

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 10, 2026

Case Number: 2026-ZON-068
Property Address: 7440 Woodland Drive
Location: Pike Township, Council District #6
Petitioner: Echo Real Estate Capital, Inc., by Joseph D. Calderon
Current Zoning: MU-1 (FF) and C-S (FF)
Request: Rezoning of 15.8 acres from the MU-1 (FF) and C-S (FF) districts to the I-2 (FF) district to provide for light industrial uses.
Current Land Use: Commercial office uses / associated parking (vacant)
Staff Recommendations: Approval
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on this petition.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning, subject to the following commitments being reduced to writing on the Commission's Exhibit "B" form at least three days prior to the MDC hearing:

1. All storage and operations shall be contained within the existing buildings. Outdoor storage and operations shall not be permitted.
2. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptacles provided for the proper disposal of trash and other waste.
3. Final site plan and building elevations shall be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit (ILP).

PETITION OVERVIEW

This 15.8-acre site, zoned MU-1 (FF) and C-S (FF), is comprised of three parcels and developed with a multi-story office building that is currently vacant. It is surrounded by commercial office uses to the north, zoned C-S (FF); commercial office uses to the south, zoned C-S; commercial office / light industrial uses to the east, across Woodland Drive, zoned I-2 and C-S; and Interstate 465 right-of-way, to the west, zoned MU-1 (FF) and C-S (FF).

REZONING

The request would rezone the site to the I-2 (FF) district to provide for light industrial uses. “The I-2 district is for those industries that present minimal risk and typically do not create objectionable characteristics (such as dirt, noise, glare, heat, odor, etc.) that extend beyond the lot lines. Outdoor operations and storage are completely screened if adjacent to protected districts and are limited throughout the district to a percentage of the total operation. Wherever possible, this district is located between a protected district and a heavier industrial area to serve as a buffer. For application to the older industrial districts within the central city, standards specifically accommodate the use of shallow industrial lots.

The Comprehensive Plan recommends office commercial typology for the site.

Recommended land uses in this typology include large-scale offices, small-scale offices, retailing, and personal or professional services; small-scale schools, places of worship, neighborhood serving institutions / infrastructure, and other places of assembly; and small-scale parks.

Site Plan – July 1, 2026

The site plan, file-dated July 1, 2026, provides for demolition of the existing building and the construction of three buildings ranging in size from 43,680 square feet to 84,000 square feet, with a total of 245 parking spaces.

Renderings have been submitted but staff is concerned with the visual impact of this 16-acre site from Interstate 465. Consequently, staff would request that elevations be submitted prior to the issuance of an Improvement Location Permit.

Floodway / Floodway Fringe – Bushs Run

This site has a secondary zoning classification of a Floodway (FW) and Floodway Fringe (FF). The Floodway (FW) is the channel of a river or stream, and those portions of the floodplains adjoin the channels which are reasonably required to efficiently carry and discharge the peak flood flow of the base flood of any river or stream. The Floodway Fringe (FF) is the portion of the regulatory floodplain that is not required to convey the 100-year frequency flood peak discharge and lies outside of the floodway.

The purpose of the floodway district is to guide development in areas identified as a floodway. The Indiana Department of Natural Resources (IDNR) exercises primary jurisdiction in the floodway district under the authority of IC 14-28-1.

The designation of the FF District is to guide development in areas subject to potential flood damage, but outside the Floodway (FW) District. Unless otherwise prohibited, all uses permitted in the primary zoning district (I-2 in this request) are permitted, subject to certain development standards of the Flood Control Secondary Zoning Districts Ordinance and all other applicable City Ordinances.

The northern portion of this site lies within the 500-year unregulated floodplain of Bushs Run.

Environmental Public Nuisances

The purpose of the Revised Code of the Consolidated City and County, Sec.575 (Environmental Public Nuisances) is to protect public safety, health and welfare and enhance the environment for the people of the city by making it unlawful for property owners and occupants to allow an environmental public nuisance to exist.

All owners, occupants, or other persons in control of any private property within the city shall be required to keep the private property free from environmental nuisances.

Environmental public nuisance means:

1. Vegetation on private or governmental property that is abandoned, neglected, disregarded or not cut, mown, or otherwise removed and that has attained a height of twelve (12) inches or more;
2. Vegetation, trees or woody growth on private property that, due to its proximity to any governmental property, right-of-way or easement, interferes with the public safety or lawful use of the governmental property, right-of-way or easement or that has been allowed to become a health or safety hazard;
3. A drainage or stormwater management facility as defined in Chapter 561 of this Code on private or governmental property, which facility has not been maintained as required by that chapter; or
4. Property that has accumulated litter or waste products, unless specifically authorized under existing laws and regulations, or that has otherwise been allowed to become a health or safety hazard.

Staff would request a commitment that emphasizes the importance of maintaining the site in a neat and orderly manner at all times and provide containers and receptacles for proper disposal of trash and other waste.

Planning Analysis

As proposed, this request would not be consistent with the Comprehensive Plan recommendation of office commercial. However, when this area was rezoned over 40 years ago, an industrial park was contemplated, interspersed with office and commercial uses. Consequently, the introduction of light industrial uses on this site would be compatible with and would not have a detrimental impact on the surrounding land uses.

Staff finds that redevelopment of this site to meet the changing economic needs of the business community would be supportable. Replacing a large vacant office building with a use that would support an apparent industrial need would improve the economic viability of this area and maintain the value of surrounding land uses.

GENERAL INFORMATION

Existing Zoning	MU-2 (FF) / C-S (FF)	
Existing Land Use	Commercial office / parking lot (vacant)	
Comprehensive Plan	Office commercial	
Surrounding Context	Zoning	Land Use
North:	C-S (FF)	Commercial office uses
South:	C-S	Commercial office uses
East:	C-S / I-2	Commercial office / industrial uses
West:	MU-1 (FF) / C-S (FF)	Interstate 465 right-of-way
Thoroughfare Plan		
Woodland Drive	Local Street	Existing 60-foot right-of-way and proposed 50-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	Yes – 500-year unregulated floodplain	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	July 1, 2026	
Site Plan (Amended)	N/A	
Elevations	July 1, 2026 (Rendering)	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Office Commercial typology. "The Office Commercial typology provides for single and multi-tenant office buildings. It is often a buffer between higher intensity land uses and lower intensity land uses. Office commercial development can range from a small freestanding office to a major employment center. This typology is intended to facilitate establishments such as medical and dental facilities, education services, insurance, real estate, financial institutions, design firms, legal services, and hair and body care salons."

Pattern Book / Land Use Plan

The Comprehensive Plan consists of two components that include The Marion County Land Use Pattern Book (2019) and the land use map. The Pattern Book provides a land use classification system that guides the orderly development of the county and protects the character of neighborhoods while also being flexible and adaptable to allow neighborhoods to grow and change over time.

The Pattern Book serves as a policy guide as development occurs. Below are the relevant policies related to this request:

Conditions for All Land Use Types – Office Commercial Typology

- All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
- All development should include sidewalks along the street frontage.
- Master-planned developments in excess of 2 acres should include pedestrian amenities for passive and active recreation internal to the development.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

The Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area.”

The following listed items describe the purpose, policies and tools:



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

- Classify roadways based on their location, purpose in the overall network and what land use they serve.
- Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
- Set requirements for preserving the right-of-way (ROW).
- Identify roadways for planned expansions or new terrain roadways.
- Coordinate modal plans into a single linear network through its GIS database.

ZONING HISTORY

87-Z-247; 7301 Zionsville Road, requested rezoning of 353.95 acres, being in the I-1-S, I-2-S and C-4 districts, to the C-S classification to provide for a mixed-use complex permitting I-2-S uses and offices in areas 1, 2, 3, 4, and 5 (A and B); C-4 uses in the area 5 (A and B); and hotels, motels, restaurants and day care centers in areas 3 and 5 (A and B), **approved**.

87-Z-142; 5498 Woodland Drive, requested rezoning of 12.79 acres, being in the I-2-S district, to the C-2 classification, to provide for office building, **approved**.

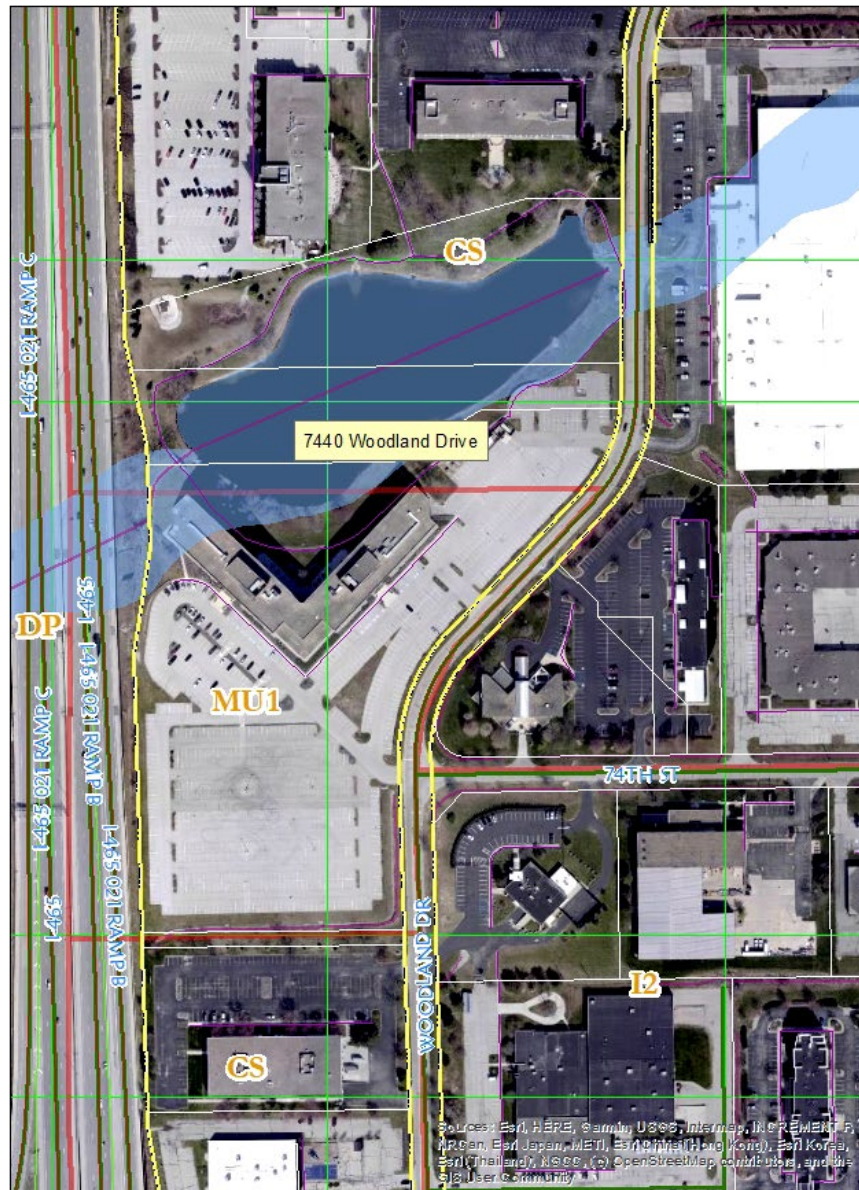
80-Z-135; 6001 West 79th Street, requested rezoning of 104 acres, being in the A-2 district, to the I-2-S classification, to provide for light industrial uses, **approved**.

80-Z-111; 7201 Zionsville Road, requested rezoning of 316.1 acres, being in the A-2 and D-3 districts, to the I-2-S classification, to provide for an industrial park, **approved**.

80-Z-110; 5002-5509 West 71st Street, requested rezoning of 27.4 acres, being in the A-2 district, to the I-1-S classification, to provide for an industrial park, **approved**.

79-Z-82; 7250 Zionsville Road, requested rezoning of 100.2 acres, being in the A-2 district, to the I-2-S classification, to provide for light industrial uses, **approved**.

EXHIBITS





BUILDING 01 - BUILDING IMAGE



NOT A REPRESENTATION OF THE PROJECT. THIS IS A PRELIMINARY ARCHITECTURAL RENDERING OF A PROPOSED PROJECT. THE DESIGN OF BUILDING 01 IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF INDIANAPOLIS. THE DESIGN OF BUILDING 01 IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF INDIANAPOLIS. THE DESIGN OF BUILDING 01 IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF INDIANAPOLIS.

ECHO PARK @ INDY - BUILDING 01
 A PROJECT FOR
 Echo Real Estate Capital, Inc.

11/15/2022
 11/15/2022
 11/15/2022



View looking north along Woodland Drive



View looking south along Woodland Drive



View of site looking south across Interactive Boulevard to the north



View of site looking north



View of site looking southwest across Woodland Drive



View from site looking northeast



View from site looking southeast across site access



View from site looking south



View from site looking southwest



View from site looking west



View from site looking north