parks that are over 10 acres in size. “The Traditional Neighborhood typology includes a full spectrum of housing types, ranging from single family homes to large-scale multifamily housing. The development pattern of this typology should be compact and well-connected, with access to individual parcels by an alley when practical. Building form should promote the social connectivity of the neighborhood, with clearly defined public, semi-public, and private spaces. Infill development should continue the existing visual pattern, rhythm, or orientation of surrounding buildings when possible. A wide range of neighborhood-serving businesses, institutions, and amenities should be present. Ideally, most daily needs are within walking distance. This typology usually has a residential density of 5 to 15 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.”
- ◇ Each site plan indicates the proposed improvements would be within the park boundaries. Staff supports these requests.

### **GENERAL INFORMATION**

#### **EXISTING ZONING AND LAND USE – 2023-APP-016**

PK-1

Park

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

North - D-5 / I-3 / C-S

Single-family dwellings / Lumber Yard / Vacant

South - D-5 / SU-2

Single-family dwellings / School

East - I-3

Heavy Commercial / Industrial

West - D-5 / SU-2

Single-family dwellings / School

**COMPREHENSIVE LAND USE PLAN** The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends large-scale park development. A portion of the site is within a floodway as Pogue’s Run traverses the entire park from east to west.

**THOROUGHFARE PLAN** Sherman Drive is designated in the Marion County Thoroughfare Plan as a primary arterial street with existing 80-foot right-of-way and a proposed 88-foot right-of-way; Brookside Pkwy South Drive is designated in the Marion County Thoroughfare Plan as a primary arterial street with existing 67-foot right-of-way and a proposed 78-foot right-of-way; Brookside Pkwy North Drive is designated in the Marion County Thoroughfare Plan as a local street with an existing 70-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.

#### **EXISTING ZONING AND LAND USE – 2023-APP-017**

PK-1

Park

(Continued)

**STAFF REPORT 2023-APP-016 / 2023-APP-017 / 2023-APP-018 / 2023-APP-019 (Continued)**

**SURROUNDING ZONING AND LAND USE**

North -	D-5	Single-family dwellings
South -	D-5	Single-family dwellings
East -	SU-34	Community center
West -	D-5	Single-family dwellings

**COMPREHENSIVE LAND USE PLAN** The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends traditional neighborhood development.

**THOROUGHFARE PLAN** Roosevelt Ave is designated in the Marion County Thoroughfare Plan as a local street, with an existing and proposed 48-foot right-of-way; Lawrence St is designated in the Marion County Thoroughfare Plan as a local street with an existing and 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.

**EXISTING ZONING AND LAND USE – 2023-APP-018**

PK-1 Park

**SURROUNDING ZONING AND LAND USE**

North -	PK-1 / I-2	Park / Food Pantry
South -	D-8 / SU-1	Single-family dwellings / Religious
East -	D-8	Single-family dwellings
West -	D-8	Single-family dwellings

**COMPREHENSIVE LAND USE PLAN** The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends large-scale park development.

**THOROUGHFARE PLAN** Rural Street is designated in the Marion County Thoroughfare Plan as a local street, with an existing 60-foot right-of-way and a proposed 48-foot right-of-way; 30<sup>th</sup> Street is designated in the Marion County Thoroughfare Plan as a primary arterial, with an existing 54-foot right-of-way and a proposed 66-foot right-of-way; Wheeler Street is designated in the Marion County Thoroughfare Plan as a local street, with an existing 50-foot right-of-way and a proposed 48-foot right-of-way; and, 28<sup>th</sup> Street is designated in the Marion County Thoroughfare Plan as a local street, with an existing 52-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.

**EXISTING ZONING AND LAND USE – 2023-APP-019**

PK-1 Park

(Continued)

**STAFF REPORT 2023-APP-016 / 2023-APP-017 / 2023-APP-018 / 2023-APP-019 (Continued)**

**SURROUNDING ZONING AND LAND USE**

North -	D-5	Single-family dwellings
South -	PK-1 / I-2 / SU-1	Park / Food Pantry / Religious
East -	D-5 / SU-1	Single-family dwellings / Religious
West -	D-5	Single-family dwellings

**COMPREHENSIVE LAND USE PLAN** The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends large-scale park development.

**THOROUGHFARE PLAN** 30<sup>th</sup> Street is designated in the Marion County Thoroughfare Plan as a primary arterial, with an existing 54-foot right-of-way and a proposed 66-foot right-of-way; Temple Avenue is designated in the Marion County Thoroughfare Plan as a local street, with an existing and proposed 48-foot right-of-way; 34<sup>th</sup> Street is designated in the Marion County Thoroughfare Plan as a secondary arterial, with an existing 50-foot right-of-way and a proposed 78-foot right-of-way; and, LaSalle Street 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 an environmentally sensitive (Forest Alliance Woodlands) overlay for this site.

**SITE PLANS – ALL SITES** File-dated May 10, 2023

**ELEVATIONS** None

**ZONING HISTORY**

**SITE**

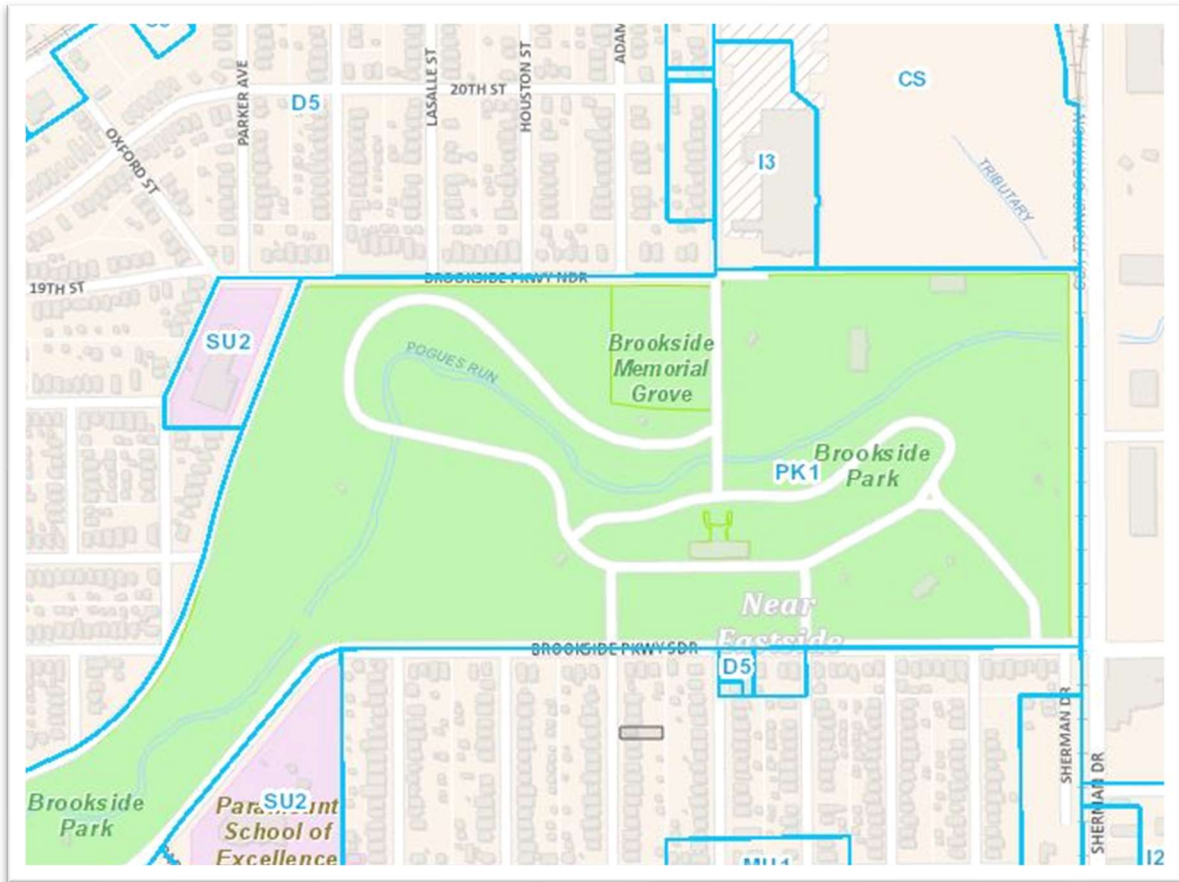
None.

**VICINITY**

**2020-ZON-100, 3501 & 3509 Brookside Pkwy South Drive**, rezoning of .23 acres from MU-1 to D-5, **granted**.

BB

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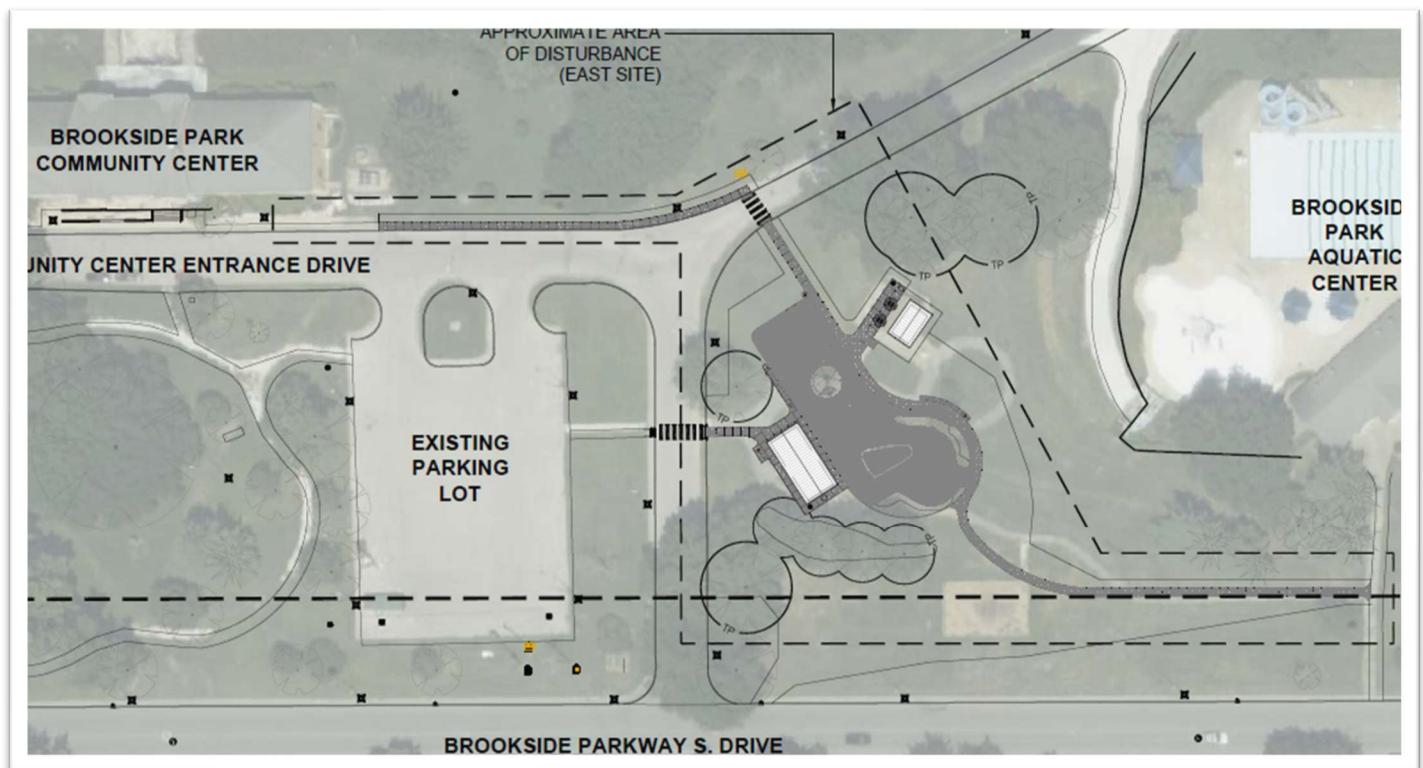


**Location Map, Brookside Park**



**Aerial view, Brookside Park**





**Site Plan (east), Brookside Park**



**Site photo (east), Brookside Park**



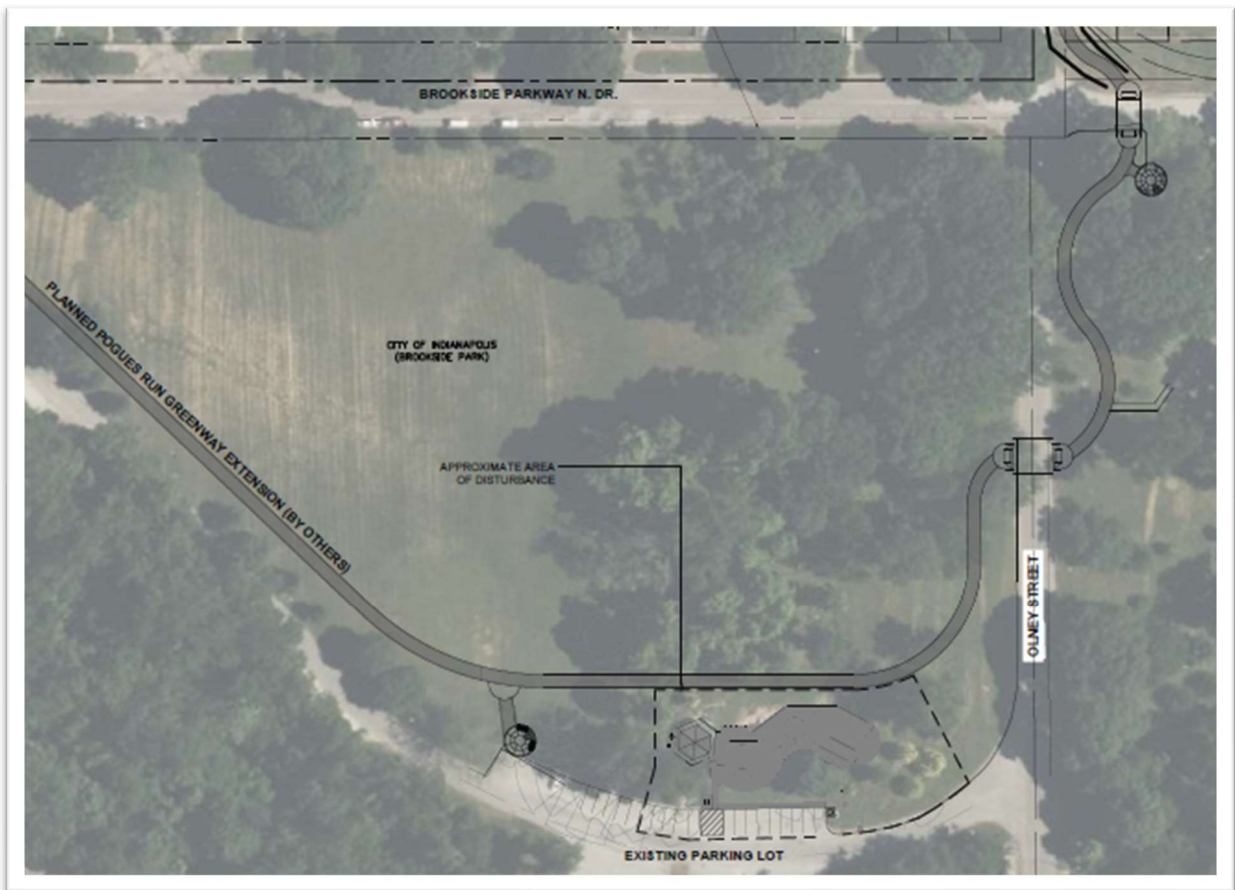


**Site Plan (west), Brookside Park**



**Site photo (west), Brookside Park**



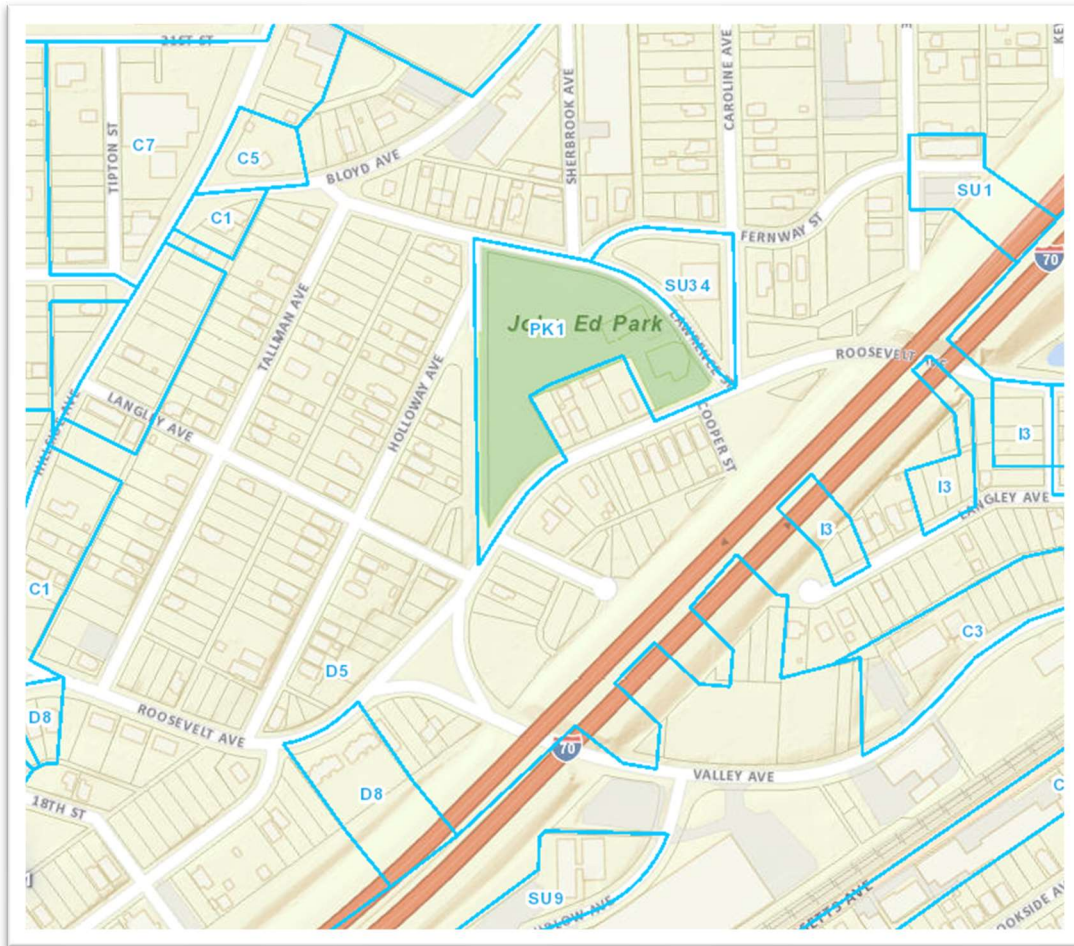


**Site Plan (north), Brookside Park**

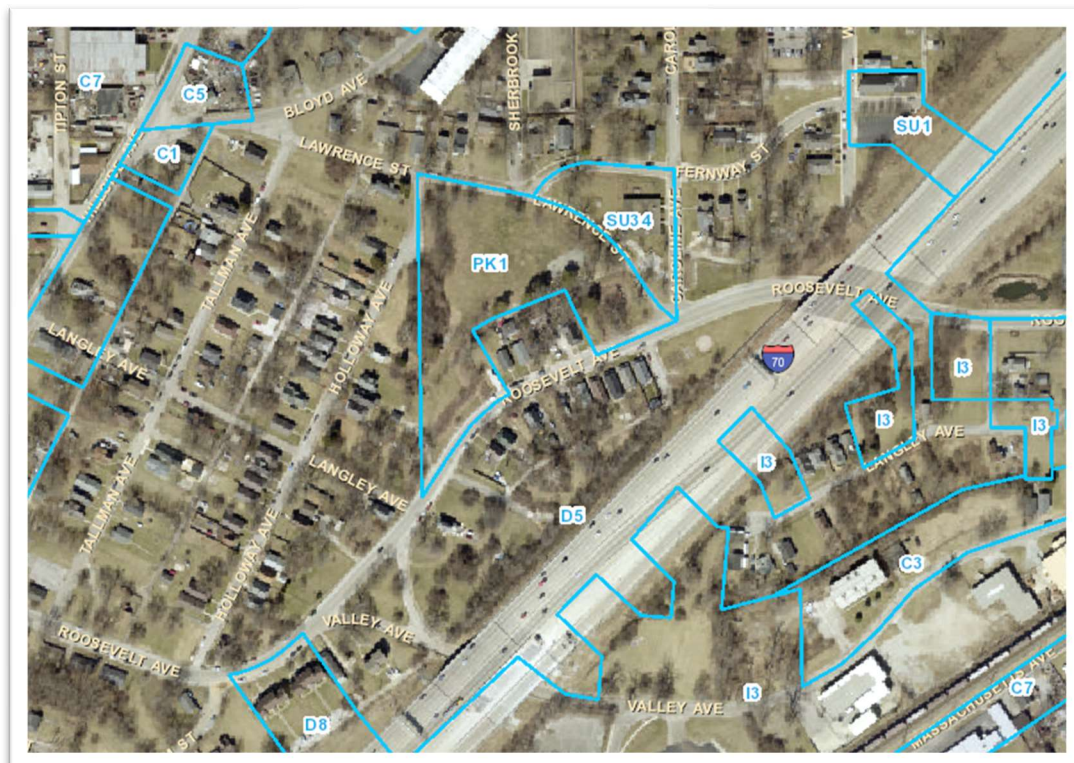


**Site photo (north), Brookside Park**



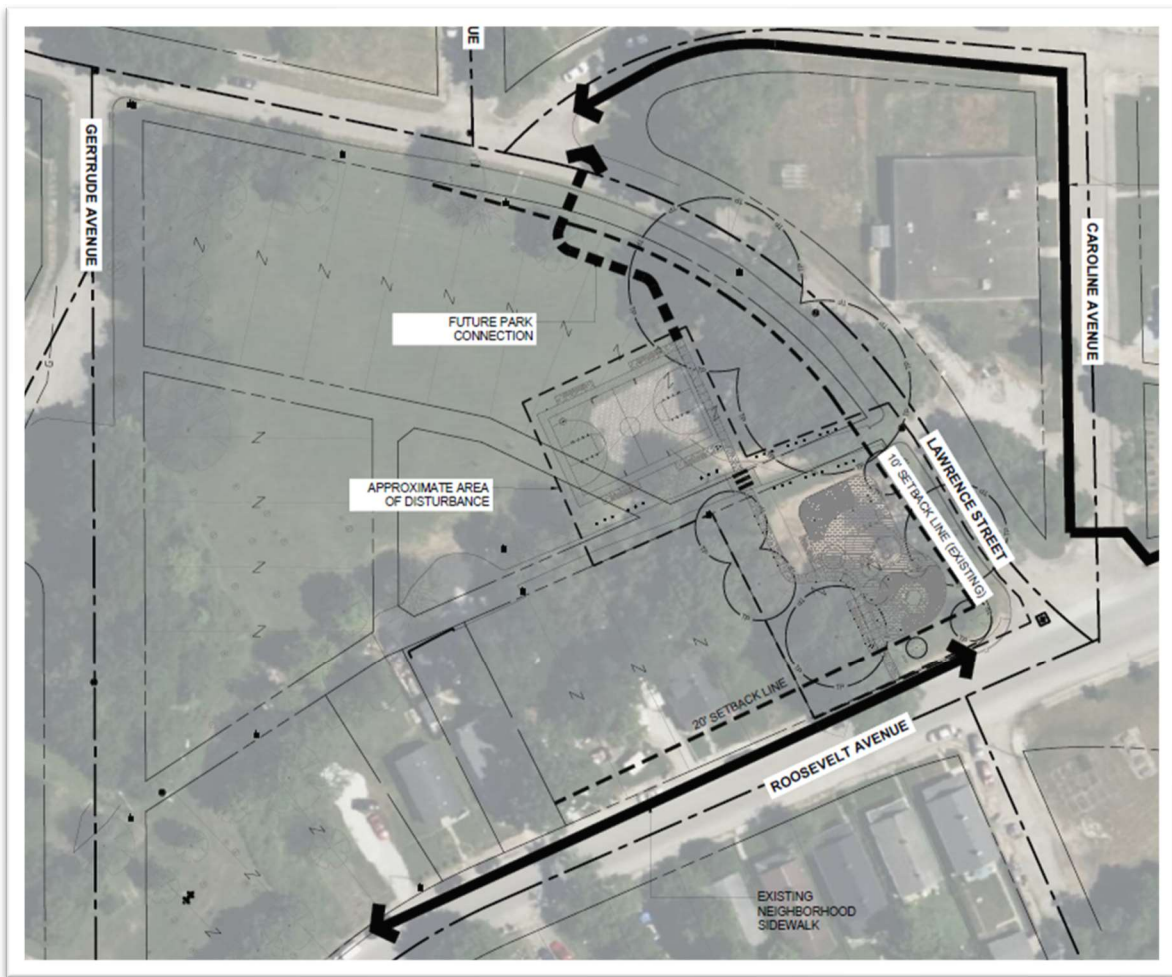


**Location map, John Ed Park**



**Aerial view, John Ed Park**





**Site Plan, John Ed Park**



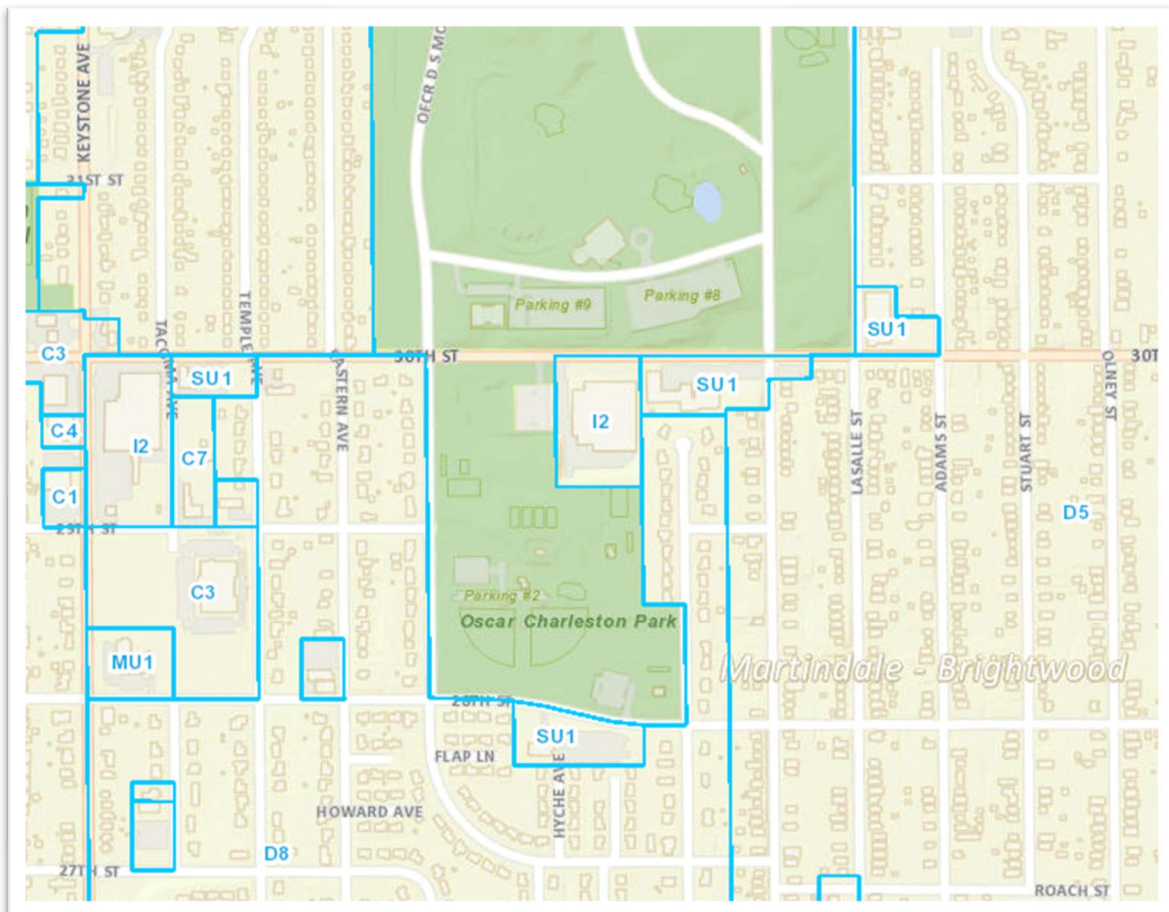
**Site photo, John Ed Park**





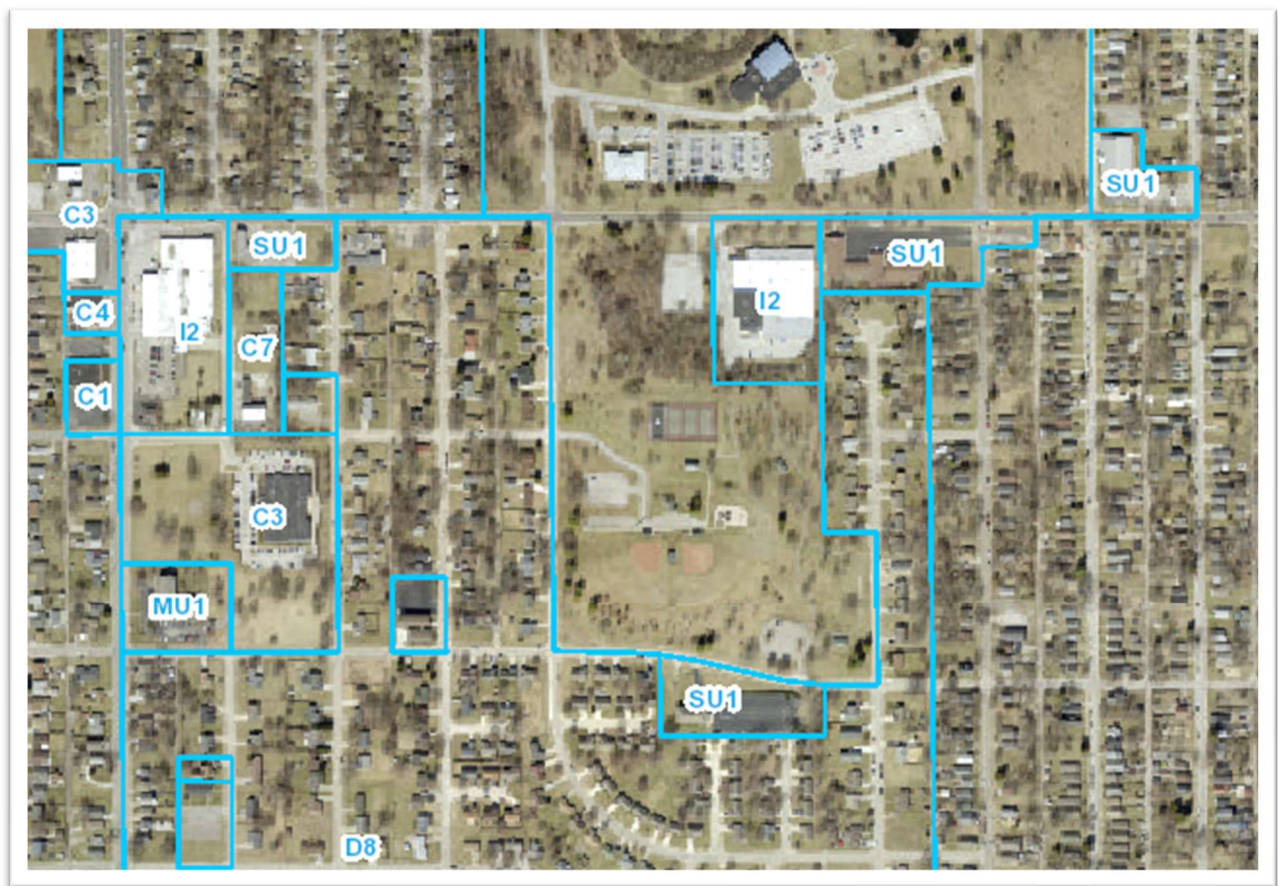
Site photo, John Ed Park

**STAFF REPORT 2023-APP-018, Enclosures**

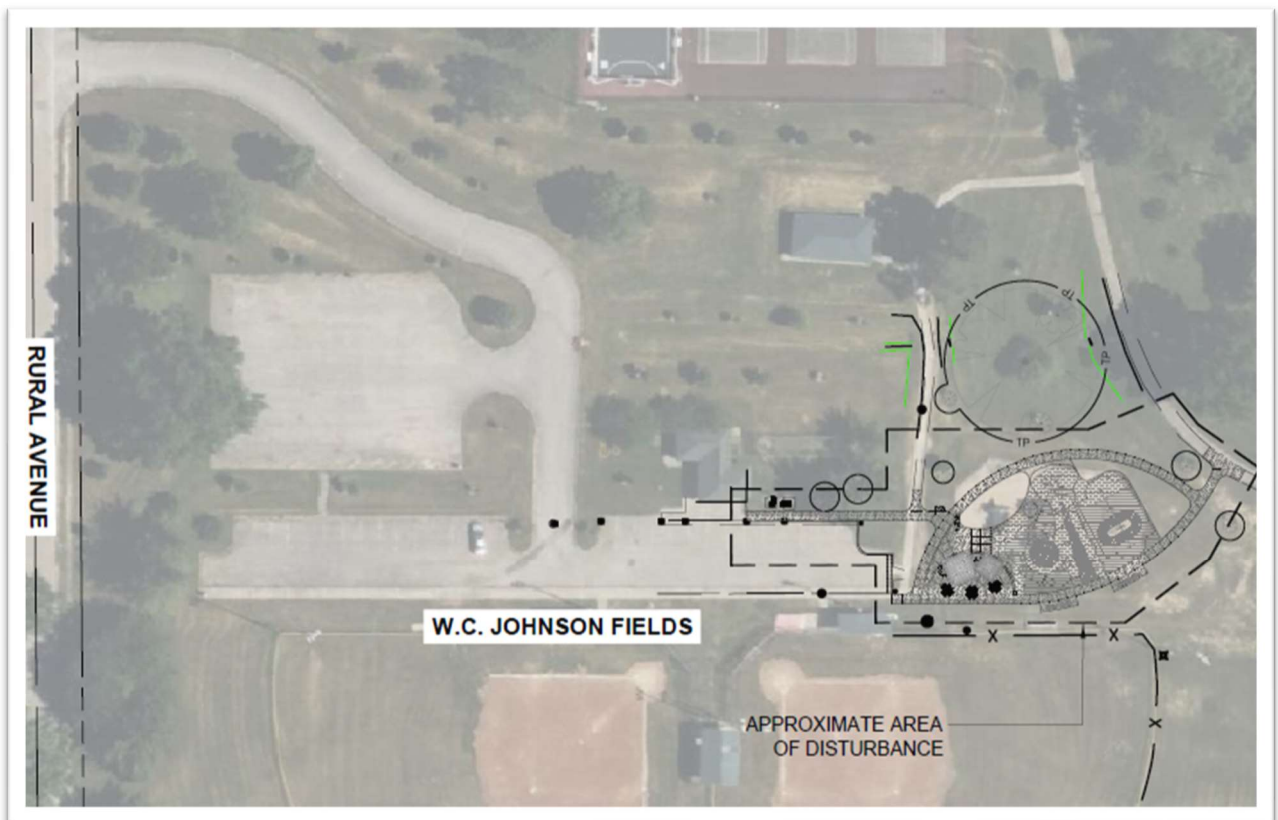


Location map, Oscar Charleston Park





**Aerial view, Oscar Charleston Park**



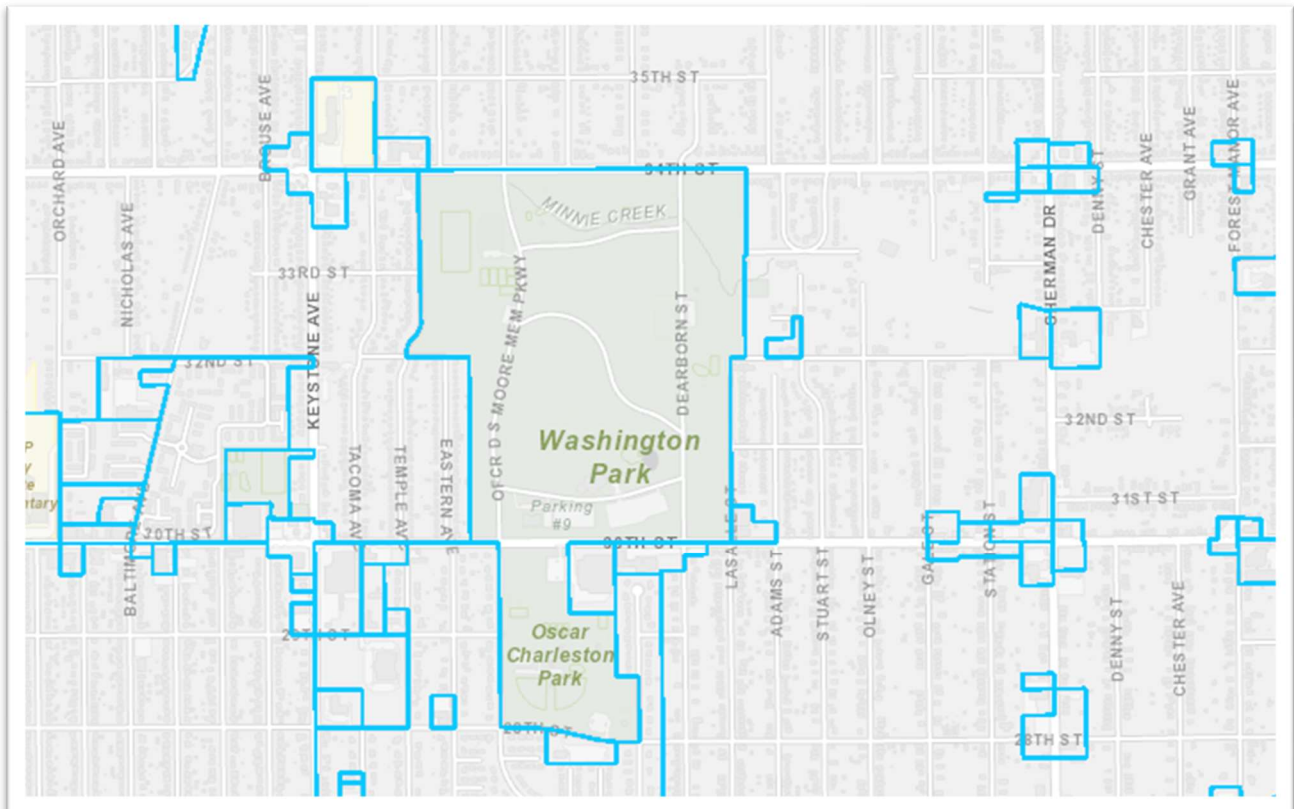
**Site Plan, Oscar Charleston Park**





Site photo, Oscar Charleston Park

**STAFF REPORT 2023-APP-019, Enclosures**

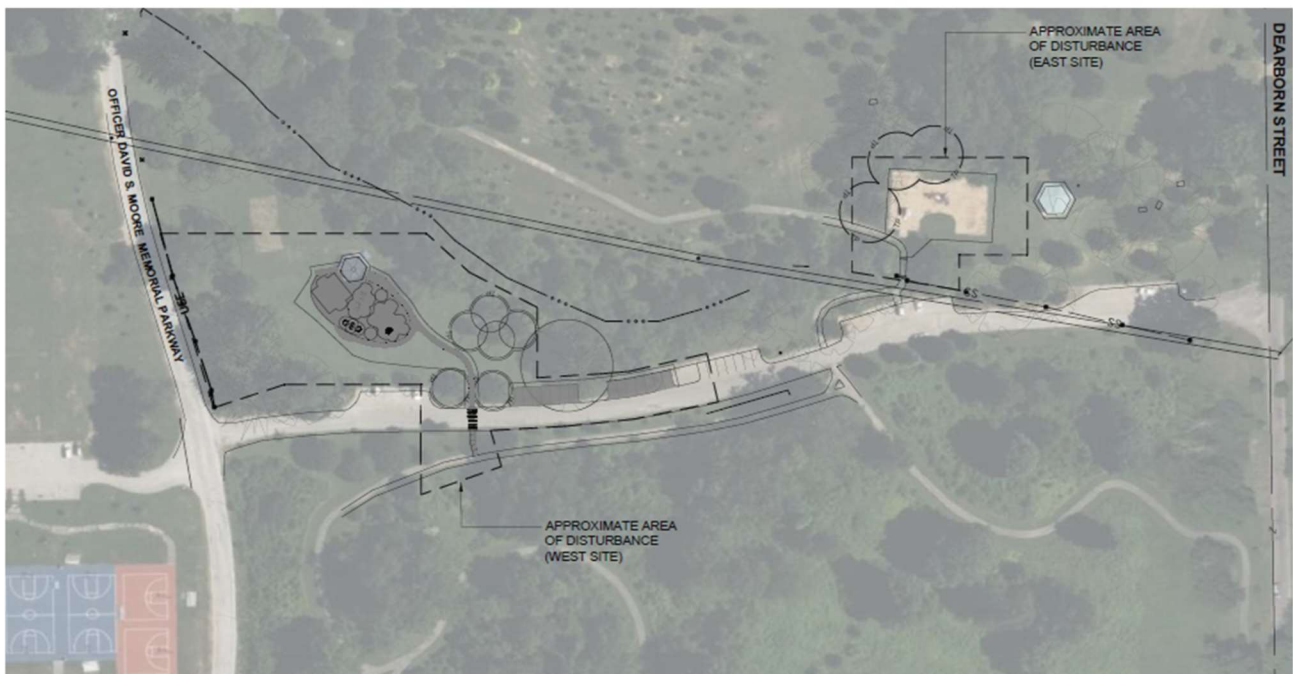


Location map, Washington Park





**Aerial view, Washington Park**



**Site Plan, Washington Park**





**Site photo (west), Washington Park**



**Site photo (east), Washington Park**