



PLANNING COMMISSION STAFF REPORT

To: Planning Commission Members
From: Liz Fields, AICP, Planner
Meeting Date: May 14, 2025

PC 25-09 Rezoning & Preliminary Planned Unit Development | Shaker
PC 25-10 Meadows

Property Information: Location: Parcels #0836351005 and 0835102001
Current Zoning:
Parcel #0836351005: R-1B "One-Family Residential District"
Parcel #0835102001: R-1A "One-Family Residential District"
Proposed Zoning:
Parcel #0836351005: R-1B "One-Family Residential District" with a Planned Unit Development Overlay
Parcel #0835102001: R-1A "One-Family Residential District" with a Planned Unit Development Overlay
Property Size: 47.28 acres
Proposed Use: Single Family Residential Homes – 119 total units
Proposed Density: 2.52 Units/Acre
Proposed Open Space: 9.45 acres plus 7.59 acres of dedicated parkland (17.04 acres total or 36% of the total site)

Project Overview: The applicant, Todd Henderson, Henderson Development Company, is requesting to establish a Planned Unit Development Overlay on 47.28 acres currently located south of Pleasant Hill Boulevard, and to approve a preliminary development plan for 119 single family units.

The proposed zoning designation will allow the property to develop with a single-family residential subdivision that is similar in nature to the City's R-1A and R-1B Zoning Districts but allows the Planning Commission to vary the development regulations required in that district, including setbacks, density, lot sizes, and other similar features.

The proposed Preliminary Development Plan review and approval is the first step in the Planned Unit Development approval process. This step allows the applicant to present an overall concept for the subject property, without providing all the typical detailed information like utility requirements, grading, landscaping, etc. The Planning Commission and City Council then can review and provide feedback on the concept and decide whether the proposal makes sense for the City moving forward.

The Planning Commission will provide a recommendation to City Council on the rezoning request and Preliminary Development Plan and Council will ultimately make the decision to approve or deny both requests. If the Preliminary Development Plan is approved, then the applicant will return with a development agreement and a Final Development Plan which will include the detailed information that is required before construction can begin.

Comments:

The subject development proposes to expand the existing Shaker Meadows subdivision that was originally developed in 2003. The two subject properties, which allow the subdivision to expand by 47.28 acres, will connect into the existing street infrastructure from Troy Avenue and Pleasant Hill Boulevard. In total, 119 residential lots are proposed which are divided into 30 60-foot-wide lots and 89 50-foot-wide lots for a total density of 2.52 units per acre.

9.45 acres of area is identified as open space and 7.59 acres are identified as dedicated parkland, which totals approximately 36% of the area. The proposed open space is distributed throughout the property. The greatest concentration of open space is located in the northwest corner of the site, where there is a combined 8.26 acres of open space and dedicated parkland. It should be noted that the 17.04 total acres of dedicated parkland and open space are proposed to be preserved natural spaces that will be planted with native wildflowers. Amenities for the proposed subdivision include a dog park that connects to the proposed 1.5-mile mulched walking trail that will wind through the open space. Since the walking trail is an integral amenity for the subdivision, it will be important for the trail to be accessible to everyone in the subdivision. As such, staff proposes as a condition of approval that the walking trail be paved to ADA standards and connect to the proposed dog park.

The proposed lots are a minimum size of 5,000 square feet with a proposed minimum front yard setback of 25 feet, individual side yard setbacks of 5 feet with a combined 10 feet, and a rear yard setback of 25 feet.

The R-1A Zoning District requires a minimum lot size of 15,000 square feet, a minimum lot width of 100 feet, a minimum front yard setback of 25 feet, an individual side yard setback of 10 feet with a combined 25 feet, and rear yard

setback of 40 feet. The R-1B Zoning District requires a minimum lot size of 10,000 square feet, a minimum lot width of 80 feet, a minimum front yard setback of 25 feet, an individual side yard setback of 10 feet with a combined 25 feet, and rear yard setback of 40 feet. The proposed development meets the yard setback requirements of the R-1A and R-1B Districts but is requesting a change to the minimum lot area, width, and side and rear yard setbacks. It should be noted that the proposed dimensions are generally consistent with the first phase of the Shaker Meadows subdivision.

If the Planning Commission and Council approves the rezoning and preliminary development plan, then the applicant will provide additional details on the development with the Final Development Plan including a phasing plan for the development, elevations of typical residential homes that will fit within the proposed building envelope, concepts for the open space, a street tree plan, subdivision entrance signs and landscaping, and other similar features.

Zoning Amendment Standards for Approval:

The Planning Commission and the City Council shall consider the following criteria in approving all zoning amendments:

1. The proposed zoning district classification and use of the land will not materially endanger the public health or safety; and
The proposed zoning district classification and use of the land will not materially endanger the public health or safety.
2. The proposed zoning district classification and use of the land is reasonably necessary for the public health or general welfare, such as by enhancing the successful operation of the surrounding area in its basic community function or by providing an essential service to the community or region; and
The proposed zoning district classification and use of land will provide for high-quality housing and a residential community that includes amenities that promote well-being such as the dedicated walking trail.
3. The proposed zoning district classification and use of the land will not substantially injure the value of the abutting property; and
It is not expected that the proposed zoning district classification and use of the land will not injure the value of abutting land.
4. The proposed zoning district classification and use of the land will be in harmony with the scale, bulk, coverage, density, and character of the area of the neighborhood in which it is located; and
The proposed zoning district classification will be in harmony with the scale, bulk, coverage, density, and character of the neighborhood in which it is located. This project is proposed to be the second phase of

the Shaker Meadows Subdivision and is designed to seamlessly continue the design of the first phase.

5. The proposed zoning district classification and use of the land will generally conform with the Comprehensive Land Development Plan and other official plans of the City, unless actual development within the area or changes in the conditions of the area makes conforming to the Comprehensive Development Plan impractical; and
The subject properties are identified as “Low Density Residential” on the City’s Comprehensive Plan. This land use category recommends detached, single-family houses in subdivisions or platted neighborhoods. Typically, low density residential represents 1-6 dwelling units per acre”. The proposed zoning district and development is generally consistent with the land use category as it conforms to the use and density recommendations.
6. The proposed zoning district classification and use of the land are appropriately located with respect to transportation facilities, utilities, fire and police protection, waste disposal, and similar characteristics; and
The proposed zoning district classification and use of the land area are appropriately located in this regard.
7. The proposed zoning district classification and use of the land will not cause undo traffic congestion or create a traffic hazard.
The proposed development will need to meet the city’s construction standards and install all traffic improvements required by the City Engineer.

Considerations:

Should the Planning Commission choose to recommend approval of the Planned Unit Development Overlay to City Council, the following should be considered:

1. The proposed walking trail shall be paved to ADA standards and connect to the dog park.
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