

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-CZN-825 / 2023-CAP-825
Address: 1940 Forest Manor Avenue (*Approximate Address*)
Location: Center Township, Council District #17
Petitioner: City of Indianapolis, Department of Parks and Recreation, by Jason Larrison
Request: Rezoning of 12.77 acres from the D-5 (FW) (FF) and I-3 (FW) (FF) districts to the PK-1 (FW) (FF) district to provide for park uses. Park District One Approval to provide for new playground equipment, play surface, walkways and parking.

RECOMMENDATION

Staff **recommends approval** of these requests.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

- ◇ This site was platted as part of Vajen's 6th Subdivision in 1871. Historic mapping indicates that the current site of Forest Manor Park has never been developed. Historic aerial imagery suggests it was a public green space until officially established as a park in 1937. Youth baseball has been a part of the park since the 1950's and remains the primary public use there. The current playground was added in the late 1990's.
- ◇ The 2018 Comprehensive Land Use Plan recommends Large-Scale Park for the subject site.

ZONING

- ◇ Given the site's history of use and the character of the surrounding uses, staff supports the rezoning.

GENERAL INFORMATION

EXISTING ZONING, CONTEXT AREA, AND LAND USE

D-5 / I-3

Compact

Park

(Continued)

STAFF REPORT 2023-CZN-825 / 2023-CAP-825 (Continued)

SURROUNDING ZONING AND LAND USE

North	D-5	Single-family dwellings
South	I-3 / D-5	Industrial / Single-family dwellings
East	D-5	Single-family dwellings
West	I-3 / SU-9	Industrial / Marion County Mosquito Control

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

THOROUGHFARE PLAN 19th Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a local street, with a 25-foot existing right-of-way and a 48-foot proposed right-of-way. Forest Manor Avenue is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Local Street, with a 25-foot existing right-of-way and a 48-foot proposed right-of-way. Sherman Drive is classified in the Official Thoroughfare Plan for Marion County, Indiana as a primary arterial, with a 75-foot existing right-of-way, and a 48-foot proposed right-of-way and an 88-foot proposed right-of-way.

FLOODWAY / FLOODWAY FRINGE Portions of this site are located within a floodway or floodway fringe. All work related to this project will be performed outside of those flood zones.

WELLFIELD PROTECTION DISTRICT This site is not located within a wellfield protection district.

ZONING HISTORY – SITE

None.

ZONING HISTORY – VICINITY

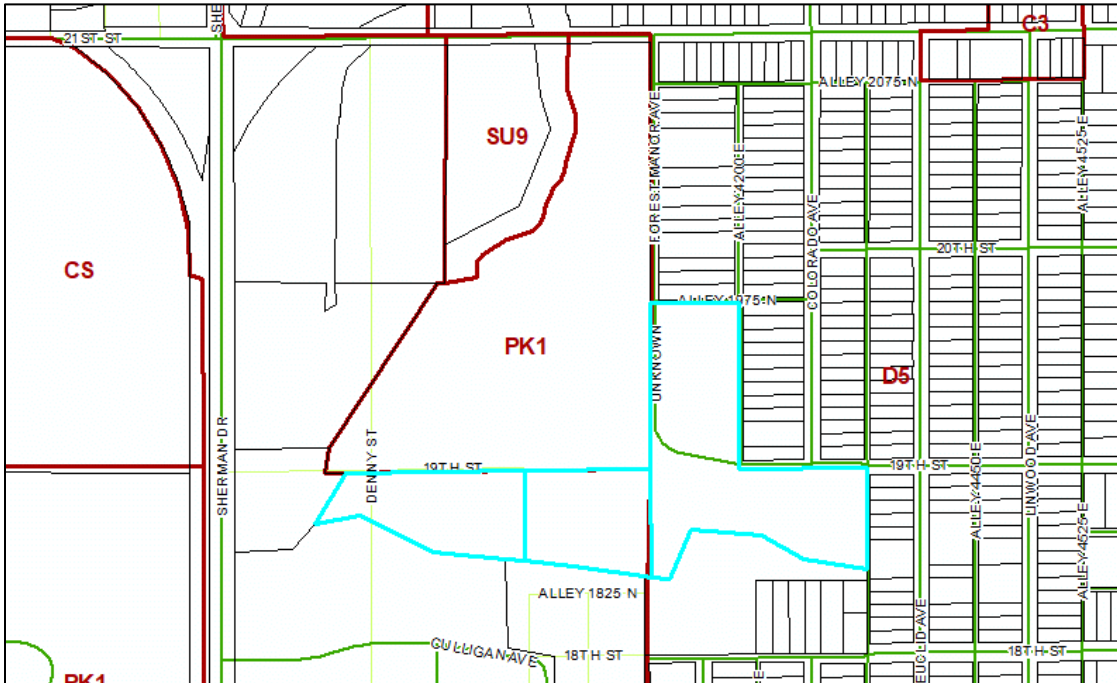
2022-ZON-028, 4020 E. 21st St (north of site), rezoning of .75 acres from D-5 to I-3, **denied**.

2018-ZON-055, 2005 North Sherman Drive (west of site), rezoning of 5.22 acres from the SU-16 district to the I-3 district, **approved**.

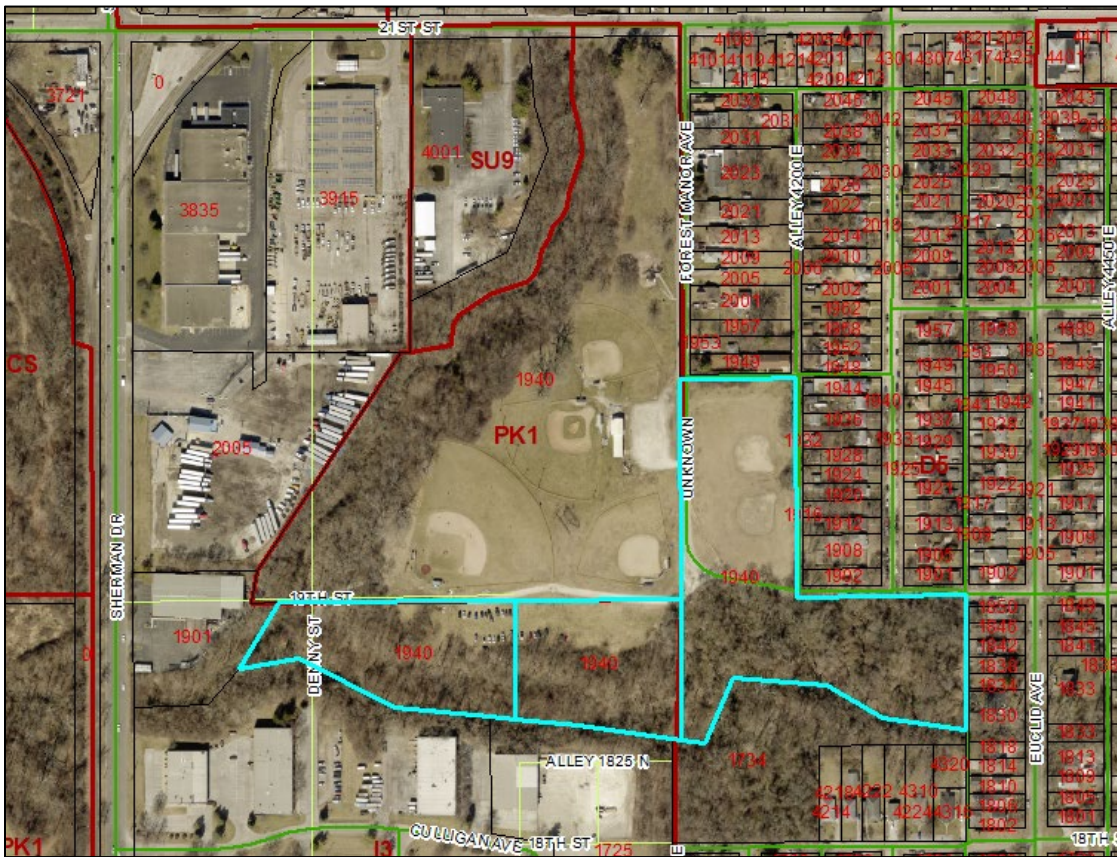
2002-ZON-166, 3500 East 20th Street (west of site), rezoning of 30 acres from the I-3-U district to the C-S district for commercial and industrial uses, **approved**.

BB

STAFF REPORT 2023-CZN-825 / 2023-CAP-825, Location map

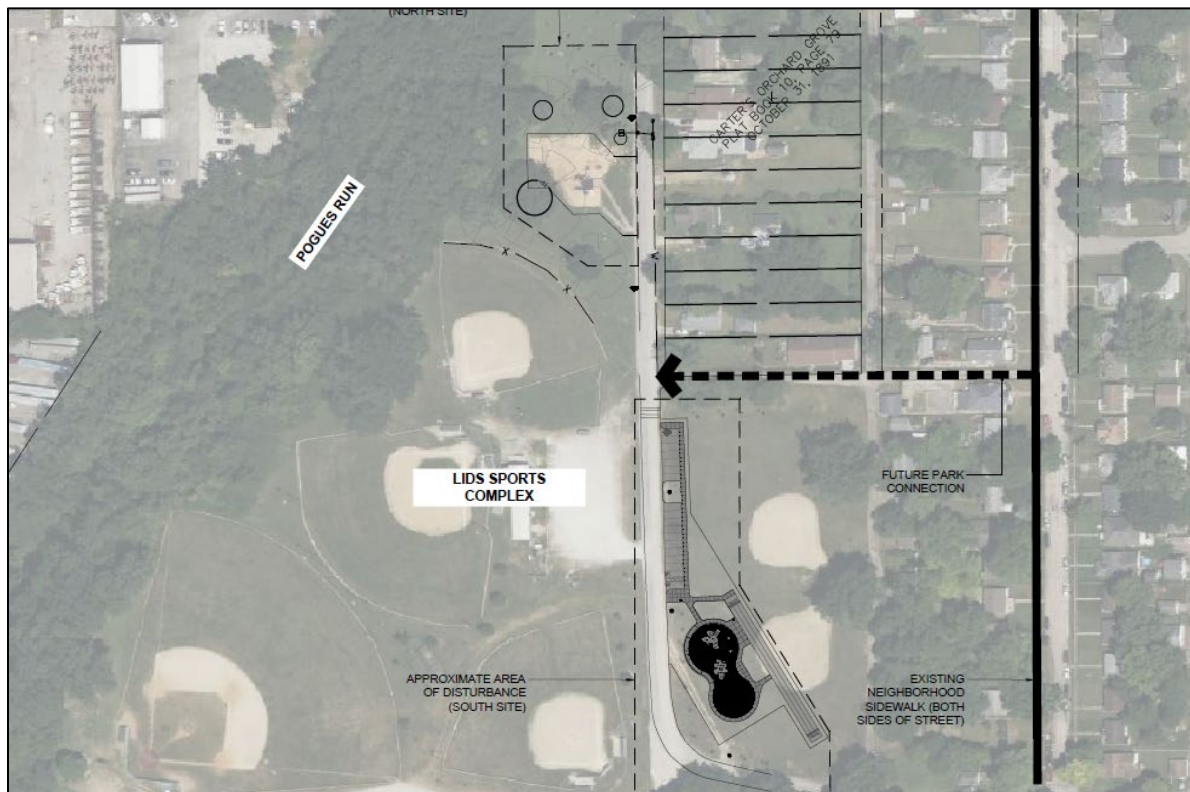


STAFF REPORT 2023-CZN-825 / 2023-CAP-825, Aerial photograph (2022)



(Continued)

STAFF REPORT 2023-CZN-825 / 2023-CAP-825, Site Plan



STAFF REPORT 2023-CZN-825 / 2023-CAP-825, Photographs



View of the site from the south

(Continued)

STAFF REPORT 2023-CZN-825 / 2023-CAP-825, Photographs (continued)



View of existing playground



View of site from north