

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-APP-003
Address: 1020 Sharon Avenue (approximate address)
Location: Wayne Township, Council District #11
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 and walking paths.

Case Number: 2023-APP-004
Address: 2320 North Centennial Street (approximate address)
Location: Wayne Township, Council District #11
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 and walking paths.

Case Number: 2023-APP-005
Address: 6050 Gateway Drive (approximate address)
Location: Pike Township, Council District #10
Zoning: PK-1 (FW)
Petitioner: City of Indianapolis, Department of Parks and Recreation, by Jason Larrison

Case Number: 2023-APP-006
Address: 1831 Lafayette Street (approximate address)
Location: Wayne Township, Council District #11
Zoning: PK-1 (FW)
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 and walking paths.

Case Number: 2023-APP-007
Address: 2401 Howard Street (approximate address)
Location: Wayne Township, Council District #16
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 and walking paths.

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RECOMMENDATIONS

Staff **recommends approval** of these requests.

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 five existing parks within the Indy Parks and Recreation System: Denver Park, Centennial and Groff Park, Gateway West Park, Municipal Gardens Park and Ross Claypool 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

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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 either park, large-scale park, or suburban 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 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 systems for development. Streets should be well connected, and amenities should be treated as landmarks that enhance the navigability of the development. This typology generally has a residential density of one to five 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-003

PK-1

Park

SURROUNDING ZONING AND LAND USE

North -	D-5	Single-family dwellings
South -	C-3	Single-family dwellings
East -	D-5	Single-family dwellings
West -	D-5	Single-family dwellings

COMPREHENSIVE LAND USE PLAN

The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends park development.

THOROUGHFARE PLAN

11th Street, Medford Avenue, and Sharon Avenue are designated in the Marion County Thoroughfare Plan as local streets, with existing and proposed 48-foot rights-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-004

PK-1

Park

SURROUNDING ZONING AND LAND USE

North -	D-5	Single-family dwellings
South -	D-5	Single-family dwellings
East -	D-5	Single-family dwellings
West -	D-5	Single-family dwellings

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COMPREHENSIVE LAND USE PLAN	The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends suburban neighborhood development.
THOROUGHFARE PLAN	Centennial Street and Groff Avenue are designated in the Marion County Thoroughfare Plan as local streets, with an existing and proposed 50-foot rights-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-005	
PK-1	Park
SURROUNDING ZONING AND LAND USE	
North - C-S	Self-storage facility
South - D-7	Multi-family dwellings
East - D-4	Single-family dwellings
West - SU-2	School
COMPREHENSIVE LAND USE PLAN	The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends suburban neighborhood development, with a portion of the site within a floodway.
THOROUGHFARE PLAN	Gateway Drive is designated in the Marion County Thoroughfare Plan as a local street, with an existing and proposed 50-foot right-of-way.
CONTEXT AREA	This site is located within the metro context area.
OVERLAY	There are no overlays for this site.
EXISTING ZONING AND LAND USE – 2023-APP-006	
PK-1	Park
SURROUNDING ZONING AND LAND USE	
North - PK-1	Municipal Gardens Memorial Grove
South - D-5	Single-family dwellings
East - PK-1	White River
West - C-4	Commercial
COMPREHENSIVE LAND USE PLAN	The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends large-scale park, with a portion of the site within a floodway.
THOROUGHFARE PLAN	Lafayette Road is designated in the Marion County Thoroughfare Plan as a primary arterial, with an existing and 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.

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EXISTING ZONING AND LAND USE – 2023-APP-007

PK-1

Park

SURROUNDING ZONING AND LAND USE

North - I-3 / C-7

Outdoor storage / commercial

South - D-5

Single-family dwelling

East - C-1 / D-5

Single-family dwellings

West - I-3

Industrial

**COMPREHENSIVE LAND USE
PLAN**

The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends park development.

THOROUGHFARE PLAN

Howard Street and Pershing Avenue are designated in the Marion County Thoroughfare Plan as local streets, with existing and proposed 48-foot rights-of-way.

CONTEXT AREA

This site is located within the Compact context area.

OVERLAY

There are no overlays for this site.

SITE PLANS – ALL SITES

File-dated February 27, 2023

ELEVATIONS

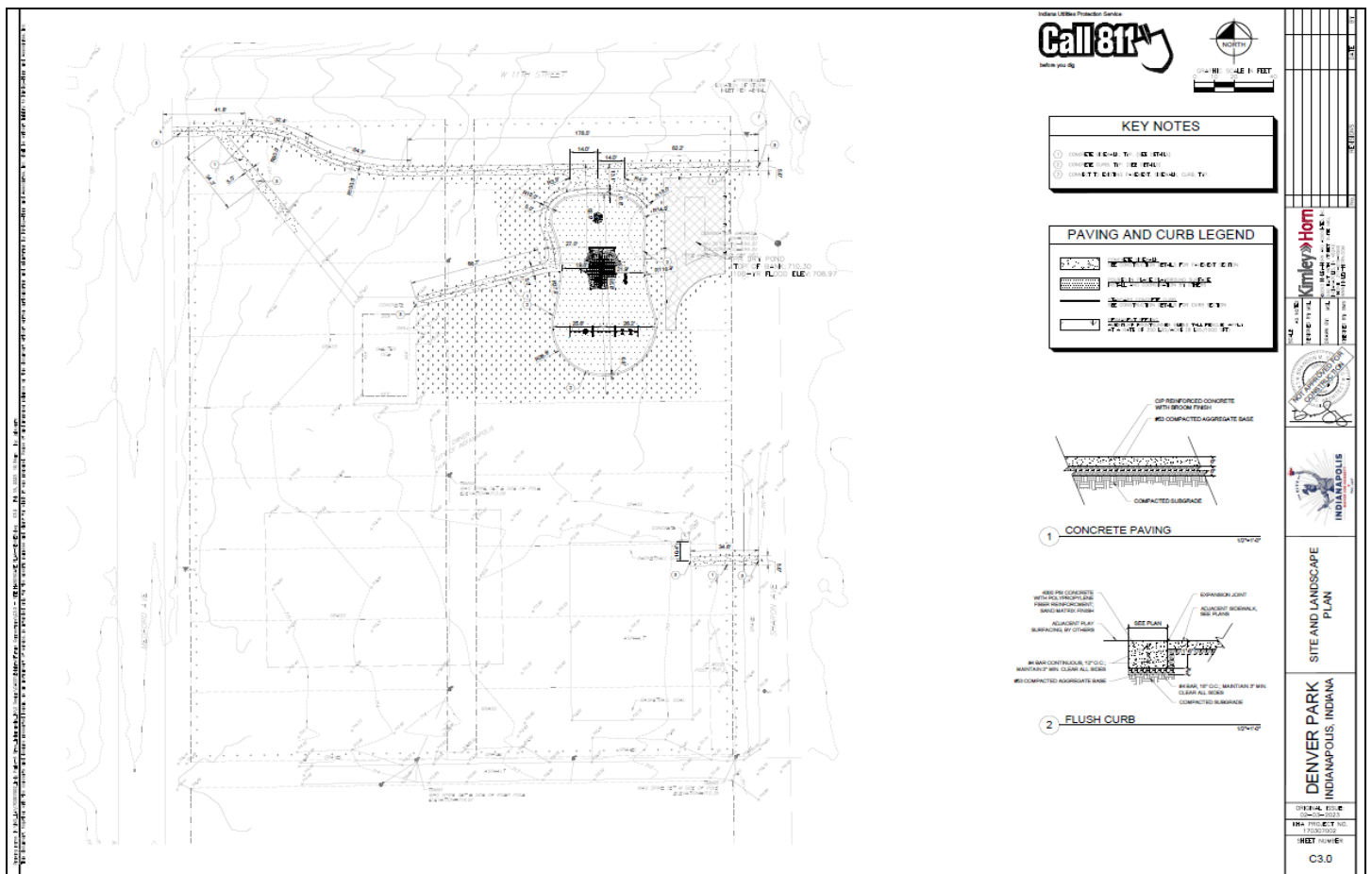
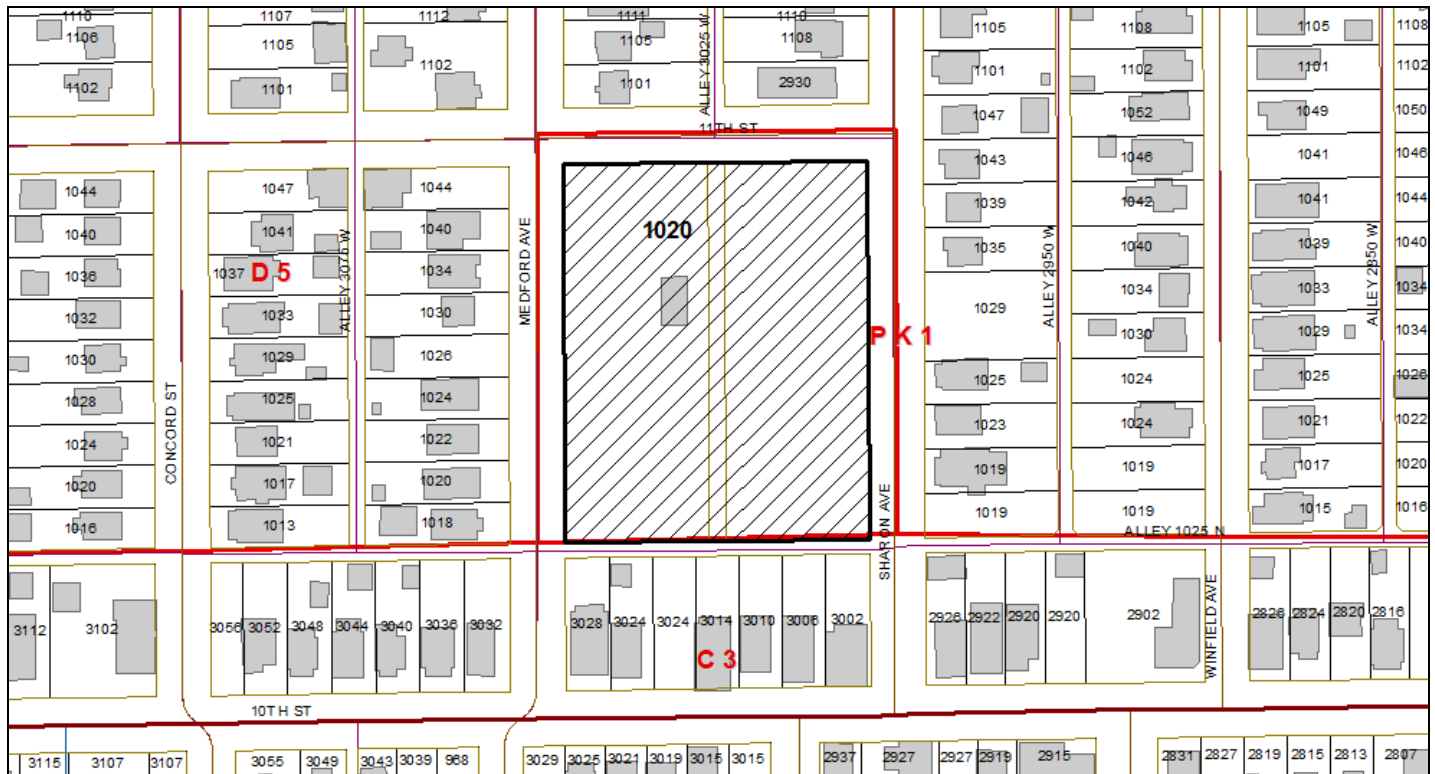
None

ZONING HISTORY

None.

JY

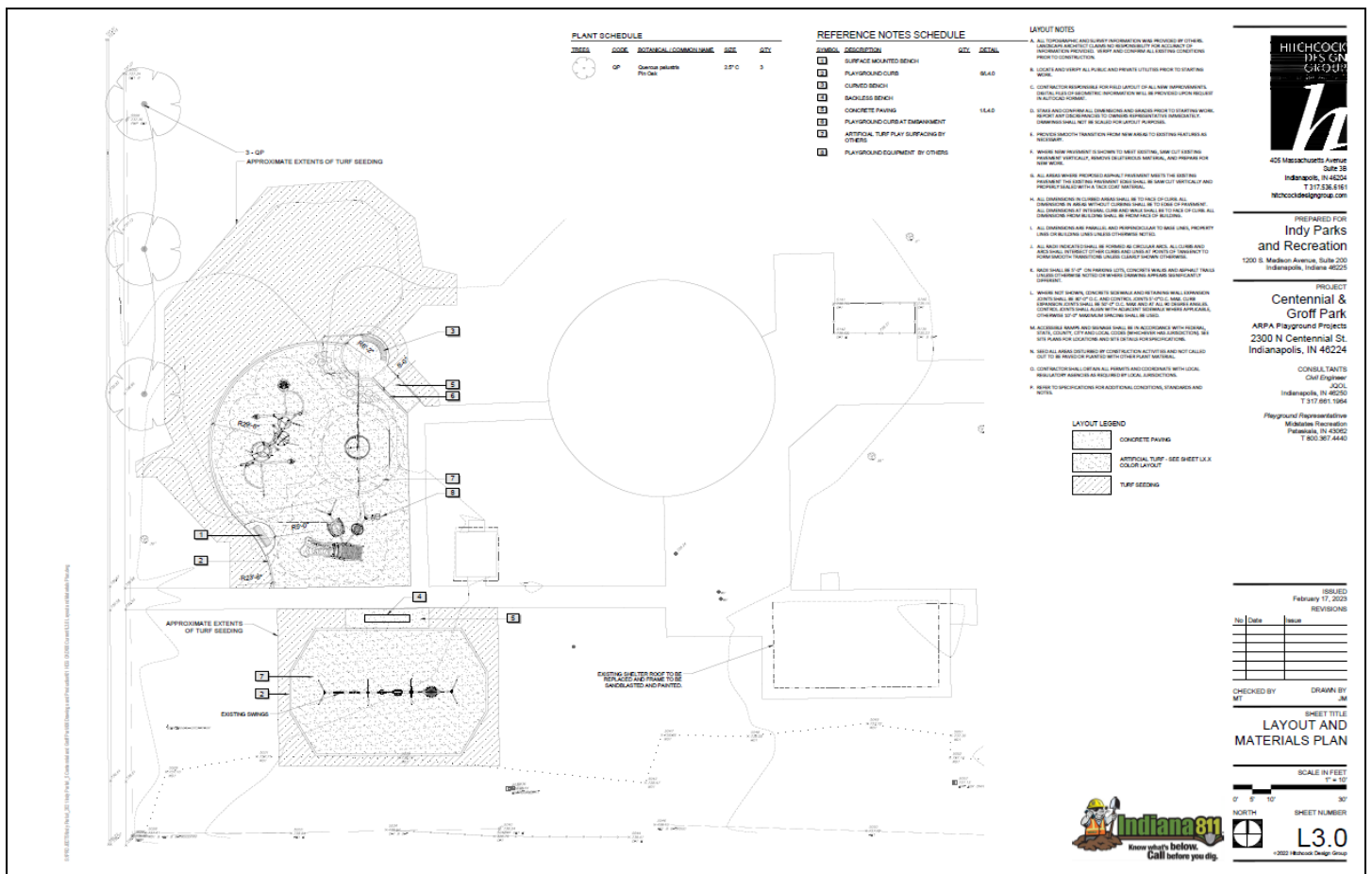
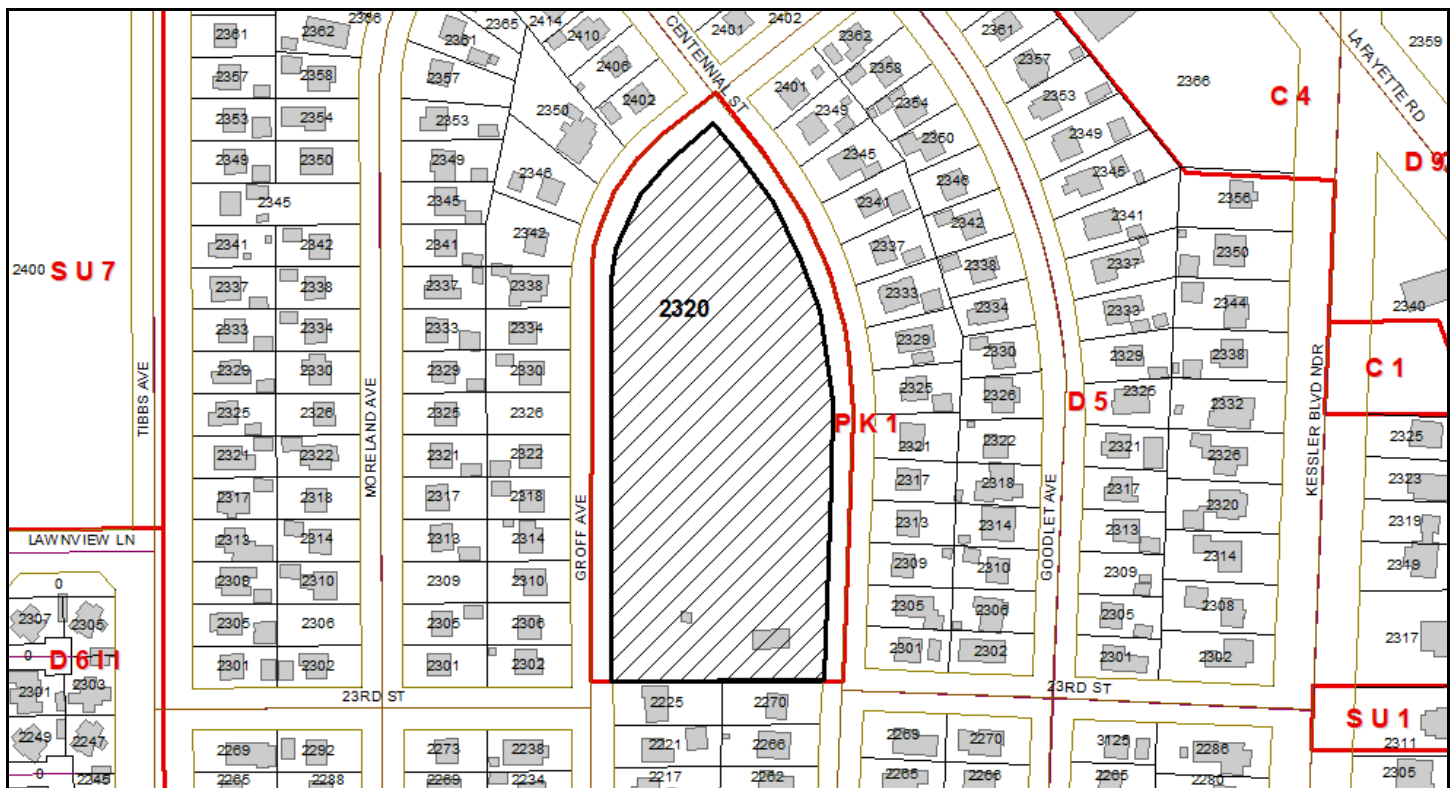
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Maps, site plans and photographs



Map and Site plan – 1020 Sharon Avenue – 2023-APP-003



Photos – 1020 Sharon Avenue – 2023-APP-003



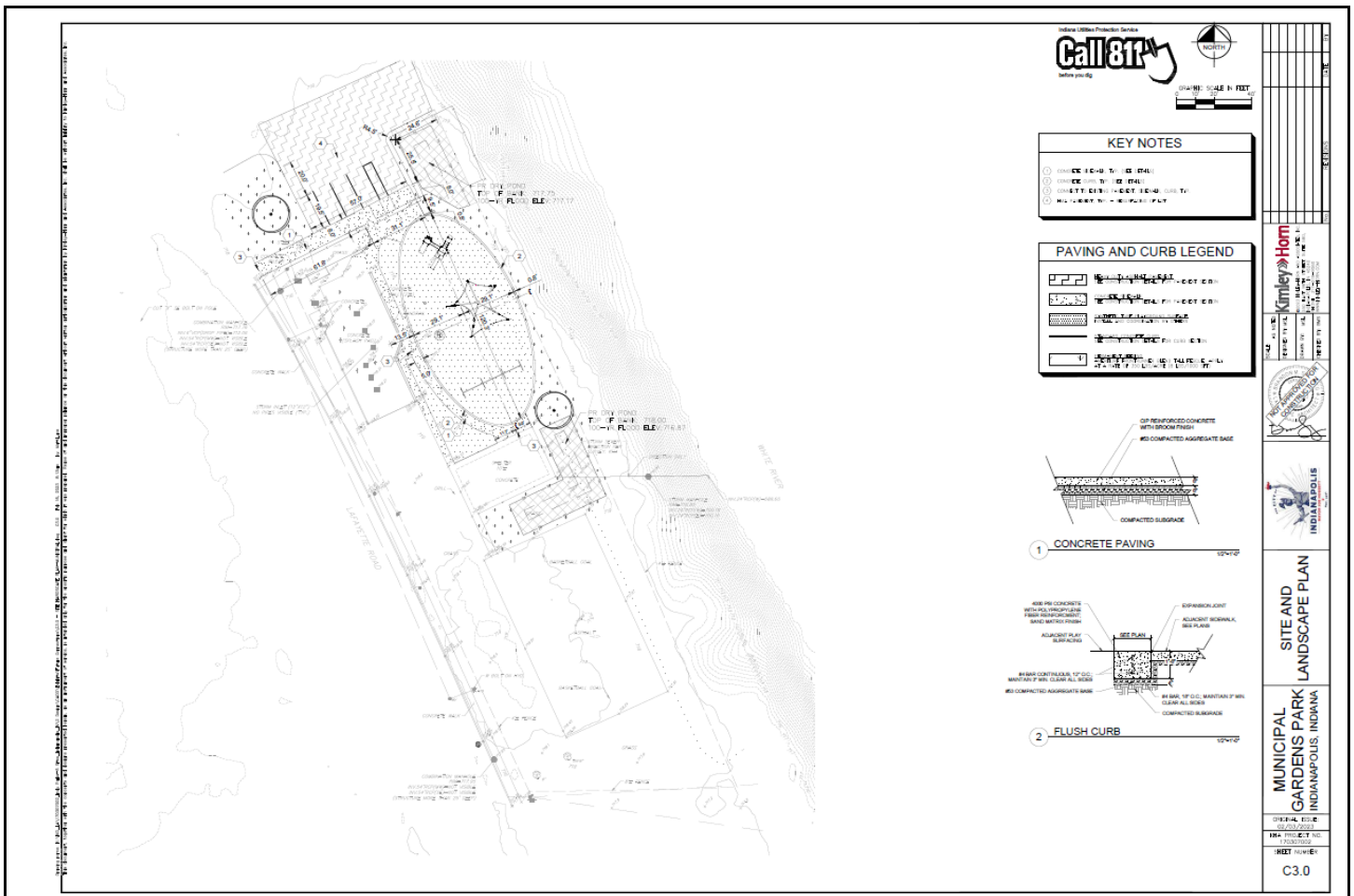
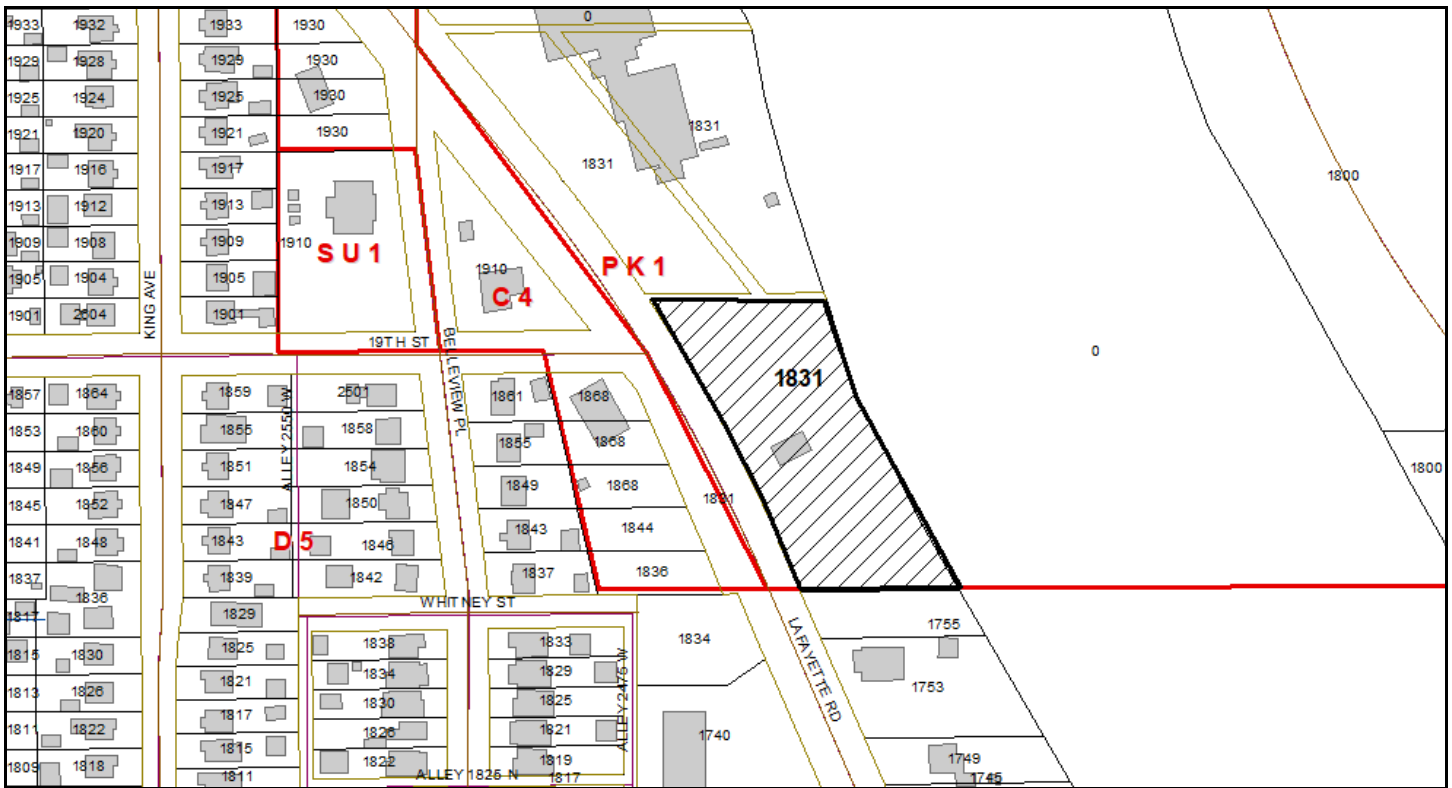
Map and Site plan – 2320 North Centennial Street – 2023-APP-004



Photos – 2320 North Centennial Street – 2023-APP-004



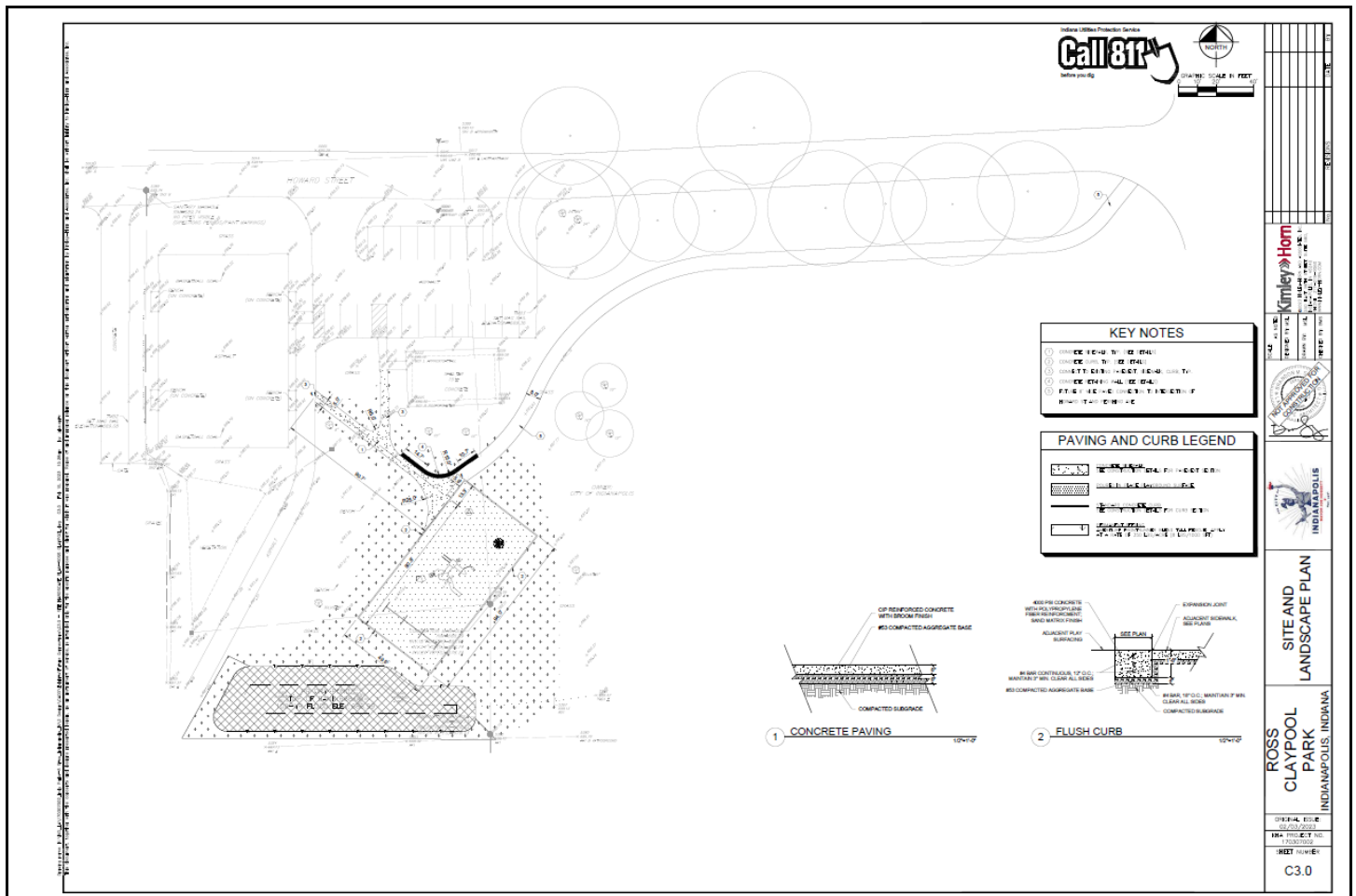
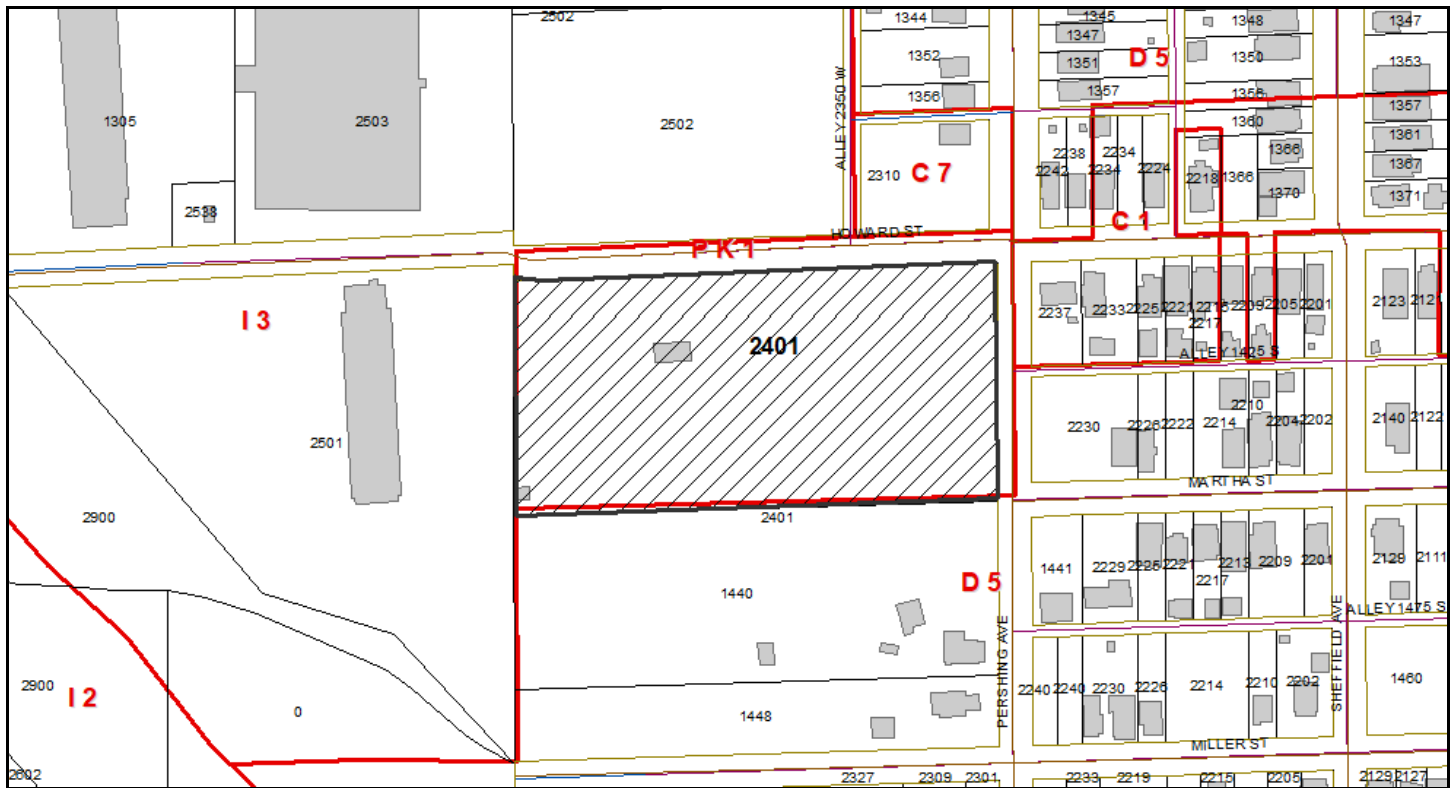
Photos – 6050 Gateway Drive – 2023-APP-005



Map and Site plan – 1831 Lafayette Road – 2023-APP-006



Photos – 1831 Lafayette Road – 2023-APP-006



Map and Site plan – 2401 Howard Street – 2023-APP-007



Photos – 2401 Howard Street – 2023-APP-007