

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

August 13, 2026

Case Number: 2026-MOD-001
Property Address: 7536 South Emerson Avenue
Location: Perry Township, Council District #24
Petitioner: HSL Emerson, LLC, by Joseph D. Calderon
Current Zoning: D-P

Request: Modification of the site plan and Development Statement related to 2023-ZON-050 to remove age restriction of head of household (head of household being at least 55 years of age); allow multi-family units within five buildings (multi-family units limited to a single building); remove all references to Lot A; provide for a clubhouse and pool as a permitted accessory use; reduce accessory use setback along southern property line to 10 feet (accessory use setback along southern property line required 20 feet); provide for no less than 200 parking spaces (no less than 130 parking spaces allowed); provide for required bicycle parking spaces; and amend site plan in accordance with the amended Development Statement.

Current Land Use: Undeveloped.

**Staff
Recommendations:** Approval;

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner acknowledged the automatic continuance filed by a registered neighborhood organization that continued this petition from the March 26, 2026 hearing, to the April 23, 2026 hearing.

The Hearing Examiner continued this petition from the April 23, 2026 hearing, to the May 28, 2026 hearing, and to the August 13, 2026 hearing, at the request of the petitioner's representative.

On August 5, 2026, the petitioner's representative submitted an updated traffic study related to a Traffic Impact Study (TIS) in March 2022, that would respond to changes in the proposed development. See Exhibit C.

The study indicated that a "slightly higher number of trips" would occur with this proposed development, but the "difference is not significant enough to warrant additional improvements" than recommended with the 2022 TIS.

STAFF RECOMMENDATION

Approval.

PETITION OVERVIEW

This 5.67-acre site, zoned D-P, is developed with parking lots and accessory buildings associated with the religious uses to the south. It is surrounded by multi-family dwellings to the north, zoned D-6; religious uses to the south, zoned SU-1; the right-of-way of South Emerson Avenue to the east, zoned C-S; and open space and parking lots to the west, zoned D-6II.

MODIFICATION

The request would modify site plan and Development Statement related to 2023-ZON-050. See Exhibit A.

The site plan would be modified to provide for development of the site for 132 multi-family units within five buildings, rather than one building with 135 units. See Exhibit B.

Setbacks along the southern property line would be reduced from 20 feet to 10 feet.

Parking spaces would be increased from no less than 130 parking spaces to no less than 200 parking spaces, with the required bicycle parking spaces.

The amenities for this development would include a clubhouse and pool, in addition to games courts, playgrounds, community garden, pathways, sidewalks, benches and open space. The previous Development Statement included active / passive recreation space and a community room with a kitchenette.

The 2023 Development Statement required that the head of the household be at least 55 years of age. The use, as it relates to a multi-family development, would remove the age restriction of head of household.

Finally, all references to Lot A would be removed from the 2023 Development Statement

Planning Analysis

The proposed modification request would continue to be consistent with the Comprehensive Plan recommendation of Suburban Neighborhood. Additionally, development would be compatible with surrounding development that consists of single-family dwellings and multi-family dwellings. It should also be noted that the abutting site to the west is zoned D-6II, which would anticipate multi-family development.

Furthermore, nearby commercial development to the north would provide for convenient services for the proposed residential uses.

Staff would note that infrastructure improvements, including sidewalks and additional drive lanes, along this portion of the South Emerson Avenue have been completed. Additionally, the development should provide for internal sidewalks that would connect to those located within the public rights-of-way to provide for safe pedestrian access and connections.

Staff would also note that IndyGo, Route #16, would provide transit service to this development via the route along South Emerson Avenue and a bus stop south of this development.

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Accessory buildings and parking lot	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-6	Multi-family development
South:	SU-1	Religious uses
East:	C-S	South Emerson Avenue right-of-way
West:	D-6II	Open space / parking lots
Thoroughfare Plan		
McFarland Boulevard	Local Street	Existing 68-foot right-of-way and proposed 50-foot right-of-way.
South Emerson Avenue	Primary arterial	Existing 168-foot right-of-way and proposed 119-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	February 6, 2026	
Site Plan (Amended)	N/A	
Elevations	February 6, 2026	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	February 6, 2026	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Suburban Neighborhood. “The Suburban Neighborhood typology is predominantly made up of single-family housing but is interspersed with attached and multifamily housing where appropriate. This typology should be supported by a variety of neighborhood-serving businesses, institutions, and amenities. Natural Corridors and natural features such as stream corridors, wetlands, and woodlands should be treated as focal points or organizing systems for development. Streets should be well connected, and amenities should be treated as landmarks that enhance navigability of the development. This typology generally has a residential density of 1 to 5 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.”

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

- 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.
- Hydrological patterns should be preserved wherever possible.
- Curvilinear streets should be used with discretion and should maintain the same general direction.
- In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.

Conditions for All Housing

- A mix of housing types is encouraged.
- Developments of more than 30 housing units must have access to at least one arterial street of three or more continuous travel lanes between the intersections of two intersecting arterial streets.
- Should be within a one-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.

- Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.
- Developments with densities higher than five dwelling units per acre should have design character compatible with adjacent properties. Density intensification should be incremental with higher density housing types located closer to frequent transit lines, greenways or parks.

Multi-family Housing

- Should be located along arterial or collector streets, parks, or greenways.
- Parking should be either behind or interior to the development.
- Individual building height, massing, and footprint should gradually transition from adjacent developments. Specifically, buildings located adjacent to existing residential developments should be no more than one and a half times the height and no more than twice the average footprint of the existing adjacent residential buildings.

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:

- 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

2023-ZON-050; 7525 McFarland Boulevard, requested rezoning of 6.43 acres from the SU-1 district to the D-P classification to provide for a senior independent living facility, **approved**.

2021-ZON-146; 7525 McFarland Boulevard, requested rezoning of 13.614 acres from the SU-1 district to the D-P classification to provide for a senior independent living facility and multifamily housing, **denied**.

90-Z-201; 7610 South Emerson, requested rezoning of 27.92 acres, being in the D-6 and C-1 Districts, to the SI-1 classification to provide for the development of a church, **approved**.

VICINITY

2025-ZON-047; 7525 McFarland Boulevard (west of site), requested rezoning of 7.46 acres from the SU-1 district to the D-6II district to provide for a multi-family residential development, **approved**.

88-Z-217; 7451 McFarland Boulevard (north of site), requested rezoning of 1.413 acre, being in the D-3 District, to the D-6 classification to provide for residential development, **approved**.

88-Z-216; 7439 McFarland Boulevard, (north of site), requested rezoning of 1.24 acres, being in the D-3 District, to the D-7 classification to provide for residential development, **approved**.

88-Z-7; 7702 South Emerson Avenue (south of site), requested rezoning of 20 acres, being in the A-2 District, to the C-1 classification to provide for kindergarten, day nursery, nursing and convalescent home uses, **approved**.

88-Z-6; 5002 East Stop Eleven Road (south of site), requested rezoning of 11.64 acres, being in the A-2 District, to the C-2 classification to provide for neighborhood retail development, **approved**.

88-Z-5; 4601 East Southport Road (north of site), requested rezoning of 51.89 acres, being in the A-2 District, to the D-7 classification to provide for multi-family residential development, **approved**.

88-Z-4; 7502 South Emerson Avenue (south of site), requested rezoning of 21.53 acres, being in the A-2 District, to the D-6 classification to provide for multi-family residential development, **approved**.

88-Z-3; 4802 Stop Eleven Road (west of site), requested rezoning of 174.73 acres, being in the A-2 District, to the D-3 classification to provide for single-family residential development, **approved**.

AERIAL



7536 South Emerson Avenue

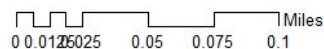
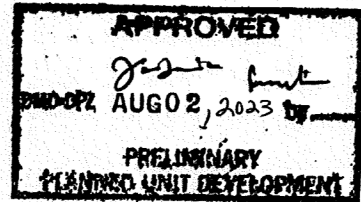


EXHIBIT A - 2023 DEVELOPMENT STATEMENT

Preliminary DP Plan

7525 McFarland Boulevard

Introduction



2023-201-050

Homestead Development LLC ("Homestead") is seeking to develop a portion of property commonly addressed as 7525 McFarland Boulevard (the "Subject Property"). Homestead's development is proposed on a 6.43 acre parcel fronting on South Emerson Avenue and is shown on the preliminary site plan and referred to herein as Lot A. The Subject Property is zoned SU-1, and is partially improved. Homestead is proposing a senior multifamily community on Lot A, as generally shown on the preliminary site plan submitted with and attached to this Preliminary DP Plan as Exhibit "A" (the "Preliminary Site Plan").

The Proposed Development/Permitted Uses

A. Lot A Permitted Uses: The Lot A development proposes approximately 135 attached multifamily residential units located in a single building containing three (3) stories and a footprint of approximately 47,600 s.f. on a parcel of approximately 6.43 acres. Both primary and accessory uses permitted by this Preliminary DP Plan are those which are either referenced or defined in Chapter 743, Article II, Table 743-1 "Use Table" of the Consolidated Zoning/Subdivision Ordinance of the City of Indianapolis, Marion County (the "Zoning Ordinance").

Permitted Primary uses on Lot A shall include:

1. Attached Multifamily units, limited to a single building and restricted for senior living, defined as the head of household being at least 55 years of age, in compliance with federal housing laws.

Permitted Accessory uses for Lot A may include:

1. Outdoor Recreation, which may include a green space, game courts, playgrounds, etc.
2. Community Garden.
3. Minor Residential Features, including pathways, sidewalks, benches and the like.
4. Surface Parking and Garages

Lot A Development Standards/Setbacks: Attached multifamily buildings and accessory structures (other than sidewalks, pathways and similar features) constructed on Lot A shall meet the following minimum setbacks:

1. Front Yard (East Property Line): Buildings: Fifty feet (50') from the proposed right-of-way line of Emerson Avenue;
 Accessory Uses: Ten feet (10') from proposed right-of-way line of Emerson Avenue, except that a portion of the access driveway near the south property line may be located as close as three feet (3') from the proposed right-of-way line of Emerson Avenue as shown on the Preliminary Site Plan.
2. North and South Property Lines: Buildings: Fifty feet (50');
 Accessory Uses: Ten feet (10') from north property line; Twenty feet (20') from south property line;
3. West Property Line: Buildings: Forty feet (40'); and
 Accessory Uses: Ten (10) feet

4. Maximum Height of Multifamily Building: Forty-Five feet (45'), measured from grade to roof peak.

Utilities/Drainage: All utilities are available to the site. There will be no utility poles located on the Subject Property, unless already existing and financially impractical to bury. Storm drainage will be professionally engineered to meet all City of Indianapolis requirements with respect to runoff rate and quantity, as well as water quality. A retention pond with more than sufficient capacity for the improvements proposed on Lot A is shown on the Preliminary Site Plan.

Signs: The following signs shall be permitted:

1. Freestanding (for the benefit of Lot A):
One (1) monument sign, not to exceed 6 feet in height and 13' in length, to be located near the Emerson Avenue entrance, as shown on the Preliminary Site Plan.
2. Secondary:
 - a) Vehicle Entry Point;
 - b) Incidental.
3. Wall

Where not specified herein, sign dimensions and locations shall be governed by the Sign Regulations of Marion County, as applied to mixed use districts, set forth in Chapter 744, Art. XI of the Zoning Ordinance.

Landscaping: A detailed landscaping plan for Lot A shall be submitted for Administrator's Approval prior to obtaining an Improvement Location Permit. In addition to the perimeter yards, areas between the building and parking lots shall feature landscaping and the interior of the parking lot shall meet the requirements for interior parking lot landscaping as set forth in the Zoning Ordinance.

Miscellaneous

Amenities: The development of Lot A, at a minimum, shall provide the following amenities:

1. Active and passive recreation space, on-site management office, secure entry, community room with kitchenette.

Parking:

1. There shall be no less than 130 on-site parking spaces (surface and garage).

Access: One (1) proposed curb cut on Emerson Avenue.

Administrative Approval of Final Site Plan: The Administrator shall have the right to issue final approval of a final site and development plan so long as the final site and development plan is consistent with the permitted uses, development standards, and landscaping requirements set forth in this Preliminary DP Plan.

EXHIBIT "A"

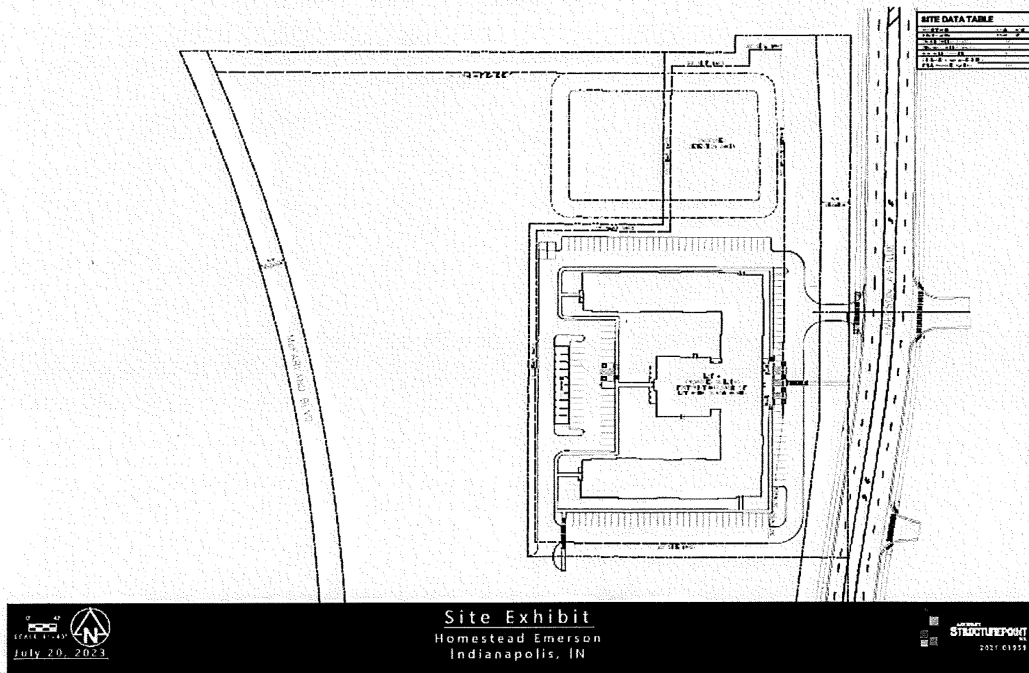


EXHIBIT B – 2026 AMENDED DEVELOPMENT STATEMENT

Amended and Restated Preliminary DP Plan

7536 South Emerson Avenue

Introduction

HSL Emerson LLC (“Homestead”) is seeking to develop a portion of property commonly addressed as 7536 South Emerson Avenue (the “Subject Property”). Homestead’s development is proposed on a 5.67 acre parcel fronting on South Emerson Avenue and is a platted lot. The Subject Property is zoned DP pursuant to 2023-ZON-050. In 2023, Homestead proposed a senior multifamily community on the Subject Property, but has not found a market for senior restricted housing in the area, and is now requesting a multifamily community without the senior leasing restriction. The proposed multifamily community will share virtually the same development requirements submitted with and attached to this Preliminary DP Plan as Exhibit “A” (the “Preliminary Site Plan”).

The Proposed Development/Permitted Uses

A. Permitted Uses: The development proposes approximately 132 attached multifamily residential units located in 5 separate buildings containing three (3) stories. A separate clubhouse building is also planned. Both primary and accessory uses permitted by this Preliminary DP Plan are those which are either referenced or defined in Chapter 743, Article II, Table 743-1 “Use Table” of the Consolidated Zoning/Subdivision Ordinance of the City of Indianapolis, Marion County (the “Zoning Ordinance”).

Permitted Primary uses on the Subject Property shall include:

1. Attached Multifamily units.

Permitted Accessory uses for Lot A may include:

1. Outdoor Recreation, which may include a green space, game courts, playgrounds, etc.
2. Community Garden.
3. Minor Residential Features, including pathways, sidewalks, benches and the like.
4. Surface Parking and Garages
5. Clubhouse and pool

Development Standards/Setbacks: Attached multifamily buildings and accessory structures (other than sidewalks, pathways and similar features) constructed on the Subject Property shall meet the following minimum setbacks:

1. Front Yard (East Property Line): Buildings: Fifty feet (50’) from the proposed right-of-way line of Emerson Avenue;
Accessory Uses: Ten feet (10’) from proposed right-of-way line of Emerson Avenue.
2. North and South Property Lines: Buildings: Fifty feet (50’);
Accessory Uses: Ten feet (10’) from north and south property lines;
3. West Property Line: Buildings: Forty feet (40’); and
Accessory Uses: Ten (10) feet
4. Maximum Height of Multifamily Buildings: Forty-Five feet (45’), measured from grade to roof peak.

Utilities/Drainage: All utilities are available to the site. There will be no utility poles located on the Subject Property, unless already existing and financially impractical to bury. Storm drainage will be professionally engineered to meet all City of Indianapolis requirements with respect to runoff rate and quantity, as well as water quality. A retention pond is shown on the Preliminary Site Plan.

Signs: The following signs shall be permitted:

1. Freestanding:
One (1) monument sign, not to exceed 6 feet in height and 13' in length, to be located near the Emerson Avenue entrance, as shown on the Preliminary Site Plan.
2. Secondary:
 - a) Vehicle Entry Point;
 - b) Incidental.
3. Wall

Where not specified herein, sign dimensions and locations shall be governed by the Sign Regulations of Marion County, as applied to mixed use districts, set forth in Chapter 744, Art. XI of the Zoning Ordinance.

Landscaping: The Preliminary Site Plan shows intended areas of landscaping. A detailed landscaping plan for the Subject Property shall be submitted for Administrator's Approval prior to obtaining an Improvement Location Permit. In addition to the perimeter yards, areas between the building and parking lots shall feature landscaping and the interior of the parking lot shall meet the requirements for interior parking lot landscaping as set forth in the Zoning Ordinance.

Miscellaneous

Amenities: The development of Lot A, at a minimum, shall provide the following amenities:

1. Clubhouse with pool.

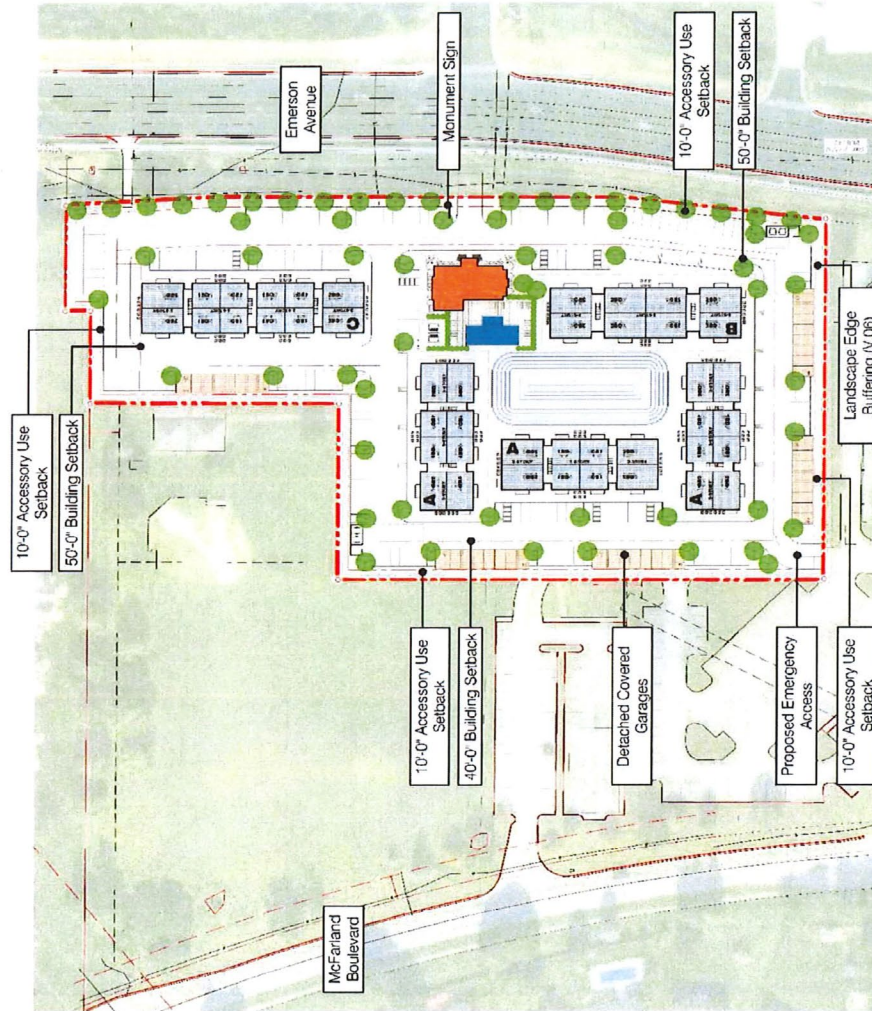
Parking:

1. There shall be no less than 200 on-site parking spaces (surface and garage).
2. There shall be no less than the minimum number of bicycle parking spaces.

Access: One (1) proposed curb cut on Emerson Avenue.

Administrative Approval of Final Site Plan: The Administrator shall have the right to issue final approval of a final site and development plan so long as the final site and development plan is consistent with the permitted uses, development standards, and landscaping requirements set forth in this Preliminary DP Plan.

EXHIBIT "A"



Site Data

Site Zoning	DP
Site Acreage	05.69 ac
Units	135 Approved 132 Proposed
Parking Spaces	130 Approved 221 Proposed
Bicycle Spaces	014 Required 014 Provided

Code References

Street Frontage Landscaping :
 01 Shade Tree per 35 feet of street frontage
 03 Large shrubs per 25 feet of street frontage (Table 744-505-1)

Required Interior Landscape Area :
 9% of all uncovered vehicle areas
 8 feet minimum width of landscape areas
 1 / 180 SF of interior landscaping area for minimum number of shade trees (Table 744-505-2)

Minimum Bicycle Parking Spaces :
 10% of required off-street parking spaces
 132 vehicle parking spaces required - 14 bicycle spaces required
 09 bicycle spaces to be covered (Table 744-402-1)

Proposed Site Plan
 SCALE 1" = 40'-0"
 10 8 6 4 2 0

EXHIBIT C



9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, INDIANA 46240
TEL 317.547.5580
FAX 317.543.0270

T E C H N I C A L M E M O R A N D U M

DATE: July 31, 2026
TO: Doug Falor, Homestead Development
FROM: Shashad Gujuran, P.E., PTOE, RSP₁, American Structurepoint Inc.
Nathan Stevens, American Structurepoint Inc. Inc.
RE: Homestead Emerson - Trip Generation and Capacity Analysis Comparison
CC: Ross Nixon, P.E., American Structurepoint Inc.

Introduction

A traffic impact study (TIS) was prepared by American Structurepoint, Inc. in March 2022 for the proposed Homestead Emerson development. The 2022 study evaluated the transportation impacts associated with the full build-out of the overall development and identified several roadway and intersection improvements to accommodate future traffic demand.

Since the completion of the 2022 TIS, the proposed developments evaluated in that study have not advanced beyond the planning stage and have not been constructed. This memorandum documents a comparison between the base trips generated for the approved site plan, and the base trips generated for the current site plan along with a comparison of potential capacity analysis changes. The purpose of this memo is to confirm that the previous recommendations identified in the previously completed Traffic Impact Study remain appropriate and valid for the current site plan.

Trip Generation Comparison

Previously, the 2022 TIS for the Homestead Emerson development included an Institute of Transportation Engineers (ITE) Land Code Use of 220 Multi-Family Housing (Low-Rise) and 252 Senior Living (Attached) with a proposed total of 188 Multi-Family Housing dwelling units and 130 Senior Adult Housing dwelling units. Since then, the developer has abandoned the initial Land Code Use and has proposed an updated Land Code Use of Multi-Family Housing (Low-Rise) 220 only. This update includes a total of 262 dwelling units of Multi-Family Housing (Low-Rise). This update and adjustment to the development have been reflected in the proposed Trip Generation. The ITE *Trip Generation Manual*, 12th Edition was used to estimate the peak hour trips for the previously approved and the current site plan. The developer also provided quantities of the newly proposed



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TECHNICAL MEMORANDUM

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a direct correlation to driver discomfort, frustration, fuel consumption, and lost travel time. **Table 2.0** provides the LOS criteria as defined in HCM.

Table 2.0 – LOS Thresholds

LOS	Delay per Vehicle (seconds)	
	Signalized Intersections	Unsignalized Intersections
A	≤ 10	≤ 10
B	> 10 and ≤ 20	> 10 and ≤ 15
C	> 20 and ≤ 35	> 15 and ≤ 25
D	> 35 and ≤ 55	> 25 and ≤ 35
E	> 55 and ≤ 80	> 35 and ≤ 50
F	> 80	> 50

The operating conditions of intersections were considered to be acceptable if found to operate at LOS D or better for the overall intersection, with no approach operating worse than LOS E.

The capacity analysis for Scenario 1 is based on opening year (2024) no-build traffic volumes. Any operational deficiencies identified in Scenario 1 are considered to be attributed to the existing conditions and will be addressed by the City of Indianapolis. The capacity analysis for Scenario 2 is based on opening year (2024) build traffic volumes. Any improvements identified in Scenario 2 will be attributed as improvements required by the developer.

The capacity analysis results are summarized for both scenarios in the following tables for the AM and PM peak hours, respectively. The Synchro capacity analysis output is provided in **Appendix C**.



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Table 2.1 – Capacity Analysis Results: Previous 2022 TIS Opening Year (2024) Build - Scenario 2

No.	Intersection	Proposed Intersection Control	Approach	AM Peak Hour			PM Peak Hour		
				Delay (sec/veh)	LOS	95% Queue Length (ft.)	Delay (sec/veh)	LOS	95% Queue Length (ft.)
1	Emerson Ave & Rosegate Ave / Proposed Driveway-A	Two-Way Stop Control	NB †	10.4	B	*	9.6	A	*
			SB †	9.6	A	*	11.0	B	*
			EB	23.5	C	25	20.6	C	*
			WB	17.4	C	*	22.2	C	25
			Overall	-	-	-	-	-	-
2	Emerson Ave & McFarland Blvd / Commerce Square Dr	Traffic Signal	NB	7.6	A	100	8.5	A	150
			SB	8.2	A	125	8.3	A	125
			EB	15.5	B	75	15.2	B	75
			WB	14.6	B	50	15.5	B	75
			Overall	9.6	A	-	10.0	A	-
3	McFarland Blvd & Proposed Driveway-B	One-Way Stop Control	NB	-	-	-	-	-	-
			SB †	7.6	A	*	7.8	A	*
			WB	10.0	B	*	10.4	B	*
			Overall	-	-	-	-	-	-
4	Southport Rd & McFarland Blvd	Traffic Signal	NB	18.1	B	75	31.2	C	175
			SB	17.6	B	50	28.7	C	75
			EB	17.1	B	200	26.5	C	375
			WB	6.8	A	100	11.0	B	225
			Overall	13.6	B	-	19.5	B	-

Note:

* Queue length < 25 feet

† Delay reported for left-turning traffic

25 feet = 1 vehicle



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Table 2.2 – Capacity Analysis Results: Updated Opening Year (2024) Build - Scenario 2

No.	Intersection	Proposed Intersection Control	Approach	AM Peak Hour			PM Peak Hour		
				Delay (sec/veh)	LOS	95% Queue Length (ft.)	Delay (sec/veh)	LOS	95% Queue Length (ft.)
1	Emerson Ave & Rosegate Ave / Proposed Driveway-A	Two-Way Stop Control	NB †	10.4	B	*	9.6	A	*
			SB †	9.6	A	*	11.0	B	*
			EB	24.5	C	*	20.7	C	*
			WB	17.4	C	*	22.2	C	*
			Overall	-	-	-	-	-	-
2	Emerson Ave & McFarland Blvd / Commerce Square Dr	Traffic Signal	NB	7.2	A	125	8.4	A	175
			SB	7.8	A	150	8.2	A	150
			EB	16.4	B	100	18.7	B	75
			WB	14.9	B	50	18.0	B	75
			Overall	9.4	A	-	10.0	A	-
3	McFarland Blvd & Proposed Driveway-B	One-Way Stop Control	NB	-	-	-	-	-	-
			SB †	7.6	A	*	7.8	A	*
			WB	9.9	A	*	10.4	B	*
			Overall	-	-	-	-	-	-
4	Southport Rd & McFarland Blvd	Traffic Signal	NB	20.8	C	100	27.6	C	125
			SB	17.5	B	50	23.0	C	75
			EB	19.3	B	200	31.7	C	375
			WB	6.7	A	100	10.8	B	250
			Overall	14.9	B	-	20.4	C	-

Note:

* Queue length < 25 feet

† Delay reported for left-turning traffic

25 feet = 1 vehicle

Emerson Avenue & Rosegate Avenue / Proposed Driveway-A

The capacity analysis results for Scenario 2 show that both the eastbound and westbound approaches at the study intersection (Proposed Driveway-A and Rosegate Avenue, respectively) are expected to operate at LOS C during the AM and PM peak hours for the opening year (2024) build conditions. No intersection improvements were required for Scenario 2.



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Emerson Avenue & McFarland Blvd / Commerce Square Drive

The capacity analysis results for Scenario 2 show that all approaches at the study intersection are expected to operate at LOS B or better during both the AM and PM peak hours for the opening year (2024) build conditions. No intersection improvements were required for Scenario 2.

McFarland Blvd & Proposed Driveway-B

Based on the capacity analysis results at the intersection of McFarland Blvd & Proposed Driveway-B for Scenario 2, the westbound approach (Proposed Driveway-B) is expected to operate at LOS B during both the AM and PM peak hours for the opening year (2024) build conditions. No intersection improvements were required for Scenario 2.

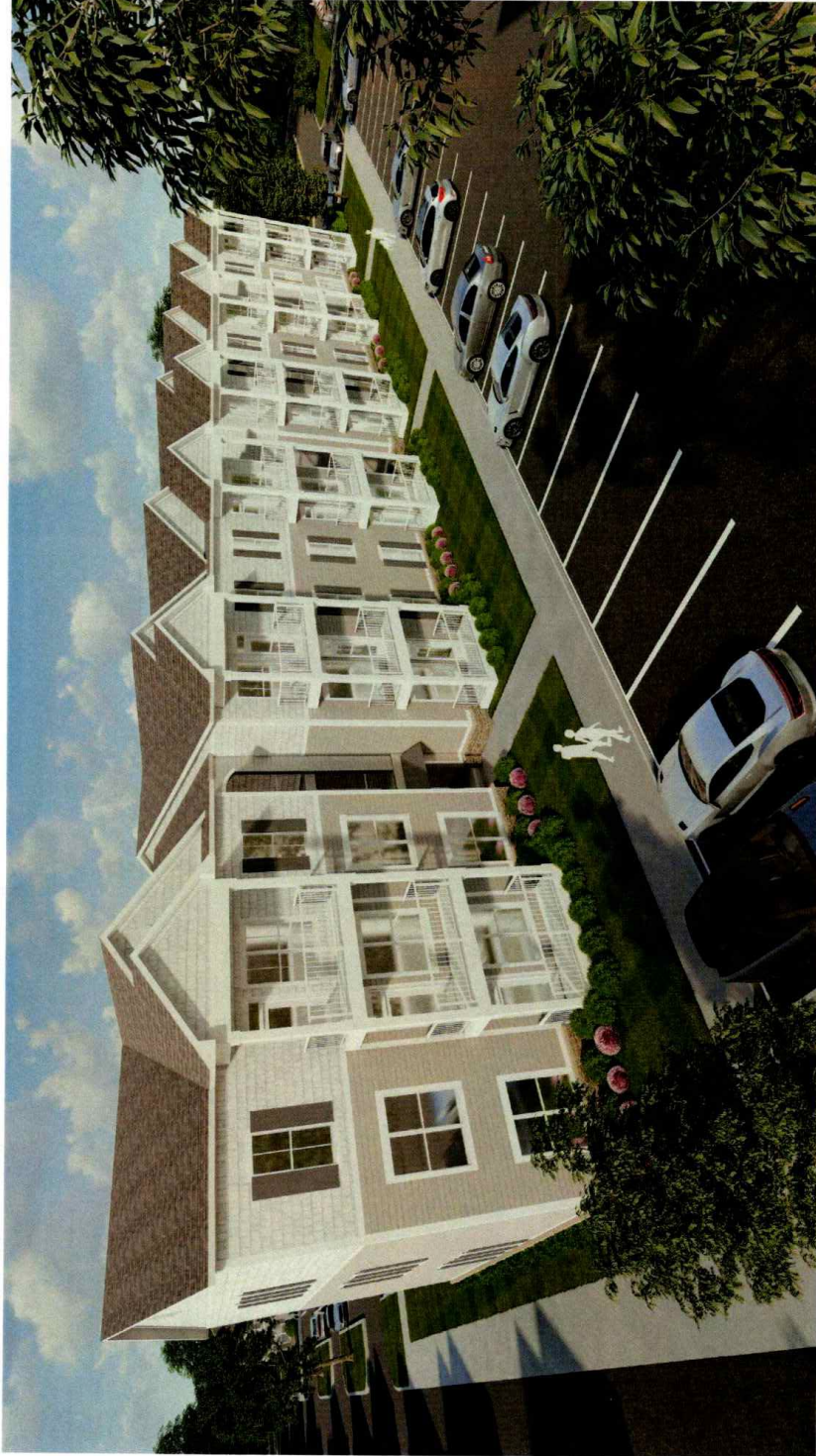
Southport Road & McFarland Blvd

The capacity analysis results for Scenario 2 show that all approaches at the study intersection are expected to operate at LOS B or better during the AM peak hour and at LOS C or better during the PM peak hour for the opening year (2024) build conditions. No intersection improvements were required for Scenario 2.

Summary of Findings

As shown in Table 1, the proposed site plan is expected to generate a slightly higher number of trips than the previously approved site plan evaluated in the 2022 TIS. This increase is primarily due to the revised land use mix, which has a marginally higher trip generation potential. However, the difference is not significant enough to warrant additional improvements, and the transportation improvements identified in the 2022 TIS remain appropriate and sufficient to accommodate the projected traffic associated with the revised site plan.

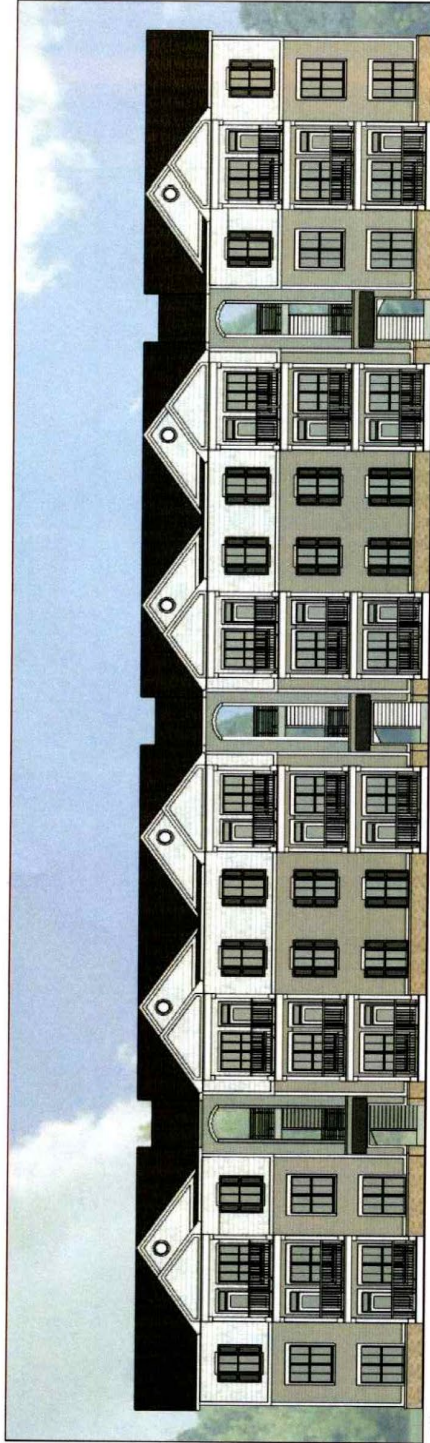
Residential Building Aerial View



Homestead - Emerson Indianapolis
DECEMBER 22, 2025

HOMESTEAD COMPANIES
archall

Building Elevations



① Front / Back Elevation



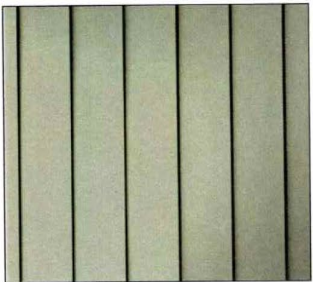
② Side Elevation

Materials



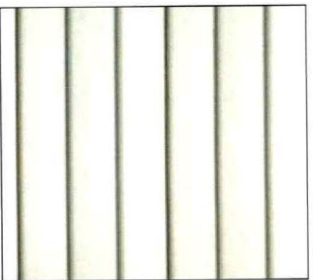
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 MANUFACTURER
 STYLE
 COLOR
 INSTALL

STONE
 LIMESTONE
 BREWMAR
 WHITE GROUT



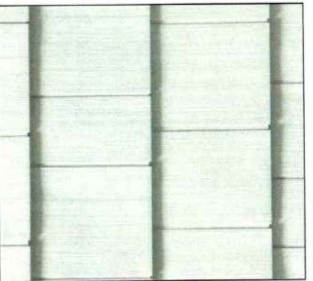
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 PRODUCT
 MANUFACTURER
 STYLE
 COLOR
 INSTALL

VINYL SIDING
 ALSIDE COVENTRY
 LAP SIDING
 PLATINUM GRAY
 DOUBLE 5" CLAPBOARD



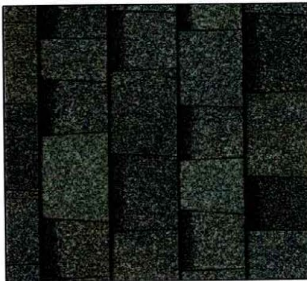
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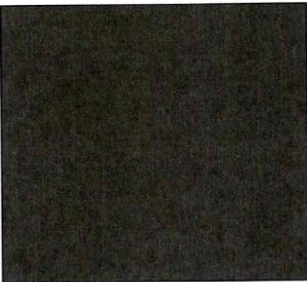
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 MANUFACTURER
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 COLOR
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 CLASSICS
 SHINGLE SIDING
 GLACIER WHITE



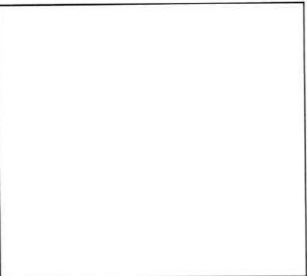
ROOF
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 STYLE
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 INSTALL

ASPHALT SHINGLE
 TAMKO
 WEATHERED WOOD



SHUTTERS
 PRODUCT
 MANUFACTURER
 STYLE
 COLOR
 INSTALL

NIGHT OWL (BW7061)



TRIM
 PRODUCT
 MANUFACTURER
 STYLE
 COLOR
 INSTALL

VINYL SIDING
 ALSIDE COVENTRY
 GLACIER WHITE



View looking south along Mc Farland Boulevard



View looking north along Mc Farland Boulevard



View of site looking north



View of site looking north



View of site looking north



View of site looking northwest



View of site looking west



View of site looking west



View of site looking west



View of site looking south



View looking northeast at proposed location of retention pond



View of site looking east at approximate location of proposed building



View of sidewalk looking east at approximate location of proposed building



View of site looking east at approximate location of proposed building



View of site looking southeast at adjacent church