

## **STAFF REPORT**

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

**Case Number:** 2023-ZON-040  
**Address:** 10600 Prospect Street (*Approximate Address*)  
**Location:** Warren Township, Council District #19  
**Petitioner:** Highlands at Grassy Creek Partners, by Chase Henderson  
**Request:** Rezoning of 10.45 acres from the D-3 (FW) (FF) district to the PK-1 (FW) (FF) district to park uses.

### **RECOMMENDATION**

Staff **recommends approval** of this request.

### **SUMMARY OF ISSUES**

The following issues were considered in formulating the recommendation.

#### **LAND USE**

- ◇ The subject site was a portion of a site rezoned to the D-3 district in petition 2005-ZON-007. That petition included a commitment to donate the western portion of the site along Grassy Creek to the Department of Parks and Recreation. This site is the area to be donated.
- ◇ The Comprehensive Land Use Plan recommends Linear Park, Floodway and Suburban Neighborhood for various parts of this site.

#### **ZONING**

- ◇ This petition requests a rezoning from the D-3 district to the PK-1 district. The PK-1 district provides for public or private parks.
- ◇ This site is located along Grassy creek and abuts Grassy Creek Elementary School. It would bridge a gap between two other City park properties along Grassy Creek, Iron Gate Conservation Area to the north and Grassy Creek Wood Conservation Area to the south.
- ◇ Staff finds the request appropriate as it is responsive to the Comprehensive Land Use Plan and the commitment made in petition 2005-ZON-007.

(Continued)

**STAFF REPORT 2023-ZON-040 (Continued)**

**GENERAL INFORMATION**

EXISTING ZONING, CONTEXT AREA, AND LAND USE

D-3	Metro	Undeveloped land
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SURROUNDING ZONING AND LAND USE

North	PK-1	Indy Parks greenway
South	D-A	Agricultural land
East	D-3	Single-family dwellings
West	D-A, D-3, SU-2	Agricultural land, Grassy Creek Elementary School

COMPREHENSIVE LAND USE PLAN	The Warren Township Comprehensive Land Use Plan (2018) recommends Linear Park, Floodway and Suburban Neighborhood for various parts of this site.
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THOROUGHFARE PLAN	Prospect Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Primary Collector, with a 115-foot existing right-of-way and an 80-foot proposed right-of-way.  Grassy Creek is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Special Corridor – Greenway.
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FLOODWAY / FLOODWAY FRINGE	Portions of this site are located within the floodway and floodway fringe of Grassy Creek.
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WELLFIELD PROTECTION DISTRICT	This site is not located within a wellfield protection district.
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STREAM PROTECTION CORRIDOR	This site within the 100-foot-wide Stream Protection Corridor of Grassy Creek.
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**ZONING HISTORY – SITE**

**2005-ZON-007; 10602 East Prospect Street**, requested the rezoning of 41.6 acres from the D-A district to the D-3 district, **approved**.

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## **STAFF REPORT 2023-ZON-040 (Continued)**

### **ZONING HISTORY – VICINITY**

**2021-ZON-055; 1000 South Mitthoefer Road and 10224 & 10602 East Prospect Street (west of site)**, requested the rezoning of 51.5 acres from the D-A district to the D-3 district, **approved**.

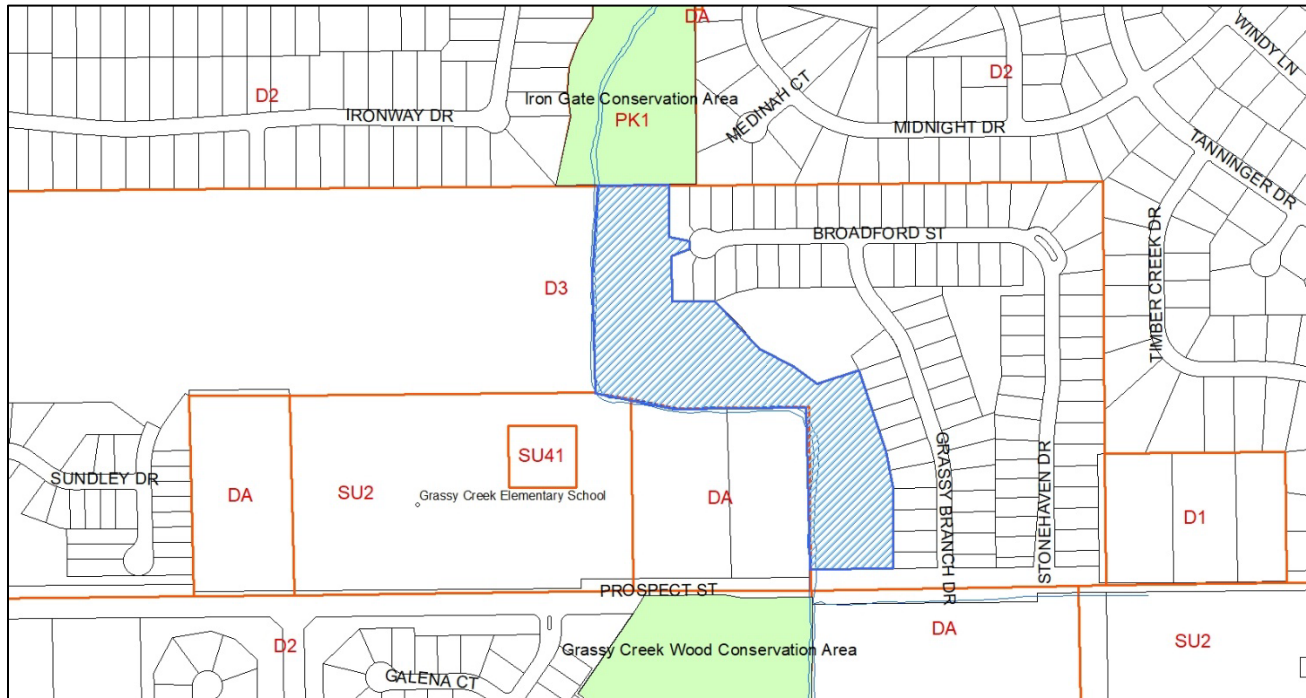
**2010-ZON-059; 601 Crossfield Drive (north of site) and 13 other addresses across Marion County**, requested the rezoning of 173.7 acres from various zoning districts to the PK-1 district, **approved**.

**98-Z-82; 1550 South German Church Road (south of site)**, requested the rezoning of 66 acres from the D-A district to the D-P district to provide for 135 single-family dwelling units, **denied**.

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## **STAFF REPORT 2023-ZON-040, Location**



## **STAFF REPORT 2023-ZON-040, Aerial photograph (2022)**





## **STAFF REPORT 2023-ZON-040, Photographs**



Looking west across the subject site from the end of Broadford Street.



Looking southeast across the site.





Looking northwest across the site from Prospect Street.



Looking north from Prospect Street along Grassy Creek.