



Mapleton Fall Creek Neighborhood Land Use Plan

City of Indianapolis, Department of Metropolitan Development, Division of Planning



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We would like to acknowledge and thank the following institutions for providing meeting space:

Broadway United Methodist Church, 609 East 29th Street

Julia Carson Government Center, 300 East Fall Creek Parkway

North United Methodist Church, 3808 North Meridian Street

Our Redeemer Lutheran Church, 3421 North Park Avenue

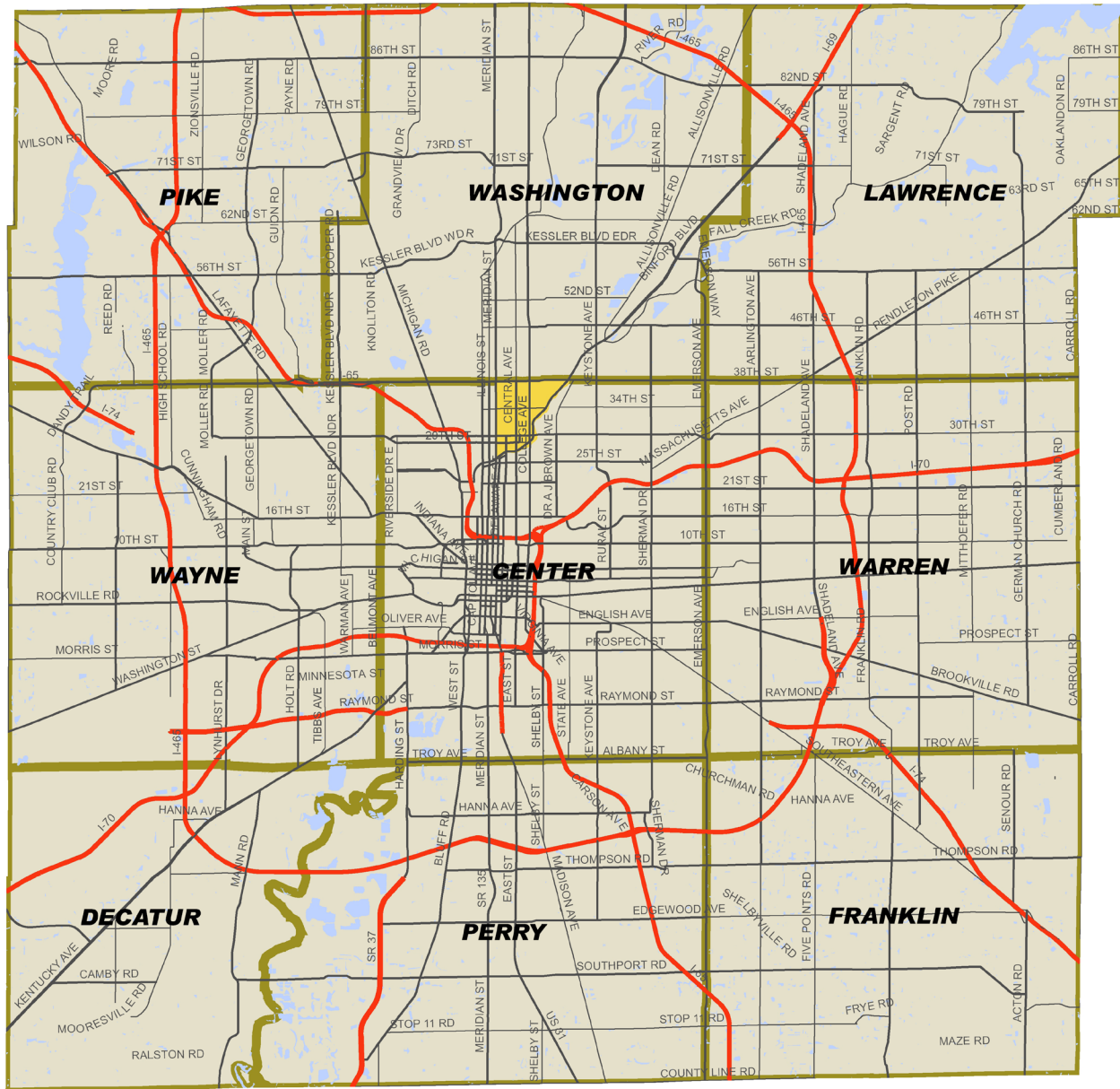
Tabernacle Presbyterian, 418 East 34th Street

Trinity Episcopal Church, 3443 North Meridian Street



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County Locator

Legend

- Interstate Highway
- Main Thoroughfare
- Lakes
- Water
- Project Boundary
- Township Boundaries





Introduction

The Mapleton-Fall Creek Neighborhood Land Use Plan is an instrument that will help implement a portion of the Mid-North Quality of Life Plan and will further its goals of new housing opportunities, recreational options, improved transportation connectivity and promoting business and entrepreneurship.

This plan is also an update of, and replacement to, the Mapleton-Fall Creek Housing Improvement and Neighborhood Plan adopted by the Metropolitan Development Commission as a Comprehensive Plan segment on December 18, 1991 (91-CPS-R-12).

A comprehensive plan is required by state statute (Indiana Code 36-7-4-501 through 512) as a basis for zoning and must include objectives and policies for future land use development and development of public ways, places, land, structures and utilities.

This plan is a guide for anyone making a decision about the use of a property. It is useful for property owners, developers, neighbors and neighborhood organizations, City staff and City boards and commissions. This plan will be used to evaluate rezoning applications, to project future population and employment concentrations, and prioritize capital improvements.

The study area for this plan generally corresponds to the service area of the Mapleton-Fall Creek Development Corporation, a not-for-profit company that serves the neighborhood by providing programs that improve housing, business, the environment and quality of life. It is located within the boundaries of North Meridian Street, East 38th Street and the Fall Creek waterway.

Related Planning Documents

The Mapleton-Fall Creek Neighborhood Land Use Plan is one of approximately 80 planning documents that make up the Comprehensive Plan for Indianapolis/Marion County. Following are summaries of comprehensive plan segments that are of particular relevance to the Mapleton-Fall Creek.

38th Street Corridor Study (1985, 1998)

This plan was adopted in 1985 and then expanded and readopted in 1998. The plan covers the immediate vicinity of 38th Street between Michigan Road/Dr. Martin Luther King Jr. Street and Fall Creek. The plan includes recommendations for land use, zoning and design standards. Among the many recommendations are ones to widen the sidewalks along 38th Street and to maintain the architectural character of the area between Pennsylvania and Broadway streets.

In 1998 a three-day charrette was held to generate recommendations for improvements to the 38th Street Corridor. The charrette was a joint project of the Maple Road Development Association, the Indianapolis Chapter of the American Institute of Architects, the Ball State University College of Architecture & Planning and the City of Indianapolis. Among the implemented recommendations of the charrette was the installation of landscaped medians in 38th Street. The charrette also recommended the nomination of the historic apartment buildings between Pennsylvania and Broadway streets to the National Register of Historic Places as a historic district.

North Meridian Street Corridor – Section Six Plan (1986)

This plan looks at Illinois, Meridian and Pennsylvania streets between 30th and 40th streets. The plan includes recommendations for land use, zoning and design standards. A general recommendation for the study area was for its inclusion in the Regional Center Secondary District. Recommendations specifically for the area of overlap between this plan and the Section 6 Plan are:

- Construction of office buildings in the 3300 block of Meridian street
- Tree planting along the major streets, and
- Support for National Register of Historic Places designation for Meridian Park.

Near North/Fall Creek Plan (1993)

The overlap between the Near North/Fall Creek Plan and Mapleton-Fall Creek is small. The Near North/Fall Creek Plan makes land use and design recommendations for the area between Talbott Street and I-65 from 30th Street south to 12th Street. Of particular note are the recommendations concerning Fall Creek.

These include:

- Dredging the channel
- Clearing debris, undesirable vegetation and deadwood
- Planting trees and native vegetation
- Installing architectural lighting effects at the historic bridges to highlight them at night
- Widening the pedestrian area and repairing the balustrade.

Official Thoroughfare Plan for Marion County, Indiana (2002)

The Thoroughfare Plan identifies an interconnecting system of major roadways (freeways, expressways, primary arterials and secondary arterials) that are important to the overall transportation network in Marion County. The plan also identifies major street improvements and forecasts when these improvements may occur. Although Mapleton-Fall Creek is crisscrossed by streets on the Thoroughfare Plan, none are recommended for widening or additional lanes.

Indianapolis Greenways Master Plan (2002)

A master plan for Indianapolis Greenways was first adopted in 1994. The plan was updated in 1999 and 2002. The Greenways Plan was being updated at the same time as the Mapleton-Fall Creek Plan was under development. The Indianapolis Greenways Master Plan 2002 perpetuates the dream of park-lined rivers and streams envisioned by landscape architect George Kessler in the early part of the 20th century. It envisions closing the gap between existing portions of the Fall Creek Trail. A portion of that gap-filling trail is under construction at the time of writing.

The new section of trail will run from the Monon Rail-Trail downstream to Central Avenue where it connects into an existing length of trail. A gap remains between Meridian Street and Indiana Avenue.

North Meridian Street Corridor – 16th Street to 30th Street Land Use Plan (2008)

The North Meridian Street Corridor – 16th Street to 30th Street Land Use Plan was developed to update land use recommendations in an area located along Meridian Street north of downtown Indianapolis that is included in the Regional Center overlay zoning district area. It also establishes district typologies necessary for the application of the Indianapolis Regional Center Design Guidelines that are used to administer the overlay zoning district.

The area of overlap between the North Meridian Street Corridor Plan and the Mapleton-Fall Creek Neighborhood Land Use Plan is within 30th Street, Talbott Street, Fall Creek and Meridian Street.

The Mapleton-Fall Creek plan updates and replaces the land use recommendations found in the North Meridian Street Corridor Plan; however, the Mapleton-Fall Creek plan incorporates the district typology found in the North Meridian Street plan. This district typology, Campus, is characterized by a campus-style orientation of buildings, often organized around a central node such as a plaza or open space. The environment is pedestrian in nature and usually master-planned.

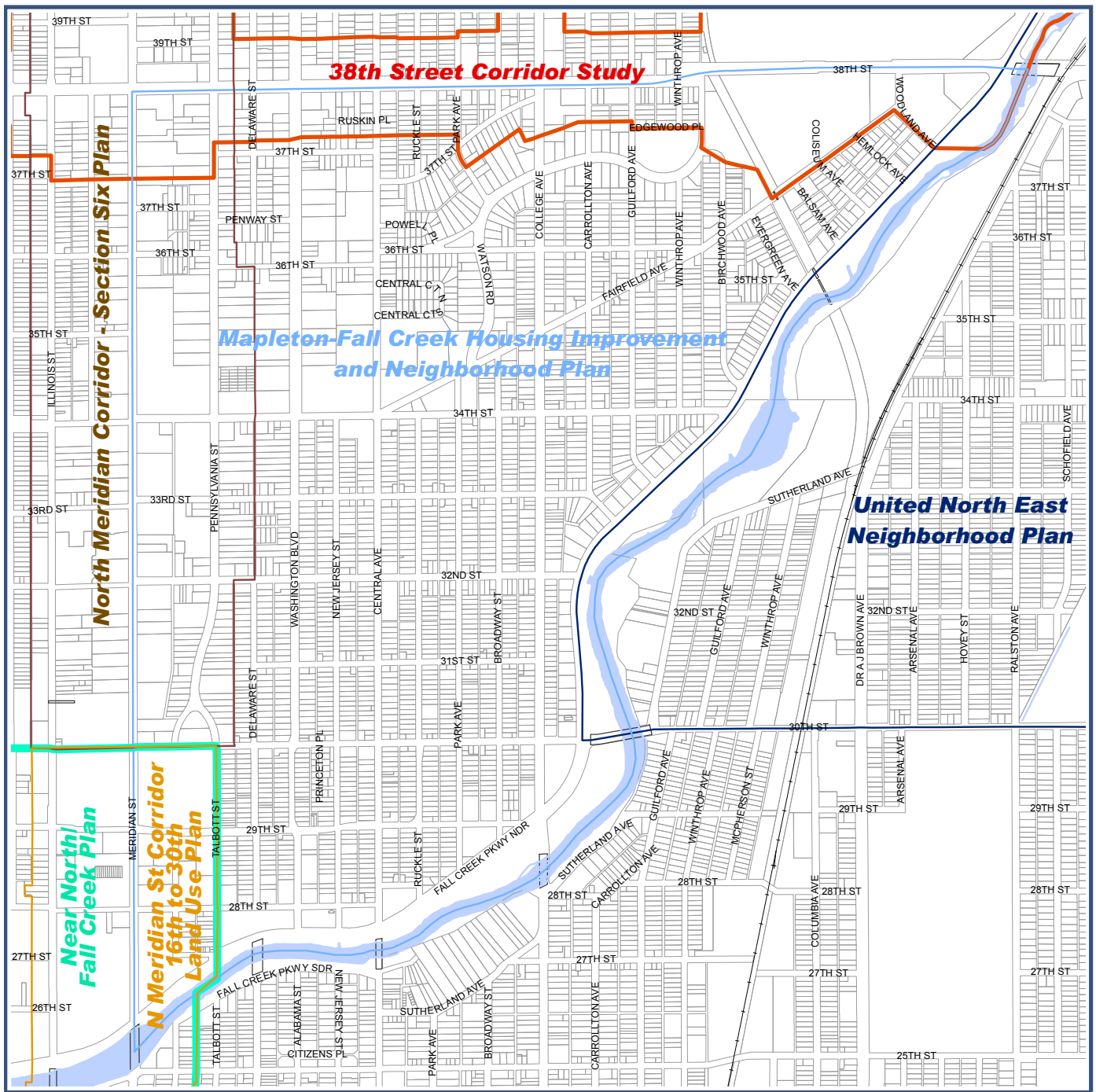
Mid-North Quality of Life Plan (2011)

Although not a part of the Comprehensive Plan, the Mid-North Quality of Life is significant to the Mapleton-Fall Creek Neighborhood. The Quality of Life Plan includes the Crown Hill, Highland Vicinity and Meridian Highland neighborhoods in addition to Mapleton-Fall Creek. Among the goals of the plan are:

- New housing options for all ages and backgrounds
- Improved transportation connectivity
- Trails, art, parks, gardens, and wellness options
- Commitment to youth, education, and family learning
- Promoting business and entrepreneurship
- Building a shared identity based on neighborhood values
- Clean, restore, and celebrate Fall Creek

Destination Fall Creek Implementation Plan (2013)

Although not a part of the Comprehensive Plan, the Destination Fall Creek Implementation Plan will be significant to the Mapleton-Fall Creek's future. Destination Fall Creek is an outgrowth of the Mid-North Quality of Life Plan. It is a coalition of groups seeking to transform "Fall Creek into a recreational, residential and commercial destination with access to art, nature and beauty for every citizen, every day." The group's implementation plan provides preliminary designs and cost estimates, priorities and action steps needed to move their vision forward. Among the group's projects are developing safe pedestrian crossings of Fall Creek Boulevard, creating better access to the Monon Rail-Trail and the Monon pedestrian bridge, and creating a gateway at Delaware Street.



Area Plans

Legend

- Streams
- Rivers
- Bridges
- Railroad
- Parcels
- Lakes
- Overlapping Plans**
- 38th Street Corridor Study
- Mapleton-Fall Creek Housing Improvement and Neighborhood Plan
- United North East Neighborhood Plan
- N Meridian St Corridor - 16th to 30th Land Use Plan
- Near North/Fall Creek Plan
- North Meridian Corridor - Section Six Plan



History

Much of the Mapleton-Fall Creek area was farmland until the turn of the previous century. George Kessler designed the Fall Creek Parkway, and with it came a series of bridges spanning Fall Creek. The construction of the bridges along with the personal automobile made commuting downtown much easier. This suburban environment, distanced from the noise and smoke of downtown, quickly became desirable and was one of the most exclusive and fashionable neighborhoods of its day. Architectural styles in the neighborhood include Tudor Revival, Colonial Revival, American Four Square, and Arts and Crafts.

Automobile company executives, bankers, builders, politicians, and clerks saw the neighborhood as an ideal environment to raise a family. The houses, reflecting a change of taste, were designed for family living. Early 20th century architecture reflected the philosophy that a modern home should be more functional than formal. The small parlors of the Victorian era house were replaced by spacious living rooms with large hearths.

Business development followed major thoroughfares such as 38th Street, Meridian Street, and Washington Boulevard. Historic apartment buildings such as the Buckingham, Balmoral, and the Marott are located on the major streets of the neighborhood, also.

Historic structures

Hundreds of historic buildings line the streets of Mapleton-Fall Creek. These structures are among the neighborhood's greatest assets.

The Indiana Division of Historic Preservation and Archaeology developed an inventory of historic sites and structures for Center Township in 1991. This inventory lists sites and districts of historic significance and rates them, in descending order of significance, as outstanding, notable or contributing. Fifty-two structures in the study area are potentially eligible for listing in the National Register of Historic Places. Five historic districts have been listed on the National Register and another, the Fall Creek Parkway Historic District, has been identified as eligible for listing. The districts and their year of listing are:

- Meridian Park Historic District (1990)
- Shortridge-Meridian Street Apartments Historic District (2000)
- Indianapolis Park and Boulevard System (2003)
- Central Court Historic District (2004)
- Watson Park Historic District (2012)



Structures rated “Outstanding” in the Indiana Historic Sites and Structures Inventory:

Broadway Methodist Episcopal Church	609 East 29th Street	Gothic Revival	1925
Third Church, Christ Scientist	210 East 34th Street	Art Deco	1928
Tabernacle Presbyterian Church	418 East 34th Street	Gothic Revival	1921
Apartment Building	37-39 East 38th Street	Jacobethan Revival	c.1910
Gas Station	451 East 38th Street	English Cottage	c.1925
Ma-Co Market (demolished, some building elements remain)	711 East 38th Street / 3775 North College Avenue	Art Deco	1930
Bridge	Meridian Street at Fall Creek		1915-17
Marott Hotel	2625 North Meridian Street	Renaissance Revival	1926



Marrott Apartments



Esplanade Apartments 3015 North Pennsylvania Street

The Admiral	3025 North Meridian Street		1929
The Balmoral	3055 North Meridian Street		1920
The Buckingham	3101-3119 North Meridian Street		1909-10
Shortridge High School	3401 North Meridian Street		1928
The Howland	3753 North Meridian Street		1915
Apartment Building	3777 North Meridian Street		1915
Esplanade Apartments	3015 North Pennsylvania Street		1913
George Philip Meier House (Tuckaway)	3128 North Pennsylvania Street		1907/ 1912
Charmwood Terrace apartment building	3419 North Pennsylvania Street	Colonial Revival	c.1901
House	3435 North Pennsylvania Street	Colonial Revival	c.1910
House	3444 Washington Boulevard	Georgian Revival	1917
House	3447 Washington Boulevard	Neoclassical	c.1920
House	3665 Washington Boulevard	Tudor Revival	c.1920

Structures rated "Notable" in the Indiana Historic Sites and Structures Inventory:

House	215 East 32 nd Street		1911
East 36 th Street Apartment	1 East 36 th Street		1915
Apartment Building	401-403 East 38th Street	American four-square / Craftsman	c.1915
Ritz-Carlton Apartment Building	317-27 East 38th Street	Renaissance Revival	c.1910
House	3500 North Birchwood Avenue	Spanish Revival	c. 1915



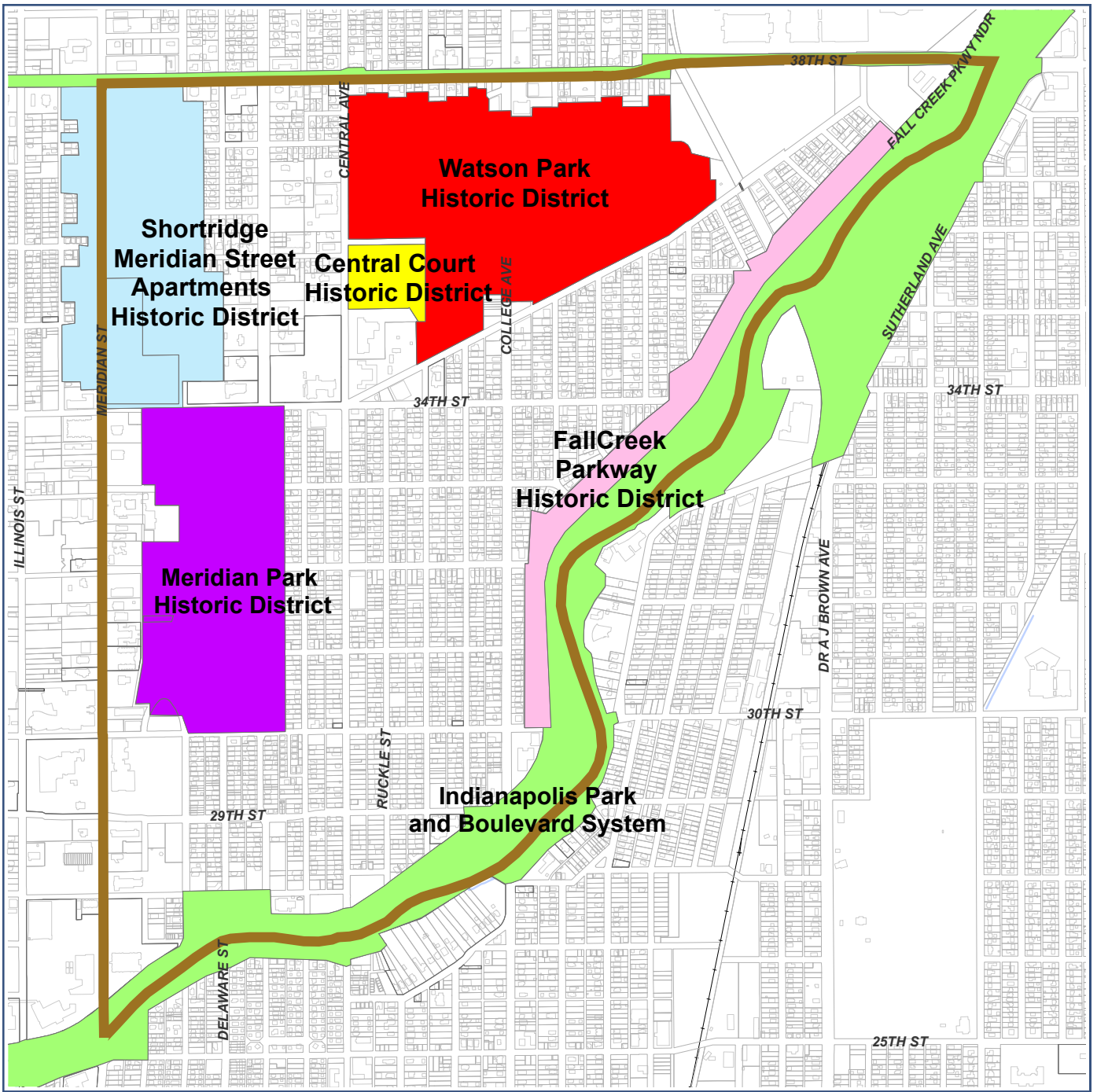
3434 North Washington Boulevard



Fall Creek Bridge

Commercial Building	830 Fairfield Avenue	Spanish Colonial Revival	c.1910
House	3290 North Fall Creek Parkway		1920
House	3302 North Fall Creek Parkway		1920
House	3440 North Fall Creek Parkway		1920
House	3474 North Fall Creek Parkway		1920
The Commodore	3015 North Meridian Street		1910
Llanhurst	3541 North Meridian Street		1920
Apartment Building	3761 North Meridian Street		1915
Our Redeemer Lutheran Church	3421 North Park Avenue	Tudor Revival	1926
House	3642 North Park Avenue	French Eclectic	c.1910
Louis C. Huesmann House	3148 North Pennsylvania Street		1908-09
The Regal Apartment Building	3603 Washington Boulevard	Twentieth Century Functional / Neoclassical	c.1920
House	3434 Washington Boulevard	Italian Renaissance Revival	c.1920
House	3445 North Pennsylvania Street	Italian Renaissance Revival	c.1915
Apartment building	3540 North Pennsylvania Street	Georgian Revival	c.1915
House	3601 North Pennsylvania Street	Craftsman	c.1910
Apartment Building	48 East 37th Street / 3702-06 North Pennsylvania Street	Italian Renaissance Revival	c.1910
House	3710 North Pennsylvania Street	Free Classic	c.1910
Jake McKinney House	3707 North Delaware Street	Tudor Revival	c.1925

Indiana National Bank Branch	215 East 38th Street	Art Deco	1946
House	2735 North Pennsylvania Street	Mission Revival	c.1915
House	556 Fall Creek Parkway, North Drive	Colonial Revival	c.1910
House	3002 North Broadway Street	Craftsman	c.1915
W.E. Mick / Aquilina Building	3004-06, 3010-12 North Central Avenue	Craftsman	c.1915
House	3055 North Fall Creek Parkway, South Drive	Free Classic	c.1900
Paul C. Stetson School No.76	703 East 30th Street	Jacobethan Revival	1924



Historic Districts

Legend

- Project Boundary
- Central Court Historic District (listed in 2004)
- Fall Creek Parkway Historic District
- Indianapolis Park and Boulevard System (listed 2003)
- Meridian Park Historic District (listed in 1990)
- Shortridge - Meridian Street Apartments Historic District (listed in 2000)
- Watson Park Historic District (listed in 2012)





Planning process

The process that resulted in this plan was a collaboration of the City of Indianapolis, Mapleton-Fall Creek Development Corporation, Historic Meridian Park Neighborhood Association, Mapleton-Fall Creek Neighborhood Association and Watson Park Neighborhood Association. Eight public meetings were held between December 2012 and November 2013. The plan was adopted by the Metropolitan Development Commission on December 18, 2013

Date	Location	Attendance	Topic
December 18, 2012	Trinity Episcopal Church	55	Kick-off meeting; planning process, issues and concerns
January 31, 2013	Tabernacle Presbyterian Church	25	Land use in the northwest portion of the neighborhood
March 5, 2013	Broadway United Methodist Church	23	Land use in the east central portion of the neighborhood
April 2, 2013	Trinity Episcopal Church	25	Land use in the west central portion of the neighborhood
May 7, 2013	Julia Carson Government Center	15	Land use in the southernmost portion of the neighborhood
June 18, 2013	Our Redeemer Lutheran Church	22	Land use in the northeast portion of the neighborhood
August 20, 2013	North United Methodist Church	17	Joint meeting with Meridian- Kessler to discuss both sides of 38 th Street from Meridian Street to the Monon Greenway
November 12, 2013	Trinity Episcopal Church	9	Wrap-up meeting; review of the draft plan



Land Use Plan

A land use plan is required by the State of Indiana for any city that wants to have zoning. However a plan does more than just satisfy a state requirement. It is intended to provide stability and predictability for those people who have a decision to make about the use of a property, such as property owners, neighbors, neighborhood organizations, and developers. The map of recommended land uses is used by City staff, the Metropolitan Development Commission and Boards of Zoning Appeals when considering petitions for proposed development projects.

The map recommends one of 19 land use categories for each parcel of land. The land use categories broadly define development by use and intensity, and should be considered the most appropriate use for the land. They are the starting point for determining the appropriateness of land use requests such as zoning and variance of use petitions. The land use recommendations are a guide, not law, and they do not automatically change the zoning district of any property.

The plan's recommendation for any particular site is a combination of the information provided on the Environmentally Sensitive Areas map, the recommendations of the Land Use map and, if the site is located in a Critical Area, the Critical Area text.

The land use recommendations of this plan seek to stabilize and revitalize most of the current land use pattern of the neighborhood, notably the established areas of single-family and double-family residences, the office and apartment corridor along Meridian Street, the mixed use development along 38th Street and the small, neighborhood-serving commercial nodes along College Avenue and 30th Street. The plan also recommends some changes in land use as shown on the land use map to accommodate the future needs of the neighborhood.

Environmentally Sensitive Areas

Environmental characteristics of the land should have a modifying effect on the primary land use. The recommended land use and the environmentally sensitive qualities of a site should be considered together in making decisions about development. Careful attention should be given to the following environmental characteristics so that the natural aspects of the site may be conserved.

- Natural Woodlands. Groupings of trees, naturally occurring or planted.
- High Quality Woodlands. Woodlands that have been relatively undisturbed for over 50 years; older woodlands tend to have greater biodiversity. Based on 1999 data.
- Wetlands. Based on mapping provided by the Indiana Department of Natural Resources.
- Floodplains. Areas where floodwater is likely to stand during a flood of such intensity that it is likely to happen once in 100 years. Based on 2001 Federal Emergency Management Agency flood panels.
- Steep slopes. Slopes of 10% or more. These are slopes with greater than one foot of rise in elevation over 10 feet of horizontal distance. Based on 2003 data.
- Wellfields. Wellfields are part of the larger aquifers, porous underground water-bearing strata, which lie under Marion County. Most of Indianapolis's drinking water comes from surface sources such as White River and Fall Creek. However while the supply of surface water remains the same, the demand for water is increasing, so a growing proportion of the County's drinking water is being taken from the groundwater by wells. A safe, efficient groundwater supply system requires monitoring, treatment and prevention of contamination. To protect the underground drinking water supply, the Wellfield Protection Zoning Ordinance was adopted in 1997. This ordinance created Wellfield Protection Zoning Districts that are delineated by the time a drop of water takes to travel from the ground's surface through the ground to a well intake. The districts are divided into W-1 (one year time of travel) and W-5 (five year time of travel) zones. The ordinance provides for additional review of permits for businesses that wish to locate in wellfields and that use products that may contaminate the groundwater. These businesses are typically asked to make accommodations for potential spills of contaminants. The Fall Creek (W-5) wellfield covers much of the northeast quarter of Mapleton-Fall Creek.



Watson Park Bird Preserve

The most notable environmental features of the neighborhood are Fall Creek, which forms the southeastern boundary of the neighborhood, the Fall Creek Wellfield, the woods in the Watson Road Bird Sanctuary, and the steep slope that arcs from the Monon Rail-Trail along Watson Road.



Environmentally Sensitive Areas

Legend

- | | | | |
|------------------|-----------------------|-------------|------------------------|
| Streams | Wetlands | Flood Plain | 1 Year |
| Parcels | High Quality Woodland | Lakes | 5 Year |
| Project Boundary | Natural Woodland | Rivers | Slope Greater Than 10% |



LEED-ND Area

LEED for Neighborhood Development, known as LEED-ND, is a program of the United States Green Building Council. It sets energy-efficiency and environmental sustainability standards for development and redevelopment of neighborhoods. The Mapleton-Fall Creek Development Corporation has been working to certify a portion of the neighborhood under LEED-ND. If successful in their certification, Mapleton-Fall Creek will be one of the first existing urban neighborhoods in the nation to receive certification under this rigorous sustainability standard.

MFDC and their design and construction partners intend to use the standards of LEED-ND as a guide for future development so the Mapleton-Fall Creek neighborhood can reap the benefits of green building and smarter neighborhood planning and design. MFDC is developing a guidebook to be used to evaluating proposed development within the LEED-ND area. The guidebook developed should be considered in any new development within the designated LEED-ND area.



LEED-ND Area

Legend

- LEED - ND Area Boundary
- Buildings
- Parcels



0 50 100 200 300 Feet

Land Use Categories

The Land Use map recommends a land use for each parcel in the study area. This recommendation should be combined with the information provided on the Environmentally Sensitive Areas map and, if the site is located in a Critical Area, the Critical Area text in making decisions concerning land use.

Land use categories used on the map broadly define development by type of use (for example: residential, commercial, or industrial) and intensity of use (for example, number of employees or amount of traffic generated). This assignment represents the most appropriate and desirable use for the parcel

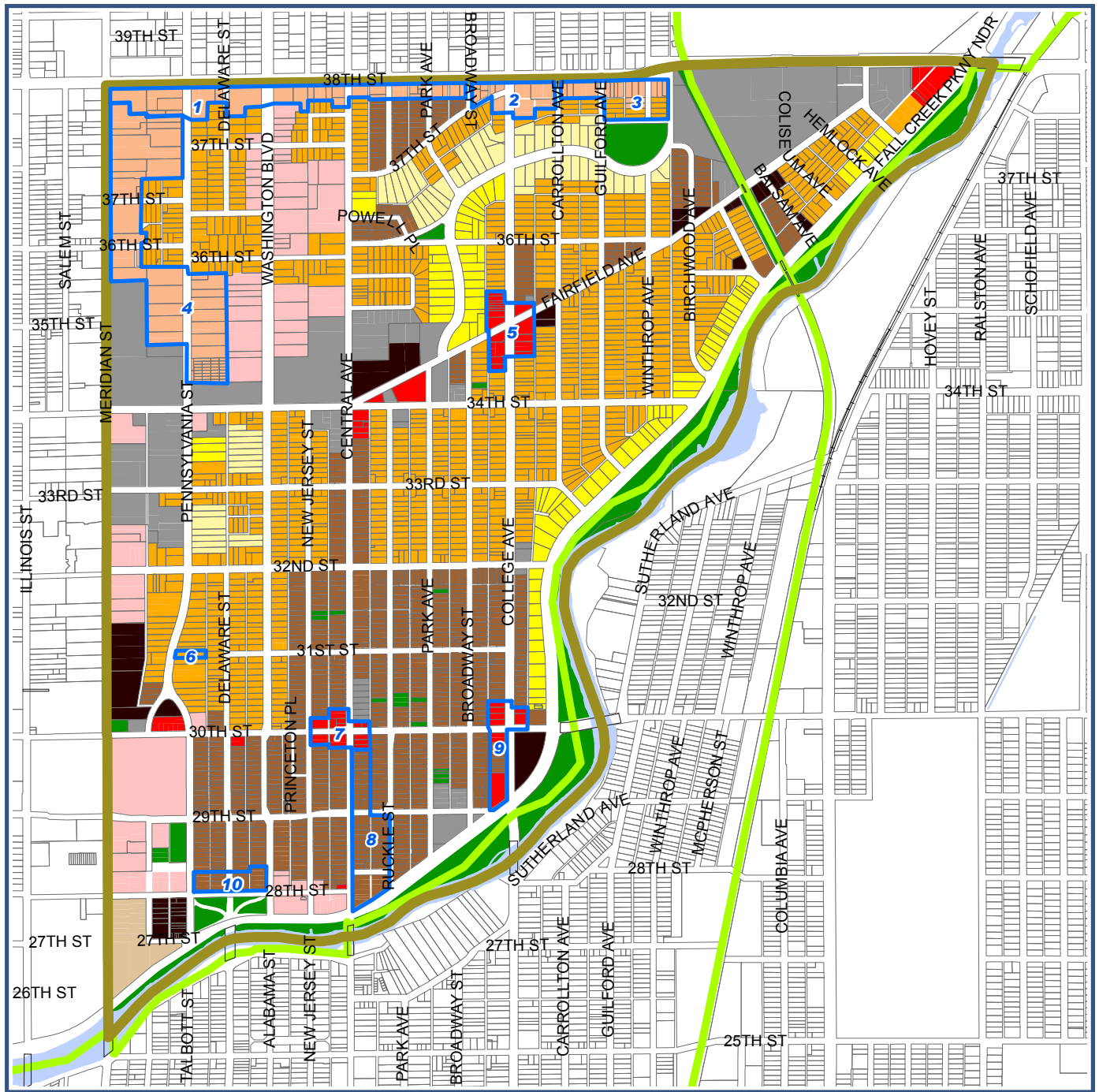
The plan's land use categories are:

- **Residential**
 - Greater than 1.75 and equal to or less than 3.50 units per acre
 - Greater than 3.50 and equal to or less than 5.00 units per acre
 - Greater than 5.00 and equal to or less than 8.00 units per acre
 - Greater than 8.00 and equal to or less than 15.00 units per acre
 - Greater than 16.00 units per acre
- **Mixed Uses**
 - Village Mixed-Use
 - Urban Mixed-Use
- **Commercial**
 - Office Commercial Uses
 - Community Commercial Uses
- **Other Land Uses**
 - Park
 - Linear Park
 - Special Use
 - Floodway



These categories are described in more detail in Appendix A.

Changes in land use that may cause a significant increase in traffic or significantly affect the traffic patterns in the immediate area should be reviewed by the Department of Public Works before proceeding.



2013 Proposed Land Use

Legend

Critical Areas	(6) Over 15 Residential Units per Acre	(12) Special Use	(18) General Industrial
(1) 0 - 1.75 Residential Units per Acre	(7) Urban Mixed Use	(13) Office Commercial Uses	Floodway
(2) 1.75 - 3.5 Residential Units per Acre	(8) Village Mixed Use	(14) Community Commercial Uses	Bodies of Water
(3) 3.5 - 5 Residential Units per Acre	(9) Airport Related Mixed Use	(15) Heavy Commercial	
(4) 5 - 8 Residential Units per Acre	(10) Park	(16) Regional Commercial Use	
(5) 8 - 15 Residential Units per Acre	(11) Linear Park	(17) Light Industrial	



Critical Areas

Critical Areas are those places within the study area that exhibit an unusual character that requires more detailed information than that shown on the Land Use Map.

Critical Area #1

Location: South side of 38th Street from Meridian Street to Broadway Street.

Why Critical:

The south side of 38th Street is a mix of neighborhood commercial establishments, apartment buildings and office buildings. This area is recommended for Village-Mixed Use to reflect the existing well integrated and walkable mixed use corridor. Residents have good connectivity to neighborhood retail, banks, office oriented businesses, and existing transit. Improved transit options are currently proposed for this section of 38th Street. There are several historic structures that should be preserved in this area. Some parcels are underdeveloped and should be utilized as parking for adjacent businesses, or developed as Transit Oriented Development projects that contain parking sufficient for adjacent parcels. Any new development should build on the existing character of the area and provide greater coordination and cohesion in the functioning and aesthetics of the area. A portion of the area is in a designated Wellfield Protection Area.

Recommendations:

- This Village Mixed Use designation would allow for a mix of residential, office and commercial retail uses side-by-side each other.
- Types of commercial establishments desired along 38th Street should be neighborhood oriented and could include:
 - Coffee shops
 - Restaurants
 - Bakery
 - Ice Cream Parlor
 - Neighborhood grocery
- Types of redevelopment that are discouraged include fuel stations, cash/pawn stores, payday loans businesses, car lots, billboards, or liquor stores.
- Several single family housing units remain in this area. Their conversion to offices or neighborhood-oriented retailing would be acceptable.
- The 38th Street corridor should be promoted as a transit line, with transit oriented development within proximity to stations.
- Infill structures should use similar massing, materials, window patterns, and general detailing as the existing historic commercial structures. They should reflect the rhythm of building spacing along the street and project and image of stability and vitality.
- Building heights should be proportional to the street width and front setback. However building heights east of Pennsylvania Street should be limited to four to five stories.
- Architectural diversity is encouraged; however monolithic structures (blank walls, minimal fenestration) are not appropriate.
- New development should face 38th Street and have pedestrian access from the street.
- Automobile parking should be located behind primary structures' front building lines, and behind structures entirely if feasible. Shared parking is acceptable between commercial properties.

- The public realm between the building setback and the lawn should be enhanced with lighting, landscaping, wide sidewalks, and tree lawns.
- Development within proximity to the Wellfield Protection Area should be mindful of possible chemical contamination of the ground water.
- The apartment building at 37-39 E. 38th, in the Jacobethan Revival style, is designated an Outstanding historic building, and should be rehabilitated or reused instead of demolished.
- The bank building at 215 E. 38th St, in the Art Deco style, is designated a Notable historic building, and should be rehabilitated or reused instead of demolished.
- The apartment building at 317-327 E. 38th St., in the Renaissance Revival style, is designated a Notable historic building, and should be rehabilitated or reused instead of demolished.
- The apartment building at 401-403 E. 38th St., in the American Four Square-Craftsman style, is designated a Notable historic building, and should be rehabilitated or reused instead of demolished.

The former gas station building at 451 E. 38th St., in the English Cottage style, is designated an Outstanding historic building, and should be rehabilitated or reused instead of demolished.

Critical Area #2

Location: South side of 38th Street and College Avenue intersection

Why Critical:

This intersection is a commercial node for the area with a mix of historic structures and new development. This area is recommended for Village-Mixed Use to reflect the existing well integrated and walkable mixed use corridor. Residents have good connectivity to neighborhood retail, banks, office oriented businesses, and existing transit. Improved transit options are currently proposed for this section of 38th Street. Some parcels are underdeveloped and should be utilized as parking for adjacent businesses, or developed as Transit Oriented Development projects that contain parking sufficient for adjacent parcels. Any new development should build on the existing character of the area and provide greater coordination and cohesion in the functioning and aesthetics of the area. The area is in a designated Wellfield Protection Area.

Recommendations:

- This Village Mixed Use designation would allow for a mix of residential, office and commercial retail uses side-by-side each other.
- Types of commercial establishments desired along 38th Street should be neighborhood oriented and could include:
 - Coffee shops
 - Restaurants
 - Bakery
 - Ice Cream Parlor
 - Neighborhood grocery
- Types of redevelopment that are discouraged include fuel stations, cash/pawn stores, payday loans businesses, car lots, billboards, liquor stores or drive through windows.
- The 38th Street corridor should be promoted as a transit line, with transit oriented development in proximity to stations.
- Infill structures should use similar massing, materials, window patterns, and general detailing as the existing historic commercial structures. They should reflect the rhythm of building spacing along the street and project and image of stability and vitality.

- Building heights should be proportional to the street width and front setback. However building heights should be limited to four to five stories.
- Architectural diversity is encouraged; however monolithic structures (blank walls, minimal fenestration) are not appropriate.
- New development should face 38th Street and/or College Avenue and have pedestrian access from the street.
- Automobile parking should be located behind primary structures' front building lines, and behind structures entirely if feasible. Shared parking is acceptable between commercial properties.
- Street parking along College Avenue should be increased/allowed to help parcels with limited parking.
- The public realm between the building setback and the lawn should be enhanced with lighting, landscaping, wide sidewalks, and tree lawns.
- Development within proximity to the Wellfield Protection Area should be mindful of possible chemical contamination of the ground water.
- The former Ma-Co Market building at 711 E. 38th St./ 3775 N. College, in the Art Deco style, was demolished approximately 1993. Several building elements remain as part of the existing development, and should be preserved with any future redevelopment, instead of demolished.



Critical Area #3

Location: South side of 38th Street between Carrollton Avenue and Watson Road

Why Critical:

The south side of 38th Street is a mix of large single-family residences and several commercial and office buildings. Some residences have been converted to office uses. This area is recommended for Village-Mixed Use to reflect the existing well integrated and walkable mixed use corridor. Residents have good connectivity to neighborhood retail, office oriented businesses, and existing transit. Improved transit options are currently proposed for this section of 38th Street. Some parcels are underdeveloped and should be utilized as parking for adjacent offices or commercial, or developed as Transit Oriented Development projects that contain parking sufficient for adjacent parcels. Between Watson Park and the parcels fronting 38th Streets are residential structures. This area is recommended to remain residential.

Any new development should build on the existing character of the Critical Area and provide greater coordination and cohesion in the functioning and aesthetics of the area. The Critical Area is in a designated Wellfield Protection Area.

Recommendations:

- A mix of residential, office and commercial retail uses is recommended within this area.
- The zoning recommendations for the portion of the Critical Area between Guilford and Watson Road are C1 and D8 due to its proximity to Watson Park.

- Types of commercial establishments desired along 38th Street should be neighborhood oriented and could include:
 - Coffee shops
 - Restaurants
 - Bakery
 - Ice Cream Parlor
 - Neighborhood grocery
- Types of redevelopment that are discouraged include fuel stations, cash/pawn stores, payday loans businesses, car lots, billboards, liquor stores or drive through windows.
- The 38th Street corridor should be promoted as a transit line, with transit oriented development in proximity to stations.
- Infill structures should use similar massing, materials, window patterns, and general detailing as the existing historic commercial structures. They should reflect the rhythm of building spacing along the street and project and image of stability and vitality.
- Building heights should be proportional to the street width and front setback. However building heights in this area should be limited to three stories.
- Architectural diversity is encouraged; however monolithic structures (blank walls, minimal fenestration) are not appropriate.
- New development should face 38th Street and/or College Avenue and have pedestrian access from the street.
- Automobile parking should be located behind primary structures' front building lines, and behind structures entirely if feasible. Shared parking is acceptable between commercial properties.
- The public realm between the building setback and the lawn should be enhanced with lighting, landscaping, wide sidewalks, and tree lawns.
- For single family residential fronting on 38th St., conversions to office, apartments or low scale retailing using the existing building should be allowed.
- The residential parcels on the north side of Watson Park that do not front on 38th St., should remain single family residences. New development of, or conversion to apartments, office or parking lot uses should not be allowed on parcels that do not front on 38th St., due to the proximity of the Watson Park bird sanctuary.
- Development within proximity to the Wellfield Protection Area should be mindful of possible chemical contamination of the ground water.



Critical Area #4

Location: Meridian Street and Pennsylvania Street_between 34th and 38th Streets

Why Critical:

This area is a mix of mid to high rise apartment buildings and offices. Traditionally commercial uses had not existed here, and should not be allowed to creep into the area. For this portion of Meridian Street, and Pennsylvania Street the Village Mixed Use designation is recommended. The Village Mixed Use designation would accommodate the historical pattern of the streets in allowing a mix of residential and office uses side-by-side. This area is also part of the historic designated district: the North Meridian Street Apartments Historic District.

Recommendations:

- This Village Mixed Use designation would allow for a mix of residential and office uses side-by-side of each other. Retail uses should be allowed only as accessory uses to the primary office and residential uses.
- The zoning recommendation for this area is C2 which allows for both apartment and office buildings.
- Building heights should be proportional to the street width and front setback. However building heights on Pennsylvania Street should be limited to four stories.
- Architectural diversity is encouraged; however monolithic structures (blank walls, minimal fenestration) are not appropriate.
- New development should face Meridian Street or Pennsylvania Street_and have pedestrian access from those streets.
- Automobile parking should be located behind primary structures' front building lines, and behind structures entirely if feasible. Shared parking is acceptable between properties.
- The public realm between the building setback and the lawn should be enhanced with lighting, landscaping, wide sidewalks, and tree lawns.
- The apartment building at 1 East 36th Street, is designated a Notable historic building, and should be rehabilitated or reused instead of demolished.
- The Llanhurst apartment building at 3541 North Meridian Street, is designated a Notable historic building, and should be rehabilitated or reused instead of demolished.
- The Howland apartment building at 3753 North Meridian Street, is designated an Outstanding historic building, and should be rehabilitated or reused instead of demolished.
- The apartment building at 3761 North Meridian Street, is designated a Notable historic building, and should be rehabilitated or reused instead of demolished.
- The apartment building at 3753 North Meridian Street, is designated an Outstanding historic building, and should be rehabilitated or reused instead of demolished.

- The Charmwood Terrace apartment building at 3419 North Pennsylvania Street, in the Colonial Revival style, is designated an Outstanding historic building, and should be rehabilitated or reused instead of demolished.
- The house at 3435 North Pennsylvania Street, in the Colonial Revival style, is designated an Outstanding historic building, and should be rehabilitated or reused instead of demolished.
- The house at 3445 North Pennsylvania Street, in the Italian Renaissance Revival style, is designated a Notable historic building, and should be rehabilitated or reused instead of demolished.
- The apartment building at 3540 North Pennsylvania Street, in the Georgian Revival style, is designated a Notable historic building, and should be rehabilitated or reused instead of demolished.

Critical Area #5

Location: Washington Boulevard between 34th and 38th streets

Why Critical:

This stretch of Washington Boulevard was originally developed with large, upscale homes that over time have become historic assets to the community. Three of the homes in this area are considered “outstanding” and one “notable” in the *Indiana Historic Sites and Structures Inventory*.

Over the years many of these homes were converted to office uses. These conversions likely saved some of the structures from demolition. Some of the office conversions have subsequently been converted back to residential uses.

Recommendations:

- Whether recommended for housing or office use, the historic structures should be preserved to the extent possible. Adaptive re-use may be the most appropriate avenue for preservation.
- If the historic structures are converted to office use, exterior renovations, particularly to the front façade, should be kept to a minimum. Parking should not be permitted in the front yard. Signage should be small and discreet. Renovations should not close off the possibility of conversion of the structures back to housing.



Critical Area #6

Location: Intersection of College Avenue and Fairfield Avenue

Why Critical:

This intersection is a historic commercial node where a majority of the parcels are vacant and ready for redevelopment. Any new development should be pedestrian oriented and suitable within C3C zoning. The amount of neighborhood commercial uses in this area is small and insufficient, so the existing commercial node should be preserved and developed with the appropriate commercial density.

Recommendations:

- This Commercial use designation would allow for a mix of commercial and residential and uses in combination.
- The zoning recommendation for this area is C3C which allows for upper floor apartments over street level commercial uses.

- Types of commercial establishments desired in this area should be neighborhood oriented and could include:
 - Coffee shops
 - Restaurants
 - Bakery
 - Ice Cream Parlor
 - Neighborhood grocery
 - Offices
- Types of redevelopment that are discouraged include fuel stations, cash/pawn stores, payday loans businesses, car lots, billboards, bars/taverns, liquor stores or drive through windows. Businesses with late-night hours are discouraged.



- The College Avenue corridor should be promoted as a transit line, with transit oriented development where appropriate.
- Building heights should be proportional to the street width and front setback. However building heights should be limited to four to five stories, near the intersection and taper lower towards adjoining residential.
- Architectural diversity is encouraged; however monolithic structures (blank walls, minimal fenestration) are not appropriate.
- New development should face College Avenue and/or Fairfield Avenue. Storefront entrances should be located at the front of the building with pedestrian sidewalk access.
- Automobile parking should be located behind primary structures' front building lines, and behind structures entirely if feasible. Shared parking is acceptable between commercial properties. No parking should be placed between sidewalks and the front of buildings.
- Street parking along College Avenue should be increased/allowed to help parcels with limited parking.
- The public realm between the building setback and the lawn should be enhanced with lighting, landscaping, wide sidewalks, and tree lawns.
- Gateway landmarks, such as pole banners, signage and sculpture would be appropriate in this area.
- Additional right-of-way landscaping and trees would add to the gateway appearance.
- The residential uses adjacent to the designated commercial area remain viable and contributory to the neighborhood. Conversion of these residential parcels to commercial should be discouraged to avoid a conversion creep down College Avenue or Fairfield Avenue and diluting the effectiveness of the intersection.

Critical Area #7

Location: 3103 N. Pennsylvania Street

Why Critical:

3103 N. Pennsylvania is an office building built within a residential neighborhood sometime in the 1960s. The building is a brick, international-style structure with a flat roof. Surrounding residential buildings were built primarily as single-family homes between 1910 and 1930, and reflect a variety of styles popular at that time. The existence of an office structure midblock within an established residential neighborhood might set up the conversion of other houses into office and commercial spaces.

Recommendations:

- The land use recommendation for this parcel is 5-8 Residential units per acre, with a zoning recommendation of D5.
- As long as the existing building remains, low intensity office uses in the C-1 zoning category should be allowed with a variance of use. No rezoning of the parcel to commercial uses should be allowed.
- If the existing building should be demolished, regardless of reason, then only residential uses in the 5-8 Residential units per acre category should replace the existing structure.
- Any future variances for office or commercial uses in the existing building should be tied to the existence of the structure and expire upon the structure's demolition
- At no time should the existence of this building be considered justification for the conversion of residential buildings in the vicinity to office or commercial uses.
- Automobile parking should be located behind the existing primary structure's front building line, and behind the structure entirely if feasible.

Critical Area #8

Location: Intersection of 30th Street and Central Avenue

Why Critical:

This intersection is part of the historic 30th Street commercial corridor where a majority of the parcels are vacant and ready for redevelopment. Any new development should be pedestrian oriented and suitable within C3C zoning. A portion of this Critical Area is within the Mapleton-Fall Creek LEED-ND area.

Recommendations:

- This Commercial use designation would allow for a mix of commercial and residential uses in combination.
- The zoning recommendation for this area is C3C which allows for upper floor apartments over street level commercial uses.
- Types of commercial establishments desired in this area should be neighborhood oriented and could include:
 - Coffee shops
 - Restaurants
 - Bakery
 - Ice Cream Parlor
 - Neighborhood grocery
 - Offices

- Types of redevelopment that are discouraged include fuel stations, cash/pawn stores, payday loans businesses, car lots, billboards, liquor stores or drive through windows.
- Building heights should be proportional to the street width and front setback. However building heights should be limited to three to four stories, near the intersection and taper lower towards adjoining residential.
- Architectural diversity is encouraged; however monolithic structures (blank walls, minimal fenestration) are not appropriate.
- New development should face Central Avenue and/or 30th Street. Storefront entrances should be located at the front of the building with pedestrian sidewalk access.
- Automobile parking should be located behind primary structures' front building lines, and behind structures entirely if feasible. Shared parking is acceptable between commercial properties. No parking should be placed between sidewalks and the front of buildings.
- Street parking along Central Avenue and 30th Street should be maintained and increased where possible to help parcels with limited parking.
- The public realm between the building setback and the lawn should be enhanced with lighting, landscaping, wide sidewalks, and tree lawns.
- The residential uses adjacent to the designated commercial area remain viable and contributory to the neighborhood. Conversion of these residential parcels to commercial should be discouraged to avoid a conversion creep down Central Avenue or 30th Street and diluting the effectiveness of the intersection.
- The LEED-ND guidebook developed by the Mapleton-Fall Creek Development Corporation should be considered in any new development within their designated LEED-ND area. (see page 17)

Critical Area #9

Location: Intersection of 30th Street and College Avenue

Why Critical:

This intersection is part of the historic 30th Street commercial corridor. Some former commercial buildings have remained unoccupied for some time and other parcels are vacant and ready for redevelopment. Any new development should be pedestrian oriented and suitable within C3C zoning. Sufficient parking is an issue for several vacant commercial buildings.

Recommendations:

- This Commercial use designation would allow for a mix of commercial and residential and uses in combination.
- The zoning recommendation for this area is C3C which allows for upper floor apartments over street level commercial uses.
- Types of commercial establishments desired in this area should be neighborhood oriented and could include:
 - Coffee shops
 - Restaurants
 - Bakery
 - Ice Cream Parlor
 - Neighborhood grocery
 - Offices

- Types of redevelopment that are discouraged include fuel stations, cash/pawn stores, payday loans businesses, car lots, billboards, liquor stores or drive through windows.
- Building heights should be proportional to the street width and front setback, and respect historical context. Building heights should be limited to three stories, near the intersection and taper lower towards adjoining residential.
- Architectural diversity is encouraged; however monolithic structures (blank walls, minimal fenestration) are not appropriate.
- New development should face College Avenue and/or 30th Street. Storefront entrances should be located at the front of the building with pedestrian sidewalk access.
- Automobile parking should be located behind primary structures' front building lines, and behind structures entirely if feasible. Shared parking is acceptable between commercial properties. No parking should be placed between sidewalks and the front of buildings.
- Street parking along College Avenue should be increased/allowed to help parcels with limited parking.
- The public realm between the building setback and the lawn should be enhanced with lighting, landscaping, wide sidewalks, and tree lawns.
- The single family housing on the west side of College between 30th Street and Fall Creek Parkway is still viable and individual parcels should not be converted to commercial until there is a unified commercial development plan proposed for the area. Any unified commercial plan should include sufficient parking for adjoining commercial properties, such as the former Frog's building located at 2958 North College Avenue. If a unified development is not viable, the existing residential housing should remain, and the zoning recommendation will remain D5 for the residential portion.
- The Starbucks parcel located at 2910 North College Avenue will remain with a C3 zoning recommendation.
- The residential uses adjacent to the designated commercial area remain viable and contributory to the neighborhood. Conversion of these residential parcels to commercial should be discouraged to avoid a conversion creep down College Avenue or 30th Street and diluting the effectiveness of the intersection.

Critical Area #10

Location: 28th Street between Talbott Street and Washington Boulevard

Why Critical:

Talbott Street, Delaware Street and Washington Boulevard converge to cross Fall Creek Parkway and the Delaware Street bridge over Fall Creek. The area where the streets come together is locally known as the "Spider." Traffic patterns through this area are not intuitive and create several blocks of unusable space.

North of the Spider are a number of vacant parcels. These parcels, with their views of Fall Creek and downtown and proximity to Ivy Tech College, have residential development potential. In the midst of these vacant lots an existing office building stands at 2802 North Delaware Street. The existence of an office structure within future residential neighborhood might set up the conversion of other residential uses into office uses.

28th Street is likely to be reconstructed as part of tunneling project that will divert combined storm and sanitary sewer waters from entering Fall Creek. The reconstructed street is likely to include a bikeway connecting the Fall Creek Trail to Ivy Tech.

Recommendations:

- The Spider should be reconfigured to create a more intuitive traffic flow and create useable public open space.
- Reconstruction of 28th Street should include a bikeway.
- Eventual conversion of 2802 North Delaware Street to a residential use at 8-15 Residential units per acre and the D8 zoning district are recommended.
- The lower intensity office uses of the C-1 zoning category should be allowed by a variance of use in the existing building at 2802 North Delaware Street. No rezoning of the parcel to commercial uses should be allowed.
- If the existing building should be demolished, regardless of reason, then only residential uses in the 5-8 Residential units per acre category should replace the existing structure.
- Any future variances for office or commercial uses in the existing building should be tied to the existence of the structure and expire upon the structure's demolition
- Automobile parking should be located behind the existing primary structure's front building line, and behind the structure entirely if feasible.
- In the blocks of 28th Street between Talbott Street and Washington Boulevard new residential construction in the form of townhouses or condo flats fronting on the park to the south is recommended. New residential construction will likely be of a height to take advantage of downtown views, but should be respectful of adjacent single family homes and not shade them or loom over them.

Critical Area #11

Location: East side of Central Avenue from Fall Creek Parkway north to 30th Street

Why Critical:

This area is a mix of residential properties and vacant lots. Traditionally a neighborhood corridor with adjoining commercial areas, this area is proposed for senior and elderly supportive housing. By providing senior and elderly supportive housing in a neighborhood, residents will be allowed to "age in place". By "aging in place", neighbors will maintain lifelong neighborhood connections and friendships that help strengthen the neighborhood fabric, which normally would be lost when they need to relocate to appropriate housing. This Critical Area is within the Mapleton-Fall Creek LEED-ND area.

Recommendations:

- An independent retirement community with supportive commercial uses would be appropriate for the northern portion between 508 East 29th Street and 2947 North Central Avenue.
- A nursing home development would be appropriate for the southern portion between 510 Fall Creek Parkway and 507 East 29th Street.
- The ground floor commercial space in the northern portion of this area should face Central Avenue and storefront entrances should be located at the front of the building with pedestrian sidewalk access. Commercial uses geared to the needs of the development's residents and neighbors are encouraged.
- Automobile parking should be located behind primary structures' front building lines, and behind structures entirely if feasible. Shared parking is acceptable between properties. No

parking should be placed between sidewalks and the front of buildings.

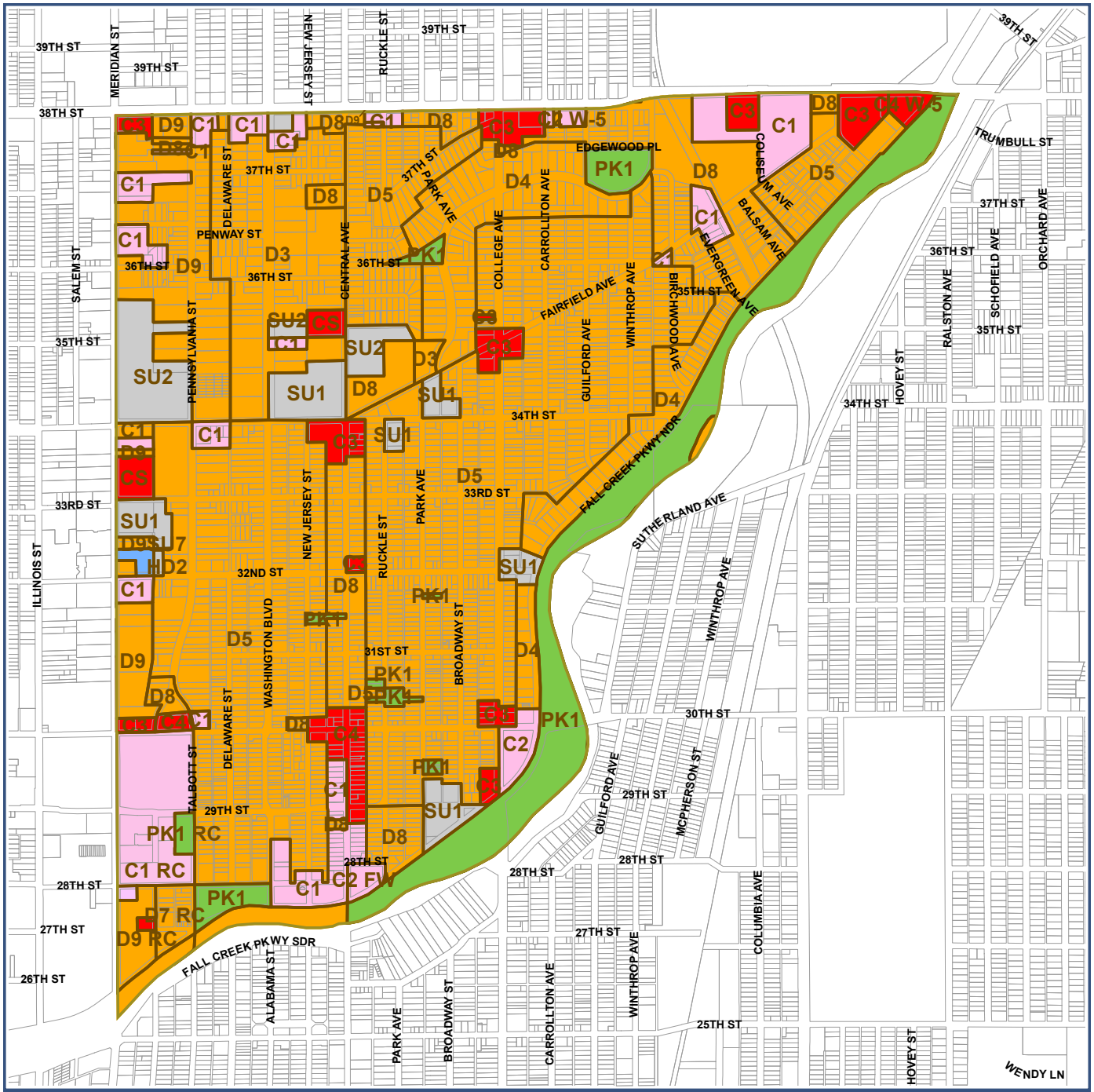
- Street parking along Central Avenue and 29th Street should be maintained and increased where possible to help parcels with limited parking.
- Building heights should be proportional to the street width and front setback. However building heights should be limited to four to five stories, and taper lower towards adjoining residential.
- Architectural diversity is encouraged; however monolithic structures (blank walls, minimal fenestration) are not appropriate.
- The public realm between the building setback and the lawn should be enhanced with lighting, landscaping, wide sidewalks, and tree lawns.
- Gateway landmarks, such as pole banners, signage and sculpture would be appropriate in this area.
- Off-premise advertising signs (billboards) are not appropriate within this Critical Area.
- Additional right-of-way landscaping and trees would add to the gateway appearance.
- If a senior and elderly housing development is not developed, then the Land Use recommendation will be for 8-15 Residential units per acre, with a Zoning recommendation of D8.
- The LEED-ND guidebook developed by the Mapleton-Fall Creek Development Corporation should be considered in any new development. (see page 17)



Zoning Plan


















A recommended zoning map has been developed that is meant to elaborate on the land use plan. Land use categories typically can be implemented through more than one zoning district. The zoning plan is intended to depict the most appropriate zoning district for each parcel based on the land use category and the characteristics of the parcel and its surroundings.

Typically implementation of a zoning plan is incremental over time as property owners wish to develop or redevelop their properties. However the Metropolitan Development Commission has the authority to rezone multiple parcels at one time. Commission Initiated Rezoning are usually done through a partnership with a community in an effort to implement a neighborhood or corridor plan. The map of potential Commission Initiated Rezoning depicts a possible starting point. These are generally non-commercial sites that would conform the zoning to both the current and proposed land uses.

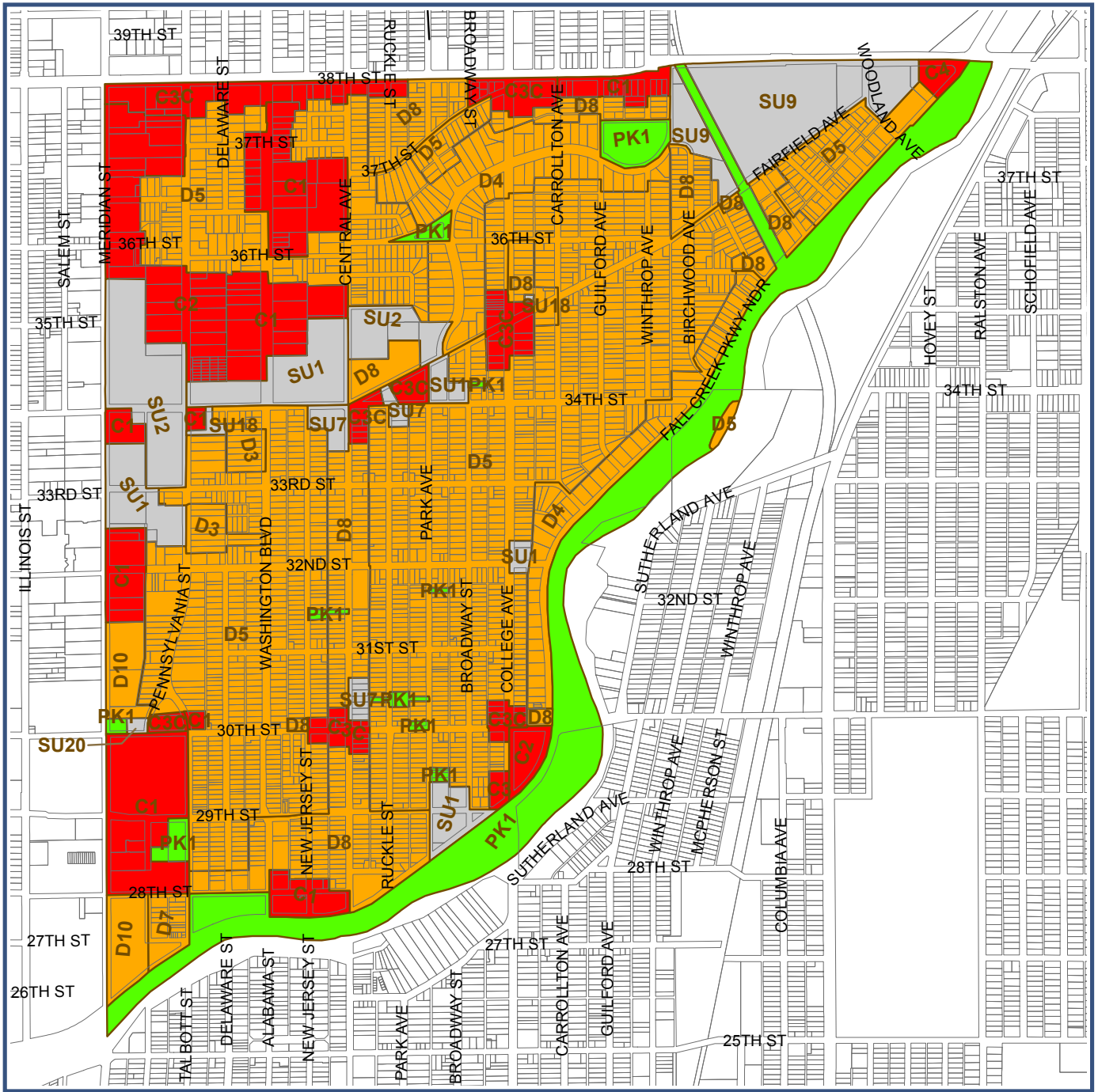


Existing Zoning

Legend

- | | | | |
|---|--|---|--|
|  C1 Office-Buffer Commercial |  D3 Dwelling District Three |  D9 Dwelling District Nine |  SU2 School |
|  C2 High Intensity Office-Apartment Commercial |  D4 Dwelling District Four |  HD2 Hospital District Two |  SU7 Charitable, Philanthropic, Not-for-profit |
|  C3 Neighborhood Commercial |  D5 Dwelling District Five |  PK1 Park District One | |
|  C4 Community-Regional Commercial |  D7 Dwelling District Seven |  PK2 Park District Two | |
|  C5 Commercial-Special |  D8 Dwelling District Eight |  SU1 Religious Use | |



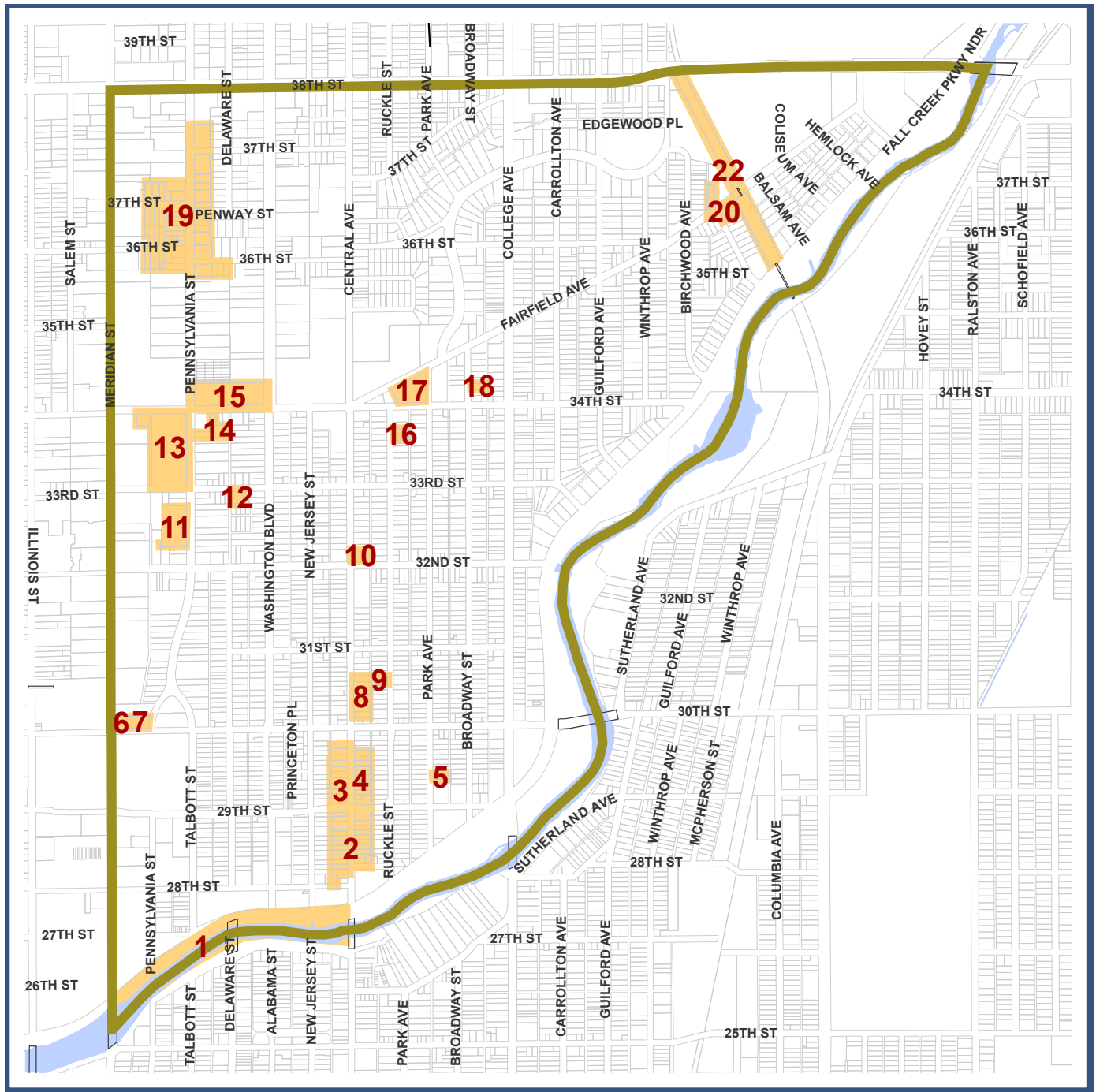


Proposed Zoning

Legend

- | | | | |
|---|----------------------------|---------------------------|--|
| C1 Office-Buffer Commercial | D3 Dwelling District Three | D10 Dwelling District Ten | SU7 Charitable, Philanthropic, Not-for-profit |
| C2 High Intensity Office-Apartment Commercial | D4 Dwelling District Four | HD2 Hospital District Two | SU9 Building(s) and Grounds Used by Government |
| C3 Neighborhood Commercial | D5 Dwelling District Five | PK1 Park District One | SU18 Light or Power Substation |
| C3C Commercial Corridor District | D7 Dwelling District Seven | PK2 Park District Two | SU20 Telephone Exchange Offices |
| C4 Community-Regional Commercial | D8 Dwelling District Eight | SU1 Religious Use | |
| C5 Commercial-Special | D9 Dwelling District Nine | SU2 School | |





Proposed Commission Initiated Rezoning

Legend

- Project Boundary
- Major Streets
- Proposed Rezoning
- Buildings
- Parcels

- | | |
|-------------------|--------------------|
| 1. D8 to PK1 | 12. D5 & D9 to SU2 |
| 2. C1 to D8 | 13. C1 to SU18 |
| 3. C1 to D8 | 14. SU to D5 |
| 4. C4 to D8 | 15. D9 & D3 to SU1 |
| 5. C4 & D8 to SU7 | 16. D5 to PK1 |
| 6. D5 to PK1 | 17. C1 to D5 |
| 7. C3 to PK1 | 18. C1 to D8 |
| 8. C3 to SU20 | 19. D8 & C1 to PK1 |
| 9. C3 to D8 | 20. C1 & D9 to D5 |
| 10. D5 to SU1 | 21. PK1 to D5 |
| 11. D5 to PK1 | |



0 137.5 275 550 825 1,100 Feet



Appendix A

Land Use Categories

Residential Development greater than 1.75 and equal to or less than 3.50 units per acre.

Color: Light Yellow

Index Number: 2

This density is consistent with single-family residential development in transitional areas between rural and suburban development patterns and is the typical density for single-family residential development in suburban areas of the City. Development at this density should not take place in rural and suburban areas where surrounding development patterns exhibit characteristics suitable for higher densities (property on mass transit corridors, near concentrations of employment, or near major commercial centers, for example).

Residential Development greater than 3.50 and equal to or less than 5.00 units per acre.

Color: Bright Yellow

Index Number: 3

This density is consistent with single-family residential development in suburban areas of the City and in transitional areas between suburban and urban patterns of development. Development at this density should not take place on mass transit corridors. Multi-family residential development is acceptable, but is unlikely considering the density ranges recommended.

Residential Development greater than 5.00 and equal to or less than 8.00 units per acre.

Color: Orange

Index Number: 4

In suburban and rural areas this is a common multi-family density and typically the highest density single-family category in suburban areas. In urban areas, it is common for both single-family and multi-family development. Development at this density is appropriate along bus corridors but should not take place in proximity to planned light rail transit stops.

Residential Development greater than 8.00 and equal to or less than 15.00 units per acre.

Color: Light Brown

Index Number: 5

This density is typically the highest density serviceable in suburban areas. In suburban areas it would typically be a multi-family (apartment or condominium) category. In urban areas, this is the highest density single-family residential category and a common multi-family category. Development at this density is appropriate for all types of mass transit corridors.

Residential Development greater than 15.00 units per acre.

Color: Dark Brown

Index Number: 6

This density is appropriate only within relatively intense urban areas where there is a full range of urban services and where those services have the capacity to accommodate the development. It may be appropriate in rare circumstances in suburban areas as assisted-living housing and as a buffer between major retail commercial uses and lower density residential uses. Development at this density is appropriate for all types of mass transit corridors.

Urban Mixed-Use

Map Color: Beige

Index Number: 7

This land use category consists of existing areas of densely developed, pedestrian oriented, mixed-use (primarily commercial), development within the historic central city and first generation suburban areas of Indianapolis. The development pattern varies from location to location but typically includes multi-story buildings located at or near rights-of-way, with entrances and large windows facing the street. Parking is typically within, to the side, or to the rear of buildings. Original building uses were retail and services on the ground floor with offices or apartments on subsequent floors. Future development in these areas should maintain the historic fabric of the existing development. This category is also used in areas where it is appropriate to replicate this older style of development or where it is appropriate to develop small (less than 5-acre) retail uses that serve the immediate neighborhood.

Village Mixed-Use

Color: Peach

Index Number: 8

This land use category consists of a development focused on a mixed-use core of small, neighborhood office/retail nodes, public and semi public uses, open space and light industrial development. Residential development densities vary from compact single-family residential development and small-scale multi-family residential development near the "Main Street" or "Village Center" and progress to lower densities outward from this core. Village mixed use areas are intended to strengthen existing, historically rural, small towns and cities within Indianapolis, which are intended to continue as neighborhood gathering places and should allow a wide range of small businesses, housing types, and public and semi-public facilities. This category should be compatible in size and scale to existing villages in Marion County. It will allow development of residential and limited commercial uses on smaller lots than in other sections of rural and suburban Indianapolis.

Potential development in these areas should focus on design issues related to architecture, building size, parking, landscaping and lighting to promote a pedestrian-oriented "village" or "small town" atmosphere, rather than focusing on residential density. Strip commercial development (integrated centers setback from rights-of-way by parking areas), large-scale freestanding retail uses and heavy industrial development are generally inappropriate within this land use category. The Plan anticipates that this category will typically be designated as a critical area.

Park

Color: Green

Index Number: 10

This land use category consists of public or private property designated for active and/or passive recreational amenities. It also includes publicly and privately held conservation and preservation areas.

Linear Park

Color: Green

Index Number: 11

This land use category consists of public or private property designated for active and/or passive recreational amenities and is primarily used for the passage of people or wildlife. Typical examples are greenways and parkways.

Special Use

Color: Grey

Index Number: 12

This land use category consists of a variety public, semi-public and private land uses that either serve a specific public purpose (such as schools, churches, libraries, neighborhood centers and public safety facilities) or are unique uses exhibiting significant impacts on adjacent property (such as IUPUI University, Indiana State Fair, and Indianapolis Motor Speedway).

Office Commercial Uses

Color: Pink

Index Number: 13

This land use category is for low-intensity office uses, integrated office development and compatible office-type uses. Retail uses are not promoted in this category, unless those uses are significantly subordinate to the primary office use or the retail use exclusively serves an abundance of office uses in proximity to the retail use. Office Commercial Uses can exist either as buffers between higher intensity land uses and lower intensity land uses or as major employment centers. The following uses are representative of this land use category: medical and dental facilities, education services, insurance, real estate, financial institutions, design firms, legal services, day care centers, mortuaries, and communications studios.

Community Commercial Uses

Color: Red

Index Number: 14

This land use category is for low-intensity retail commercial and office uses, which serve a predominantly residential market adjacent to or very near, the location of the use. The uses in this land use category are designed to fulfill a broad range of retail, personal, professional and business services and are either freestanding or part of a small integrated center typically anchored by a grocery store. These centers contain no, or extremely limited, outdoor display of merchandise. Generally, these uses are consistent with the following characteristics:

Maximum Gross Floor Area: 125,000 square feet

Maximum Acreage: 25 acres

Service Area Radius: 2 miles

Location: On an arterial or at the intersection of an arterial with a collector.

Maximum Out lots: 3

Floodway

Color: Blue

This land use classification consists of areas within the floodway. These areas exhibit a great potential for property loss and damage or for water quality degradation and should not be developed. Nonconforming uses currently within a floodway should not be expanded.

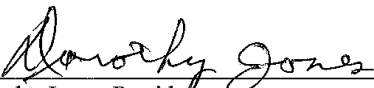
METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA
RESOLUTION NO. 2013-CPS-R-002

RESOLUTION 2013-CPS-R-002, amending a segment of the Comprehensive or Master Plan of Marion County, Indiana, Mapleton-Fall Creek Neighborhood Land Use Plan.

Be it resolved that, pursuant to I.C. 36-7-4, the Metropolitan Development Commission of Marion County, Indiana, hereby amends the Comprehensive or Master Plan for Marion County, Indiana, by the adoption of the Mapleton-Fall Creek Neighborhood Land Use Plan, which is attached hereto and incorporated herein by reference as an amendment to the Comprehensive or Master Plan of Marion County, Indiana.

Be it further resolved that the Secretary of the Metropolitan Development Commission is directed to certify copies of this Resolution 2013-CPS-R-001, amending the Comprehensive or Master Plan of Marion County, Indiana, Mapleton-Fall Creek Neighborhood Land Use Plan.

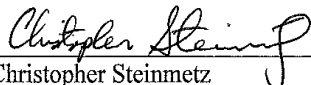
Be it further resolved that the Director of the Department of Metropolitan Development is directed to mail or deliver certified copies of this Resolution 2013-CPS-R-002, to the Mayor of the City of Indianapolis, the City-County Council of Indianapolis and Marion County, and the Board of Commissioners of Marion County, Indiana. The Director shall also file one (1) copy of the Resolution and one (1) summary of the plan in the office of the Recorder of Marion County.



Dorothy Jones, President
Metropolitan Development Commission

Date: 12-18-13

APPROVED AS TO LEGAL FORM
AND ADEQUACY THIS 11TH
DAY OF DECEMBER 2013.



Christopher Steinmetz
Assistant Corporation Counsel

