



**METROPOLITAN DEVELOPMENT COMMISSION**

February 21, 2024

**Case Number:** 2023-ZON-117  
**Property Address:** 11015 and 11127 East 46th Street (Approximate Addresses)  
**Location:** Lawrence Township, Council District #14 (#15 Beginning 2024)  
**Petitioner:** Arbor Homes, by Julie Smith  
**Current Zoning:** D-A (FF)  
**Request:** Rezoning of 75.65 acres from the D-A (FF) district to the D-P (FF) district to provide for a subdivision with up to 249 single-family detached lots.  
**Current Land Use:** Residential (Single-family dwelling) and Vacant Land  
**Staff Recommendations:** Approval with Commitments  
**Staff Reviewer:** Marleny Iraheta, Senior Planner

**PETITION HISTORY**

This is the first hearing for this petition.

**STAFF RECOMMENDATION**

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

1. 40-foot half right-of-way shall be dedicated along the frontage of 42nd Street, as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).
2. A 40-foot half right-of-way shall be dedicated along the frontage of 46th Street, as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).
3. A 59.5-foot half right-of-way shall be dedicated along the frontage of German Church Road, as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).

4. A southbound left-turn lane shall be added to German Church Road at the entrance to the site.
5. Perimeter sidewalks shall be provided along the full lengths of German Church Road and 42nd and 46th streets.
6. A public greenways trail shall be provided along the north side of Indian Creek connecting 42nd Street to the trail paralleling Indian Creek in the adjacent Parks at Winding Ridge neighborhood. Said trail shall have an access easement for trail users.
7. A final green factor calculation sheet shall be submitted for Administrator's Approval.
8. A tree inventory, tree assessment and preservation plan prepared by a certified arborist shall be submitted for Administrator Approval prior to any site preparation activity or disturbance of the site. This plan shall, at a minimum: a) indicate proposed development; b) delineate the location of the existing trees, c) characterize the size and species of such trees, d) indicate the wooded areas to be saved by shading or some other means of indicating tree areas to be preserved and e) identify the method of preservation (e.g. provision of snow fencing or staked straw bales at the individual tree's dripline during construction activity). All trees proposed for removal shall be indicated as such.

## PETITION OVERVIEW

### LAND USE

The 75.65-acre subject site is zoned D-A (FF) and is agricultural land with several wooded areas and Indian Creek running through the southeast corner of the site. By the early 1970s, single-family dwellings had been built along 42nd and 46th streets. Platted single-family neighborhoods to the east and south and west were constructed in the mid-1990s through the mid-2010s.

The East 38th Street Corridor Plan (2012) recommends 1.75 to 3.5 residential units per acre for the northern two-thirds of the site and 3.5 to 5 residential units per acre for the southern one-third of the site. A linear park is recommended along Indian Creek. The request proposes 249 lots, which calculates to 3.29 units per acre for the total site.

The Ordinance provides for a Stream Protection Corridor 100 feet in width as measured back from the top of each bank along Indian Creek, which runs through the southeast corner of the site. Development is generally not permitted within these corridors and any tree or vegetation removal must be replaced with trees and shrubs at a rate of one shade tree and four large shrubs for 1000 square feet of disturbed area. Per the conceptual site plan, the stream protection corridor would be preserved for Indian Creek.



## ZONING

The request would rezone the site from the D-A (FF) district to the D-P (FF) classification to provide up to 249 single-family detached lots.

The established purpose of the D-P District follows:

1. To encourage a more creative approach in land and building site planning.
2. To encourage and efficient, aesthetic, and desirable use of open space.
3. To encourage variety in physical development pattern.
4. To promote street layout and design that increases connectivity in a neighborhood and improves the directness of routes for vehicles, bicycles, pedestrians, and transit on an open street and multi-modal network providing multiple routes to and from destinations.
5. To achieve flexibility and incentives for residential, non-residential, and mixed-use developments which will create a wider range of housing types as well as amenities to meet the ever-changing needs of the community.
6. To encourage renewal of older areas in the metropolitan region where new development and restoration are needed to revitalize areas.
7. To permit special consideration of property with outstanding features, including but not limited to historical significance, unusual topography, environmentally sensitive areas and landscape amenities.
8. To provide for a comprehensive review and processing of development proposals for developers and the Metropolitan Development Commission by providing for concurrent review of land use, subdivision, public improvements, and siting considerations.
9. To accommodate new site treatments not contemplated in other kinds of districts.

“Development plans should incorporate and promote environmental and aesthetic considerations, working within the constraints and advantages presented by existing site conditions, including vegetation, topography, drainage, and wildlife.

Densities and development of a D-P are regulated and reviewed by the Metropolitan Development Commission. Creative site planning, variety in physical development, and imaginative uses of open space are objectives to be achieved in a D-P district. The D-P district is envisioned as a predominantly residential district, but it may include supportive commercial and/or industrial development.”

## DESIGN / LAYOUT

The Subdivision Control Ordinance provides for a logical street layout in relation to topography, public convenience, safety, multi-modal use, and land use. For each approximately 40-acre area that is defined by a network of arterial and collector streets, at least one local street shall be provided to every perimeter street unless there is a physical obstacle. By this standard, the 75-acre subject site should have connections to 46th Street, German Church Road, and 42nd Street. The conceptual site plan shows connections to 46th Street and German Church Road, but no connection to 42nd Street.



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

Instead, the existing creek that runs along the southeast corner along 42<sup>nd</sup> Street would have a proposed greenway trail that would connect and extend to the existing trail to the east of the site. This would require an access easement to be proposed.

A green factor calculation sheet was submitted to show that the proposed landscaping would exceed the minimum requirements, but an amended green factor calculation sheet will need to be provided prior to development of any individual lots to confirm the final score.

**TREE PRESERVATION / HERITAGE TREE CONSERVATION**

There are significant amounts of natural vegetation and trees located on the site. Due to their inherent ecological, aesthetic, and buffering qualities, the maximum number of these existing trees should be preserved on the site.

All development shall be in a manner that causes the least amount of disruption to the trees.

A tree inventory, tree assessment and preservation plan prepared by a certified arborist shall be submitted for Administrator Approval prior to preliminary plat approval and prior to any site preparation activity or disturbance of the site. This plan shall, at a minimum: a) indicate proposed development, b) delineate the location of the existing trees, c) characterize the size and species of such trees, d) indicate the wooded areas to be saved by shading or some other means of indicating tree areas to be preserved and e) identify the method of preservation (e.g., provision of snow fencing or staked straw bales at the individual tree's dripline during construction activity). All trees proposed for removal shall be indicated as such.

If any of the trees are heritage trees that would be impacted, then the Ordinance requires that the Administrator, Urban Forester or Director of Public Works determine whether the tree(s) would be preserved or removed and replaced.

The Ordinance defines "heritage tree" as a tree over 18 inches Diameter at Breast Height (DBH) and one of the Heritage tree species. Heritage tree species include: Sugar Maple (*Acer saccharum*), Shagbark Hickory (*Carya ovata*), Hackberry (*Celtis occidentalis*), Yellowwood (*Cladrastus kentukea*), American Beech (*Fagus grandifolia*), Kentucky Coffeetree (*Gymnocladus dioica*), Walnut or Butternut (*Juglans*), Tulip Poplar (*Liriodendron tulipifera*), Sweet Gum (*Liquidambar styraciflua*), Black Gum (*Nyssa sylvatica*), American Sycamore (*Platanus occidentalis*), Eastern Cottonwood (*Populus deltoides*), American Elm (*Ulmus americana*), Red Elm (*Ulmus rubra*) and any oak species (*Quercus*, all spp.)

The Ordinance also provides for replacement of heritage trees if a heritage tree is removed or dies within three years of the Improvement Location issuance date. See Staff Exhibit 1 for Table 744- 503-3: Replacement Trees.



## D-P STATEMENT

The D-P Statement, file-dated February 1, 2024, describes the project as residential neighborhood with a mixture of types of residential uses within two distinct districts, Arbor Homes and Genesis, within the development.

Arbor Homes District shall include detached single-family dwellings consisting of one-story and two-story homes on individual deeded lots. There would be no more than 80 homes within the Arbor Homes District that would consist of approximately 33 acres on the southern portion of the site.

Genesis District shall include detached single-family dwellings consisting of two-story and three-story homes on individual deeded lots. There would be no more than 169 homes within the Genesis District that would consist of approximately 40 acres on the northern portion of the site.

The Statement also addresses development standards, architectural standards, signage, lighting, and landscaping.

Amenities would include approximately 1/4 mile multipurpose path, 3,500 square-foot play area with play equipment, a 5,000 square-foot pocket park with a plaza, fire pit, 2 benches, 4 shade trees, and butterfly garden, a 15' x 15' picnic shelter with picnic table, and 19 acres of preserved landscaping. Heritage trees will be preserved in the amenity spaces, specially when determining the location of the proposed trail.

## FLOODWAY FRINGE

This site has a secondary zoning classification of a Floodway Fringe (FF), which 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 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 (D-P in this request) are permitted, subject to certain development standards of the Flood Control Secondary Zoning Districts Ordinance.

The southern property boundary of the site is within floodway fringe. This is the area where water is likely to sit during a flood of such intensity that there is a 1% chance of it occurring in any given year. This compares to the floodway where floodwater would flow during a flood of the same intensity. Generally, buildings are not permitted in the floodway, while, with exception of certain land uses, they are permitted in the floodway fringe, but must be constructed at least two feet above the base flood elevation.



## TRAFFIC IMPACT STUDY

The petitioner conducted a traffic impact study (TIS) that looked at the subject site in relation to a previous Traffic Impact Study on the site that was conducted in May 2022 and additional traffic generators such as a 1% per year non-compounded growth rate was applied to the existing year 2022 traffic volumes, a proposed 167 dwelling unit single-family development on the near-by Haines property and an approved single-family development called Loudoun Place. The TIS has been reviewed by the Department of Public Works. The purpose of the study is to determine the impact that the traffic generated by the proposed developments would have on the existing roadway system.

The study concentrated on nine nearby intersections, which were:

- o German Church Road & 46th Street
- o German Church Road & 42nd Street
- o Carroll Road (County Road 880W) & 46th Street
- o Carroll Road (County Road 880W) & 42nd Street
- o 46th Street & Lyman Lane/Middleton Access Drive
- o 46th Street & Birmingham Drive
- o 42nd Street & Winding Park Drive
- o 42nd Street & Benicia Lane
- o German Church Road & Middleton Access Drive

The TIS estimates that the proposed development would add 168 vehicles to the road system during the morning peak hour and 230 vehicles during the evening peak hour.

The TIS calculates the current level of service for each intersection on a scale of Level A to Level F. The levels of service are then estimated for the year 2027. The additional traffic would not negatively affect the intersections' functionality to the point where roadway improvements would be needed except for the German Church Road and Middleton Access Drive.

The study looked at the functionality of the access drives and determined that in order to provide an adequate level of service at the access drive from the subject site to German Church Road, the access drive should be built with at least one inbound lane and two outbound lanes. A southbound left-turn lane should be added to German Church Road.

The study also looked to see if provisions should be made for safe turning maneuvers at the site's access drives. The study finds that a left turn lane is warranted at the German Church Road entry to the site.

## STAFF ANALYSIS

The updated TIS concludes that the proposed development would not have a significant negative impact on adjacent intersections.



The proposed D-P district would promote a mix of single-family dwelling options, provide a variety of amenities for the residents, preserve existing wooded areas, and promote connectivity and accessibility within the subdivision and the surrounding residential developments.

For all these reasons, staff supports the rezoning request, subject to the D-P Statement, conceptual site plan, TIS recommendations and proposed staff commitments regarding sidewalks, trail access easement, and tree preservation and conservation plan.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-A	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	3.5 to 5 residential units per acre	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
	North:	D-A Residential (Single-family dwellings)
	South:	D-A / D-5II Residential (Single-family dwellings)
	East:	D-P Residential (Single-family dwellings)
	West:	D-A / SU-34 / C-3 Agricultural land /Cemetery / Church / Vacant
<b>Thoroughfare Plan</b>		
46 <sup>th</sup> Street	Marion County Thoroughfare Plan (2019)	80-foot proposed and a 30-foot to 100-foot existing right-of-way.
German Church Road		119-foot proposed and a 90-foot to 121-foot existing right-of-way.
42 <sup>nd</sup> Street		80-foot proposed and a 32-foot to 90-foot existing right-of-way.
<b>Context Area</b>	Metro	
<b>Floodway / Floodway Fringe</b>	Yes	
<b>Overlay</b>	Yes	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	November 30, 2023	
<b>Site Plan (Amended)</b>	February 1, 2024	
<b>Elevations</b>	N/A	
<b>Elevations (Amended)</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	N/A	
<b>Findings of Fact (Amended)</b>	N/A	
<b>C-S/D-P Statement</b>	February 1, 2024	



## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- East 38<sup>th</sup> Street Corridor Plan (2012)
- Indy Greenways Full Circle Master Plan

### Pattern Book / Land Use Plan

- Not Applicable to the Site. Please see Neighborhood / Area Specific Plan below.

### Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

### Neighborhood / Area Specific Plan

- The East 38<sup>th</sup> Street Corridor Plan (2012) recommends 1.75 to 3.5 residential units per acre for the northern two-thirds of the site and 3.5 to 5 residential units per acre for the southern one-third of the site. Linear Park is recommended along Indian Creek to the south of the site.

### Infill Housing Guidelines

- Not Applicable to the Site.

### Indy Moves

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

- The Indianapolis Greenways Plan recommends a greenways trail along Indian Creek. The proposed trail would connect 42nd Street to the trail paralleling Indian Creek in the adjacent Parks at Winding Ridge neighborhood.





## ZONING HISTORY

### PREVIOUS CASES

**2022-ZON-066; 11015 and 11127 East 46th Street** (subject site), Rezoning of 77.86 acres from the D-A (FF) district to the D-4 (FF) district to provide for residential uses, **withdrawn**.

**2021-ZON-088A; 11015 and 11127 East 46th Street** (subject site), Rezoning of 40.4 acres from the D-A district to the D-5 district. **dismissed**.

**2021-ZON-088B; 11015 and 11127 East 46th Street** (subject site), Rezoning of 37.7 acres from the D-A (FF) district to the D-5II (FF) district, **dismissed**.

### ZONING HISTORY – VICINITY

**2013-ZON-076; 10940 East 42nd Street** (west of site), Rezoning of 33 acres from the D-A district to the C-3 district, **approved**.

**2012-ZON-076; 4724 North German Church Road** (northwest of site), rezoning of 18.7 acres from the D-A district to the C-3 district, **approved**.

**2004-ZON-070; 4310 N Carroll Road, 11440 & 11717 East 42nd Street** (east of site), Rezoning of 193 acres from the D-A district to the D-P district to provide for 600 dwelling units at a density of 3.11 units per acre, **approved**.

**98-Z-132; 4102 North German Church Road** (southwest of site), Rezone 98 acres from the D-A (FW) (FF) to D-5II (FW) (FF), **approved**.

**96-Z-124; 11750 & 11501 East 46th Street and 5201 North German Church Road** (east of site), rezoning of 857 acres from the D-A district to the D-P district, **approved**.

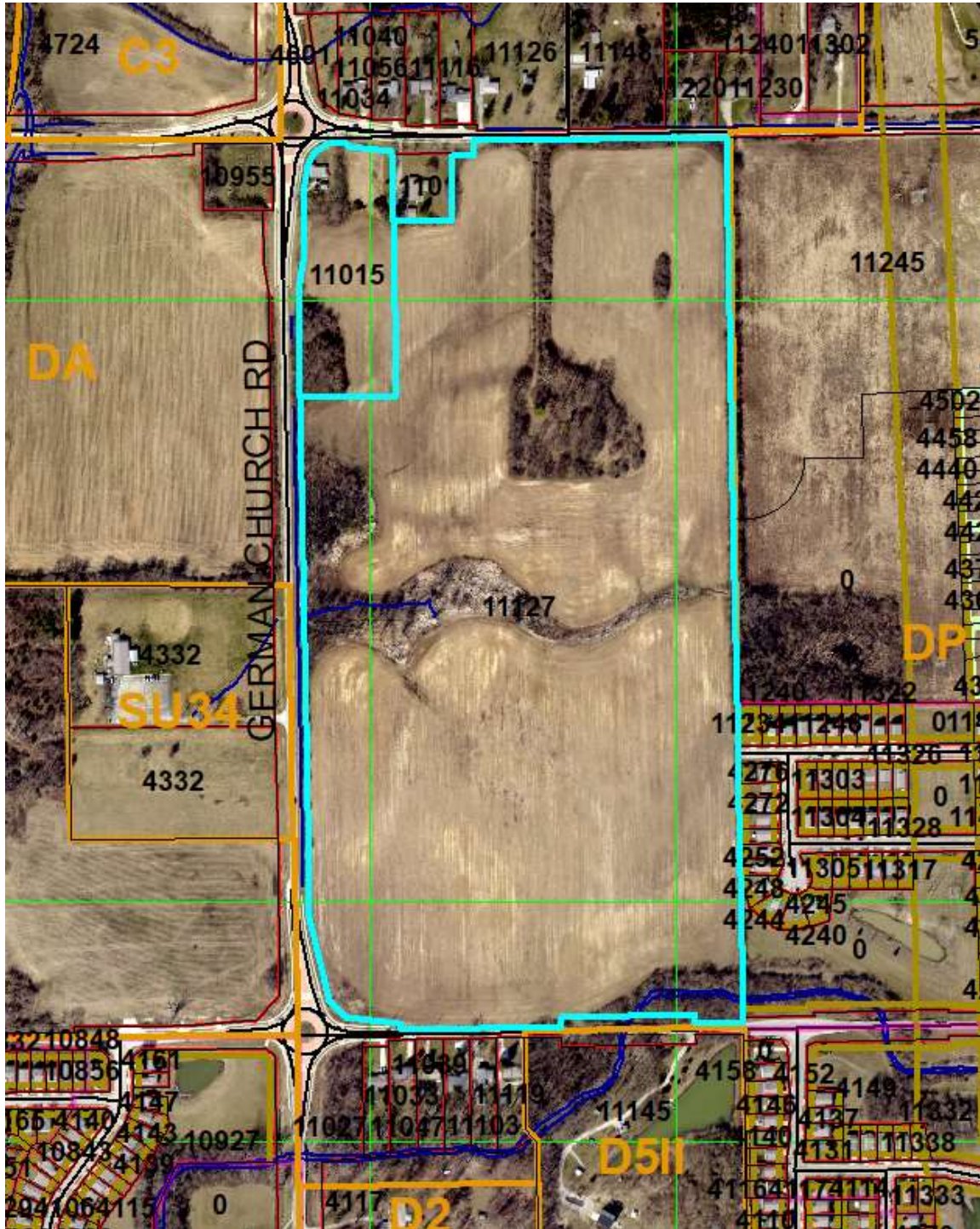
**93-Z-115; 11102 East 38th Street** (south of site), Rezoning of 49.7 acres from the D-2, D-P, D-7, and C-4 districts to the D-5II district, **approved**.

**64-Z-51; 4200 North German Church Road** (west of site), Rezoning of 5 acres from the A-2 district to the SU-34 district, **approved**.

**66-Z-43; 4332 North German Church Road** (west of site), Rezoning of 5.2 acres from the A-2 district to the S-34 district, **approved**.

**EXHIBITS**

Enter any photographs or site plans









Department of Metropolitan Development  
Division of Planning  
Current Planning

PRELIMINARY PLAN  
AND DP STATEMENT

FOR

MIDELTON

FEBRUARY 1, 2024

Developer:

Arbor Homes  
9225 Harrison Park Court  
Indianapolis, IN 46216



INDEX

	<u>Page</u>
Overview of Proposed Development and General Development Standards.....	2
Arbor Homes District Development and Architectural Standards.....	3
Genesis District Development and Architectural Standards.....	5

Exhibits:

Area Map (Exhibit A)

Legal Description (Exhibit B)

District Designation (Exhibit C)

Concept Plan (Exhibit D)

### Overview of Proposed Development and General Development Standards

**Location & Surrounding Area:** The proposed Midelton D-P (the “Development”) is located in Lawrence Township and consists of approximately 75.6 acres on the southeast corner of E 46<sup>th</sup> Street and German Church Road as depicted on the attached **Exhibit A** and more particularly described on the attached **Exhibit B** (the “Site”). The Site is bordered by agricultural fields, Iglesia Fiesta Pentecostal Church, and the residential communities of The Parks at Winding Ridge, Loudoun Place, Royal Oaks, and Orchard Valley Farms.

**Proposed Development.** Petitioner proposes to develop a residential neighborhood with a mixture of types of residential uses. There shall be two distinct districts within the Development and depicted on the attached **Exhibit C**:

1. **Arbor Homes District** shall include detached single-family dwellings consisting of one-story and two-story homes on individual deeded lots. There shall be no more than 80 homes within the Arbor Homes District. The Arbor Homes District shall consist of approximately 33 acres as shown on the Concept Plan attached as **Exhibit D**.
2. **Genesis District** shall include detached single-family dwellings consisting of two-story and three-story homes on individual deeded lots. There shall be no more than 169 homes within the Genesis District. The Genesis District shall consist of approximately 40 acres as shown on the Concept Plan attached as **Exhibit D**.

**Density.** There shall be no more than 249 dwelling units or a maximum approximate gross density of approximately 3.3 units per acre.

**Minimum Open Space.** The minimum amount of permanent open space shall be approximately 30 acres or approximately 40% of the total land area.

**Amenities.** Amenities depicted in **Exhibit D** include approximately 1/4 mile multipurpose path, 3,500 SF play area with play equipment, a 5,000 SF pocket park with a plaza, fire pit, 2 benches, 4 shade trees, and butterfly garden, a 15' x 15' picnic shelter with picnic table, and 19 acres of preserved landscaping. Heritage trees will be preserved in the amenity spaces, specially when determining the location of the proposed trail.

**Streets.** The streets within the Development shall be built to the Indianapolis Department of Public Work's current specifications.

**Street Lights.** The Development shall have uniform street lights at each intersection and the Development's entryway shall be lighted. Such street lights shall conform with the standards of the current Marion County Subdivision Control Ordinance (“Subdivision Ordinance”).

**Signage.** Signage within the Development, including neighborhood entrance identification signage, directional signage, and any amenity area signage shall conform with the standards of the current Dwelling District Sign Regulations.



**Arbor Homes Lots Development and Architectural Standards**

**I. Intent**

The purpose of the Arbor Homes Lots is to permit up to eighty (80) detached single family dwellings designed as one-story and two-story homes on individual deeded lots having underground utilities, centralized water and centralized sewer facilities.

**II. Permitted Uses and Underlying Zoning District**

All permitted, accessory, temporary, and special exception uses permitted in the Dwelling District Four (D-4) zoning district set forth in the Zoning Ordinance for Marion County, Indiana in effect at the time this Development is approved by the City-County Council (the “Zoning Ordinance”) shall be permitted on the Arbor Homes Lots, except as specified below. If any development standard is not set forth in this Preliminary Plan and DP Statement (“DP Statement”), the D-4 zoning district standards shall apply.

Prohibited Uses

- Two-Family Dwelling
- Group Home

**III. Development Standards**

Maximum Dwelling Units	80
Minimum Lot Area	7,150 sq. ft.
Minimum Lot Width	55’
Minimum Lot Depth	130’
Minimum Living Area (sq. ft.)	
One-Story Homes	1,200 sq. ft.
Two-Story Homes	1,600 sq.ft.
Minimum Main Floor Area (sq. ft.)	800
Minimum Open Space	55%
Maximum Building Height	35’
Minimum Front Yard Building Setback	25’
Minimum Side Yard Setback	5’
Minimum Rear Yard Setback	20’
Minimum Width of Side Yard (Aggregate)	13’

**IV. Homeowners’ Association/Covenants**

The maintenance and upkeep of the Common Areas as approximately shown on the attached Exhibit D including detention ponds, open space, and amenities within the Arbor Homes District shall be the responsibility of a mandatory homeowners’



association ("HOA"), to be established pursuant to the terms of a Declaration of Covenants, Conditions and Restrictions ("Covenants") to be recorded prior to final plat approval for the Development. The Covenants shall apply to all real estate within the Arbor Homes District.

#### V. Architectural Standards

The following architectural standards shall apply to the Arbor Homes Lots:

1. Vinyl siding shall be .044 gauge with ¼" butt.
1. The roof pitch over the main body of each house shall be a minimum of 6/12 and each house shall have a minimum of a 12" overhang on all sides measured from the frame of the house. Dormer, shed or porch roofs may be a different pitch.
2. The driveways shall be at least 16' wide and a minimum of approximately 25' in length measured from the leading edge of the garage to the sidewalk.
3. Each dwelling shall have an attached 2-car attached garage, at minimum. An offset or separate garage bay shall be required for all homes with a three-car garage.
4. A 5' wide grass strip shall be maintained between the curbs and sidewalks.
5. Each lot shall contain a minimum of 2 trees and 5 shrubs.
6. All homes shall have fully sodded front yards installed by the home builder. This includes the five (5') foot wide grass strip in front of every home. The rear and side yards shall be seeded by the builder.
7. There shall be one dusk to dawn lights on the front of each garage.
8. All homes shall have dimensional or architectural grade shingles.
9. The garage door of the home shall not exceed 50% of the front façade width. This does not apply when a 3<sup>rd</sup> car garage is installed.
10. Windows shall be required on all sides of the home that are adjacent to a street or common area.

**Genesis Lots Development and Architectural Standards**

**II. Intent**

The purpose of the Genesis Lots are to permit up to one hundred sixty-nine (169) detached single family dwellings designed as two-story and three-story homes on individual deeded lots having underground utilities, centralized water and centralized sewer facilities.

**III. Permitted Uses and Underlying Zoning District**

All permitted, accessory, temporary, and special exception uses permitted in the Dwelling District Four (D-4) zoning district set forth in the Zoning Ordinance for Marion County, Indiana in effect at the time this Development is approved by the City-County Council (the “Zoning Ordinance”) shall be permitted on the Arbor Homes Lots, except as specified below. If any development standard is not set forth in this Preliminary Plan and DP Statement (“DP Statement”), the D-4 zoning district standards shall apply.

Prohibited Uses

- Two-Family Dwelling
- Group Home

**IV. Development Standards**

Maximum Dwelling Units	169
Minimum Lot Area	3,040 sq. ft.
Minimum Lot Width	40'
Minimum Lot Depth	76'
Minimum Living Area (sq. ft.)	
Two-Story Homes	1,100 sq. ft.
Three-Story Homes	1,800 sq.ft.
Minimum Main Floor Area (sq. ft.)	550*
Minimum Open Space	60%
Maximum Building Height	35'
Minimum Front Yard Building Setback	20'
Minimum Side Yard Setback	5'
Minimum Rear Yard Setback	10'
Minimum Width of Side Yard (Aggregate)	10'

\* 20% of lots are permitted a minimum main floor area of 150 square feet.

**V. Homeowners' Association/Covenants**

The maintenance and upkeep of the Common Areas as approximately shown on the attached Exhibit D including detention ponds, open space, and amenities within the Genesis District shall be the responsibility of a mandatory homeowners' association (“HOA”), to be established pursuant to the terms of a Declaration of

Covenants, Conditions and Restrictions (“Covenants”) to be recorded prior to final plat approval for the Development. The Covenants shall apply to all real estate within the Genesis District.

#### VI. Architectural Standards

The following architectural standards shall apply to the Genesis Lots:

1. Vinyl siding shall be .044 gauge with ¼” butt.
2. The roof pitch over the main body of each house shall be a minimum of 5/12 and each house shall have a minimum of a 12” overhang on the front elevation measured from the frame of the house. Dormer, shed or porch roofs may be a different pitch.
3. The driveways shall be at least 16’ wide and a minimum of approximately 20’ in length measured from the leading edge of the garage to the sidewalk.
4. Each dwelling shall have an attached 2-car attached garage.
5. A 5’ wide grass strip shall be maintained between the curbs and sidewalks for lots adjacent to public street.
6. Each lot shall contain a minimum of 1 tree and 3 shrubs.
11. All homes shall have fully sodded front yards installed by the home builder. The rear and side yards shall be seeded by the builder.
7. There shall be one dusk to dawn lights on the front of each garage.
8. All homes shall have dimensional or architectural grade shingles.

Exhibit A

Area Map





**Exhibit B**

**Legal Description**

(Property 1: Parcel No. 4001106)

Part of the West Half of the Northwest Quarter of Section 15, Township 16 North, Range 5 East, described as follows:

Commencing at a brass plug at the Northwest corner of said Northwest Quarter; thence South 89 degrees 46 minutes 29 seconds East along the North line thereof distance of 505.00 feet to a railroad spike at the point of beginning; thence continuing South 89 degrees 46 minutes 29 seconds East along said North line a distance of 821.84 feet to a railroad spike at the Northeast corner of said half line of said Half-Quarter Section a distance of 2665.17 feet to a railroad spike at the Southeast corner thereof; thence North 89 degrees 55 minutes 06 seconds West along the South line of said Half-Quarter Section a distance of 1326.4 feet to a brass plug at the Southwest corner thereof; thence North 00 degrees 00 minutes 00 seconds East along the West line of said Half-Quarter Section a distance of 1909.50 feet to a railroad spike distant 759 feet South of the Northwest corner thereof; thence South 89 degrees 46 minutes 29 seconds East parallel with the North line of said Half-Quarter Section a distance of 330 feet to a 5/8 inch rebar with yellow cap marked "Schneider Engr. Corp."; thence North 00 degrees 00 minutes 00 seconds East parallel with the West line of said Half-Quarter Section a distance of 510.08 feet to a 5/8 inch rebar with yellow cap marked "Schneider Engr. Corp."; thence South 89 degrees 46 minutes 29 seconds East parallel with the North line of said Half-Quarter Section a distance of 175 feet to a 5/8 inch rebar with yellow cap marked "Schneider Engr. Corp."; thence North 00 degrees 00 minutes 00 seconds East parallel with the West line of said Half-Quarter Section a distance of 248.92 feet to the Point of Beginning, containing 74.468 acres more or less.

(Property 2: Parcel No. 4005413)

A part of the West Half of the Northwest Quarter of Section 15, Township 16 North, Range 5 East, in Marion County, Indiana, and being described as follows:

Beginning at a brass plug at the Northwest corner of said Northwest Quarter; thence South 89 degrees 46 minutes 29 seconds East (basis of bearings is from Instrument #89-106910 Office of the Marion County Recorder) along the North line thereof a distance of 330.00 feet to a flush aluminum monument; thence South 00 degrees 00 minutes 00 seconds West parallel with the West line of said Quarter a distance of 759.00 feet to a flush 5/8 inch rebar with yellow cap; thence North 89 degrees 46 minutes 29 seconds West parallel with the North line of said Quarter a distance of 330.00 feet to a railroad spike on the West line of said Quarter; thence North 00 degrees 00 minutes 00 seconds East along said West line a distance of 759.00 feet to the Point of Beginning.

EXCEPTING therefrom properties 1 & 2 mentioned above that part conveyed to the

Consolidated City of Indianapolis, Marion County, through its Department of Public Works, by Warranty Deed recorded December 18, 2013 as Instrument No. 201300151855, in the Office of the Recorder of Marion County, Indiana, more particularly described as follows:

A part of the West Half of the Northwest Quarter of Section 15, Township 16 North, Range 5 East of the Second Principal Meridian in Lawrence Township, Marion County, Indiana, more particularly described as follows:

Beginning at the Southwest corner of said Half Quarter Section; thence along the West line thereof North 01 degrees 04 minutes 08 seconds West (basis of bearings is the West line of said Half Quarter Section as shown on a certain Location Control Route Survey Plat recorded as Instrument Number A201200073963) 609.96 feet; thence North 88 degrees 55 minutes 52 seconds East 45.00 feet; thence South 01 degrees 04 minutes 08 seconds East 260.00 feet; thence South 13 degrees 28 minutes 35 seconds East 255.98 feet; thence South 48 degrees 20 minutes 00 seconds East 68.00 feet; thence South 83 degrees 15 minutes 43 seconds East 156.06 feet; thence North 89 degrees 00 minutes 17 seconds East 6.36 feet; thence South 00 degrees 59 minutes 43 seconds East 33.00 feet to the South line of said Half Quarter Section; thence along said South line South 89 degrees 00 minutes 17 seconds West 310.88 feet to the POINT OF BEGINNING, and containing 1.162 acres, more or less, inclusive of existing right of way which contains 0.219 acres, more or less, under pavement, for a net additional taking of 0.043 acres, more or less.

**ALSO EXCEPTING**

A part of the West Half of the Northwest Quarter of Section 15, Township 16 North, Range 5 East of the Second Principal Meridian in Lawrence Township, Marion County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of said Half Quarter Section; thence along the North line thereof North 89 degrees 08 minutes 59 seconds East (basis of bearings is the North line of said Half Quarter Section as shown on a certain Location control Route Survey Plat recorded as Instrument Number A201200073962) 330.00 feet to the Northeast corner; thence along the East line thereof South 01 degrees 04 minutes 08 seconds East 40.00 feet; thence North 85 degrees 13 minutes 40 seconds West 132.69 feet; thence North 01 degrees 04 minutes 08 seconds West 9.00 feet; thence South 89 degrees 08 minutes 59 seconds West 58.61 feet; thence South 56 degrees 56 minutes 37 seconds West 51.16 feet; thence South 21 degrees 33 minutes 03 seconds West 39.00 feet; thence South 10 degrees 25 minutes 26 seconds West 85.32 feet; thence South 01 degrees 04 minutes 08 seconds East 168.39 feet; thence South 07 degrees 30 minutes 23 seconds West 127.42 feet; thence South 01 degrees 04 minutes 08 seconds East 91.00 feet; thence South 88 degrees 55 minutes 52 seconds West 45.00 feet to the West line of said Half Quarter Section; thence along said West line North 01 degrees 04 minutes 08 seconds West 550.63 feet to the POINT OF BEGINNING, and containing 0.969 acres more or less, inclusive of existing right of way which contains 0.253 acres, more or less, under pavement, for a net additional taking of 0.716 acres, more or less.

ALSO EXCEPTING

A part of the West Half of the Northwest Quarter of Section 15, Township 16 North, Range 5 East of the Second Principal Meridian in Lawrence Township, Marion County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said Half Quarter Section; thence along the North line thereof North 89 degrees 08 minutes 59 seconds East (basis of bearings is the North line of said Half Quarter Section as shown on a certain Location control Route Survey Plat recorded as Instrument Number A201200073962) 505.00 feet to the Northwest corner of said grantor and the POINT OF BEGINNING; thence continuing along said North line North 89 degrees 08 minutes 59 seconds East 67.00 feet; thence South 00 degrees 51 minutes 01 seconds East 50.00 feet; thence parallel with said North line South 89 degrees 08 minutes 59 seconds West 66.27 feet to the West line of said grantor; thence along said West line North 01 degrees 04 minutes 08 seconds West 50.00 feet to the POINT OF BEGINNING, and containing 0.076 acres, more or less, inclusive of existing right of way which contains 0.023 acres, more or less, under pavement, for a net additional taking of 0.053 acres, more or less.





Exhibit D

Concept Plan



<b>Table 744-509-1: Green Factor Calculation</b>				
Project Name or Address:		<i>Midelton - 11015 and 11127 East 46th Street</i>		
Column A	Column B	Column C	Column D	Column E
Type of Area or Element	Number of Plants	Measured Area or Area Equivalent in Sq. Ft.	Multiplier	Score
Parcel Size		3,295,314		
<b>Landscaped areas with uncompacted soil depth less than 24 inches</b>				
Area of lawn, grass pavers, ground covers, or other plants typically less than 3 ft tall at maturity		1,288,219	0.2	257,644
Large shrubs or ornamental grasses [1]		16 sq. ft. per	0.3	-
<b>Landscaped areas with uncompacted soil depth of 24 in. or more</b>				
Required Yards with mulch, ground covers, grass pavers, or other plants typically less than 3 ft tall at maturity			1.0	-
Areas other than required yards with mulch, ground covers, grass pavers, or other plants typically less than 3 ft tall at maturity			0.7	-
Large shrubs or ornamental grasses [1]	886	16 sq. ft. per	0.3	4,253
Small trees [2]	77	50 sq. ft. per	0.3	1,155
Medium trees [3]	224	100 sq. ft. per	0.4	8,960
Large trees [4]		200 sq. ft. per	0.4	-
<b>Undisturbed Areas [5]</b>				
Undisturbed areas less than 10,000 sf			0.8	-
Undisturbed contiguous areas 10,000 sf or more		832,867	1.5	1,249,301
Significant Trees over 10 in. DBH preserved		250 sq. ft. per	0.5	-
Heritage Tree over 8 in. DBH preserved		250 sq. ft. per	0.5	-
Tree Preservation Credits as per Sec. 503.L for preserved Significant or Heritage Trees		250 sq. ft. per	0.5	-
<b>Building or Structural Features</b>				
Permeable paving for walkways, parking lots, etc			1.2	-
Photocatalytic pavement or building exterior			1.5	-
White roof area			0.1	-
Vegetated walls - area of wall covered			0.7	-
Infiltration areas, underground chambers or surface, such as sand filters			1.5	-
<b>Green roofs</b>				
Area of green roof with less than 2 in. but not more than 4 in. growing depth			1.2	-
Area of green roof with over 4 in. growing depth			1.4	-
<b>Off-site improvements</b>				
Tree credit to the Tree Fund [6]		100 sq. ft. per	0.4	-
<b>Bonuses applied to factors above</b>				
Bioretention areas such as rain gardens, stormwater planters, and bioretention swales			1.5	-
Landscaping that consists entirely of drought-tolerant or native species, as defined by the Administrator			0.4	-
Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater or grey water			0.2	-
Landscaping visible to passersby (adjoining & up to 85 ft depth)			0.1	-
Landscaping to be maintained in food cultivation			0.2	-
Landscape area utilizing structural soil			0.4	-
<b>Total Green Factor Score</b>				<b>0.4617</b>

Table 744-509-1: Green Factor Calculation				
Project Name or Address:		Midelton - 11015 and 11127 East 46th Street		
Column A	Column B	Column C	Column D	Column E
Type of Area or Element	Number of Plants	Measured Area or Area Equivalent in Sq. Ft.	Multiplier	Score
<p>Notes for Green Factor</p> <p>[1] Large shrubs or ornamental grasses are those that reach 3 ft or more in height at maturity.</p> <p>[2] Small trees are trees that have a canopy spread less than 16 ft at maturity.</p> <p>[3] Medium trees are trees that have a canopy spread of 16 ft to 24 ft at maturity.</p> <p>[4] Large trees are trees that have a canopy spread of 25 ft or greater at maturity.</p> <p>[5] Undisturbed Area is a land area that is not affected by the construction activity; the land area must be stable and include established vegetation as evidenced by the presence of mature trees, understory plants or grasses other than turfgrass.</p> <p>[6] Contribution in lieu of a tree may be made for additional trees that are not required in a required yard. No more than 50% of the site's credited trees may be tree credits. Contribution method and amount to be established by the Metropolitan Development Commission.</p>				
Indicate the Tree species in each size category:				
Small trees species = 77				
Medium tree species = 244				
Large tree species = 0				





STEVEN J. FENNBACH, P.E.  
PRESIDENT

R. MATTHEW BROWN, P.E.  
VICE PRESIDENT

KAREN K. COLLINS, P.E.  
VICE PRESIDENT

JOSEPH T. BENGEL, P.E.  
VICE PRESIDENT

TRANSPORTATION ENGINEERING STUDIES • TRAFFIC IMPACT ANALYSIS  
STREET DESIGN • HIGHWAY DESIGN • TRAFFIC ENGINEERING  
PARKING LOT DESIGN • TRANSPORTATION PLANNING STUDIES  
CONSTRUCTION OBSERVATION • SITE OBSERVATIONS

REGISTRATION  
INDIANA  
ILLINOIS  
KENTUCKY  
MICHIGAN  
OHIO  
MINNESOTA  
TEXAS

MEMORANDUM

DATE: 12/19/2023

TO: Jill Palmer  
Project Manager – Multi-Modal  
Indianapolis DPW – Engineering

FROM: R. Matt Brown, PE / PTOE  
Vice President  
A&F Engineering Co., LLC

RE: Midelton Development (Fogle Property)



On behalf of Arbor Homes, A&F Engineering has prepared the following analysis to identify if improvements would be necessary at the following intersections based on a proposed 244 dwelling unit single-family development proposed by Arbor homes on the Fogle property called Midelton.

- German Church Road & 46th Street
- German Church Road & 42nd Street
- CR 800 W & 46th Street
- CR 800 W & 42nd Street
- 46th Street & Lyman Lane
- 46th Street & Birmingham Drive
- 42nd Street & Winding Park Drive
- 42nd Street & Benicia Lane

Previous Study

In May 2022, A&F Engineering conducted a Traffic Impact Study for Lennar which included a proposed 194 dwelling unit single-family development on the Fogle property. In addition, the following additional traffic generators within the study area were considered to formulate total year 2027 traffic volumes:

- A.) A 1% per year non-compounded growth rate was applied to the existing year 2022 traffic volumes.
- B.) A proposed 167 dwelling unit single-family development on the near-by Haines property.
- C.) An approved single-family development called Loudoun Place.

Since submission of this report to the Indianapolis Department of Public Works, Lennar has abandoned plans to develop the Fogle property and Arbor Homes has proposed that the site be developed with 244 single-family dwelling units. While the proposed Arbor plan is slightly more intense than the previous Lennar plan, the new site plan will be served by a similar access scheme (number and location) as previously studied.

In order to determine the traffic impact of the proposed Arbor Midelton development on the study intersections, the traffic volumes from the original Lennar project were subtracted from the previously submitted traffic study and the following steps were taken to add traffic from the proposed Arbor development into the study.

Trip Generation Comparison

Peak hour traffic volume estimates for the proposed Arbor project were calculated using the ITE *Trip Generation Manual*<sup>1</sup> these trip estimates are shown in Table 1, along with the previous trip estimates for the original Lennar project.

TABLE 1- TRIP GENERATION RESULTS

DEVELOPMENT	ITE CODE	SIZE	GENERATED TRIPS			
			AM PEAK		PM PEAK	
			ENTER	EXIT	ENTER	EXIT
ORIGINAL LENNAR	210	194 DU	35	101	117	68
PROPOSED ARBOR	210	244 DU	42	126	145	85
DIFFERENCE			7	25	28	17

Assignment & Distribution of Generated Trips

The generated traffic volumes from the proposed Arbor project (shown above) were assigned and distributed to the study intersections considered for this analysis. The assignment and distribution of generated trips for the Arbor project was identical to the percentages used in the previous Traffic Impact Study. For reference, a figure showing the assignment and distribution of generated trips for this property is attached.

Generated Traffic Volumes Added to the Roadway Network

The assignment and distribution percentages (shown on Figure 1) were applied to the Arbor generated trips (shown in Table 1) to yield the total generated trips from the proposed Arbor project at each of the study intersections. These generated trips are shown on Figure 2. For comparison, Figure 3 shows

<sup>1</sup> *Trip Generation Manual*, Institute of Transportation Engineers, Eleventh Edition, 2021.

the generated trip difference at each of the study intersections between the proposed Midelton development and the original Lennar development. Finally, the Total Year 2027 Traffic Volumes which include the generated traffic volumes from the proposed Midelton development are shown on **Figure 4**.

Turn Lane Analysis

A turn lane warrant analysis was conducted to determine if turn lanes would be required along 46<sup>th</sup> Street and/or German Church Road at the proposed access drives for the proposed Midelton development. This analysis was done in accordance with the INDOT *Driveway Permit Manual*<sup>2</sup> using the “Total Year 2027 Traffic Volumes” and the results are summarized below.

TABLE 2 – TURN LANE WARRANT RESULTS

LOCATION	RIGHT-TURN LANE	LEFT-TURN LANE
46TH STREET & LYMAN LANE/MIDELTON ACCESS DRIVE	X	X
GERMAN CHURCH ROAD & MIDELTON ACCESS DRIVE	X	✓

✓ = TURN LANE WARRANTED; X = TURN LANE NOT WARRANTED

It should be noted that these turn lane analysis results are identical to those documented in the original Traffic Impact Study submitted in May 2022.

Capacity Analysis

The “efficiency” of an intersection is based on its ability to accommodate the traffic volumes that approach the intersection. It is defined by the Level-of-Service (LOS) of the intersection. The LOS is determined by a series of calculations commonly called a “capacity analysis”. Input data into a capacity analysis include traffic volumes, intersection geometry, and number and use of lanes. To determine the LOS at the study intersection, a capacity analysis has been made using the recognized computer program *Synchro/SimTraffic*<sup>3</sup>. This program allows intersections to be analyzed and optimized using the capacity calculation methods outlined within the *Highway Capacity Manual (HCM 6<sup>th</sup> Edition)*<sup>4</sup>. The following list shows the delays related to the levels of service for signalized and unsignalized intersections:

<sup>2</sup> INDOT *Driveway Permit Manual*, Indiana Department of Transportation, 2018

<sup>3</sup> *Synchro/SimTraffic 11*, Trafficware, 2020.

<sup>4</sup> *Highway Capacity Manual (HCM), 6<sup>th</sup> Edition* Transportation Research Board, National Research Council, Washington, DC, 2016.



LEVEL OF SERVICE	CONTROL DELAY (SECONDS/VEHICLE)	
	UNSIGNALIZED	SIGNALIZED
A	LESS THAN OR EQUAL TO 10	LESS THAN OR EQUAL TO 10
B	BETWEEN 10.1 AND 15	BETWEEN 10.1 AND 20
C	BETWEEN 15.1 AND 25	BETWEEN 20.1 AND 35
D	BETWEEN 25.1 AND 35	BETWEEN 35.1 AND 55
E	BETWEEN 35.1 AND 50	BETWEEN 55.1 AND 80
F	GREATER THAN 50	GREATER THAN 80

The following tables summarize the level of service results at each of the study intersections considered for this analysis and the *Synchro* intersection reports illustrating these results are attached.

TABLE 3 – LOS SUMMARY: GERMAN CHURCH ROAD & 46TH STREET

APPROACH	AM PEAK HOUR	PM PEAK HOUR
NORTHBOUND APPROACH	C	B
SOUTHBOUND APPROACH	B	B
EASTBOUND APPROACH	A	B
WESTBOUND APPROACH	C	A
INTERSECTION	C	B

TABLE 4 – LOS SUMMARY: GERMAN CHURCH ROAD & 42ND STREET

APPROACH	AM PEAK HOUR	PM PEAK HOUR
NORTHBOUND APPROACH	B	B
SOUTHBOUND APPROACH	B	C
EASTBOUND APPROACH	A	B
WESTBOUND APPROACH	B	B
INTERSECTION	B	B

TABLE 5 – LOS SUMMARY: CR 800 W & 46TH STREET

APPROACH	AM PEAK HOUR	PM PEAK HOUR
EASTBOUND APPROACH	C	B
NORTHBOUND LEFT-TURN	A	A

TABLE 6 – LOS SUMMARY: CR 800 W & 42ND STREET

APPROACH	AM PEAK HOUR	PM PEAK HOUR
NORTHBOUND APPROACH	B	B
SOUTHBOUND APPROACH	B	B
EASTBOUND APPROACH	B	B
WESTBOUND APPROACH	A	B
INTERSECTION	B	B

TABLE 7 – LOS SUMMARY: 46TH STREET & LYMAN LANE/MIDELTON ACCESS DRIVE

APPROACH	AM PEAK HOUR	PM PEAK HOUR
NORTHBOUND APPROACH	C	B
SOUTHBOUND APPROACH	B	B
EASTBOUND LEFT-TURN	A	A
WESTBOUND LEFT-TURN	A	A

Note: Analysis considers the construction of the Northbound access drive with at least one inbound and one outbound lane that will stop for 46th Street.

TABLE 8 – LOS SUMMARY: 46TH ST. & BIRMINGHAM DRIVE/HOVENWEEP WAY (E. LOUDOUN PLACE ACCESS DR.)

APPROACH	AM PEAK HOUR	PM PEAK HOUR
NORTHBOUND APPROACH	C	B
SOUTHBOUND APPROACH	C	A
EASTBOUND LEFT-TURN	A	A
WESTBOUND LEFT-TURN	A	A

Note: Analysis considers the construction of the Northbound access drive with at least one inbound and one outbound lane that will stop for 46th Street.

TABLE 9 – LOS SUMMARY: 42ND ST. & WINDING PARK DR./WEST HAINES PROPERTY ACCESS DR.

APPROACH	AM PEAK HOUR	PM PEAK HOUR
NORTHBOUND APPROACH	B	B
SOUTHBOUND APPROACH	A	A
EASTBOUND LEFT-TURN	A	A
WESTBOUND LEFT-TURN	A	A

Note: Analysis considers the construction of the Southbound access drive with at least one inbound and one outbound lane that will stop for 42nd Street.

TABLE 10 – LOS SUMMARY: 42ND ST. & BENICIA LANE/ EAST HAINES PROPERTY ACCESS DR.

APPROACH	AM PEAK HOUR	PM PEAK HOUR
NORTHBOUND APPROACH	B	B
SOUTHBOUND APPROACH	A	B
EASTBOUND LEFT-TURN	A	A
WESTBOUND LEFT-TURN	A	A

Note: Analysis considers the construction of the Southbound access drive with at least one inbound and one outbound lane that will stop for 42nd Street.

TABLE 11 – LOS SUMMARY: GERMAN CHURCH ROAD & MIDELTON ACCESS DRIVE

APPROACH	AM PEAK HOUR	PM PEAK HOUR
WESTBOUND APPROACH	C	D
SOUTHBOUND LEFT-TURN	A	A

Note: Analysis considers the construction of the Westbound access drive with at least one inbound and two outbound lanes that will stop for German Church Road, and the construction of an exclusive Southbound left-turn lane along German Church Road.

Conclusions and Recommendations

Based on the data and analysis, the following conclusions and recommendations are formulated. It should be noted that these are unchanged from the conclusions and recommendations documented in the previously submitted Traffic Impact Study.

GERMAN CHURCH ROAD & 46<sup>TH</sup> STREET

Capacity analyses for all traffic volume scenarios have shown this intersection currently operates and will continue to operate at acceptable levels of service during the AM and PM peak hours with existing intersection conditions. Therefore, no improvements are recommended at this location.

GERMAN CHURCH ROAD & 42<sup>ND</sup> STREET

Capacity analyses for all traffic volume scenarios have shown this intersection currently operates and will continue to operate at acceptable levels of service during the AM and PM peak hours with existing intersection conditions. Therefore, no improvements are recommended at this location.

CR 800 W & 46<sup>TH</sup> STREET

Capacity analyses have shown that all approaches to this intersection currently operate and will continue to operate at acceptable levels of service during both AM and PM peak hours for all traffic scenarios. Therefore, no improvements are recommended at this location.

CR 800 W & 42<sup>ND</sup> STREET

Capacity analyses for all traffic volume scenarios have shown this intersection currently operates and will continue to operate at acceptable levels of service during the AM and PM peak hours with existing intersection conditions. Therefore, no improvements are recommended at this location.

46<sup>TH</sup> STREET & LYMAN LANE/MIDELTON ACCESS DRIVE

Capacity analyses have shown that all approaches to this intersection will operate at acceptable levels of service during the AM and PM peak hours with the following intersection conditions:

- Construction of the Northbound access drive with at least one inbound lane and one outbound lane.
- This intersection should be stop controlled with the access drive stopping for 46<sup>th</sup> Street.

46<sup>TH</sup> STREET & BIRMINGHAM DRIVE/HOVENWEEP WAY (EAST LOUDOUN PLACE ACCESS DRIVE)

Capacity analyses have shown that all approaches to this intersection will operate at acceptable levels of service during the AM and PM peak hours with the following intersection conditions:

- Construction of the Northbound access drive with at least one inbound lane and one outbound lane.
- This intersection should be stop controlled with the access drive stopping for 46<sup>th</sup> Street.

42<sup>ND</sup> STREET & WINDING PARK DRIVE/WEST HAINES PROPERTY ACCESS DRIVE

Capacity analyses have shown that all approaches to this intersection will operate at acceptable levels of service during the AM and PM peak hours with the following intersection conditions:

- Construction of the Southbound access drive with at least one inbound lane and one outbound lane.
- This intersection should be stop controlled with the access drive stopping for 42<sup>nd</sup> Street.

42<sup>ND</sup> STREET & BENICIA LANE/ EAST HAINES PROPERTY ACCESS DRIVE

Capacity analyses have shown that all approaches to this intersection will operate at acceptable levels of service during the AM and PM peak hours with the following intersection conditions:

- Construction of the Southbound access drive with at least one inbound lane and one outbound lane.
- This intersection should be stop controlled with the access drive stopping for 42<sup>nd</sup> Street.

GERMAN CHURCH ROAD & MIDELTON ACCESS DRIVE

Capacity analyses have shown that all approaches to this intersection will operate at acceptable levels of service during the AM and PM peak hours with the following intersection conditions:

- Construction of the Westbound access drive with at least one inbound lane and two outbound lanes.
- This intersection should be stop controlled with the access drive stopping for German Church Road.
- Construction of Southbound left-turn lane along German Church Road.





Photo looking south on to the subject site from 46<sup>th</sup> Street.



Photo looking south on to the subject site from 46<sup>th</sup> Street.



Photo looking east where the sidewalk ends along 46th Street.



Photo looking east across German Church Road to the corner subject site. Buildings to be removed .





Photo looking east at the subject site from German Church Road.



Photo looking southeast at the subject site from German Church Road.



Photo looking east at the subject site from the church on German Church Road.



Photo looking north at the southern property boundary along 42<sup>nd</sup> Street.





Photo of the adjacent residential neighborhood where the street connection will take place.



Photo of the subject site looking north from the eastern property boundary.



Photo of the subject site looking west from the eastern property boundary.



Photo of the subject site looking south from the eastern property boundary.