



Meeting Date: July 9, 2025

**Project Overview:** The applicant, Charles E. Baverman III, Dinsmore & Shohl LLP on behalf of Forestar (USA) Real Estate Group, Inc. is requesting final development plan approval for the first three phases of the Shaker Farms Planned Unit Development located at 5764 Shaker Road within the PUD Overlay District.

The proposed final development plan is the final step in the Planned Unit Development approval process and is designed to build off the preliminary development plan approval by providing a detailed, fully engineered site plan which includes exact lot lines, road alignments, infrastructure details, landscaping, etc. Pursuant to Section 1109.05(g), the final development plan may be submitted either for the entire project or for each construction phase. The applicant is intending to develop the entire subdivision in eight phases, which may be grouped. Each phase of the final development plan will need to be reviewed by the Planning Commission and recommended to City Council for final approval.

**Comments:**

Overall: The submitted final development plan includes the first three phases in the overall development of the site. The proposed development that will occur in each individual phase is included below.

**Phase 1:** Phase 1 is proposed to develop the first portion of the subdivision which will occur along Manchester Road to the south of the site along the newly created Shaker Way. In this phase, 22 single-family lots (11 60-foot lots and 11 50-foot lots) are proposed along with two open space lots encompassing 6.05 acres (0.17 acres are reserved for open space). Entry marker columns are proposed on each side of the entrance of the development from Manchester Road which are four feet in height and consist of manufactured stone veneer.

**Phase 2:** Phase 2 is proposed to develop to the east of Phase 1, connected by Harvest Glen Road. In this phase, 46 single-family lots (27 60-foot lots and 19 50-foot lots) are proposed along with two open space lots encompassing 15.51 acres (4.77 acres are reserved for open space). In this phase, one of the two storm water ponds will be developed to the east of the single-family lots.

**Phase 3:** Phase 3 is proposed to develop to the north of Phase 1 and to the west of Phase 2 along Shaker Way and Wheatfield Way. In this phase, 38 single-family lots (22 50-foot lots and 16 16-foot lots) are proposed encompassing 6.10 acres.

Conformance to Preliminary Development Plan: The final development plan substantially conforms to the approved preliminary development plan. Minor modifications were made, which augmented the number of lots and the total open space/parks dedication. The number of proposed lots has decreased from 284 to 282, while the proposed open space has decreased from 31.01 acres to 20.47 acres. However, the proposed parkland dedication area has increased from 15.09 acres to 25.81 acres, and there is an increase in the total amount of open space and parkland dedication area from 46.1 acres to 46.28 acres.

Building Setbacks: The proposed building setbacks are consistent with the approved preliminary development plan. The front yard setback is proposed to be 25 feet, the side yard setbacks are proposed to be five feet each side (10 feet total), and the rear yard setback is proposed to be 25 feet.

Landscaping/Buffering: Landscaping in this phase is proposed in the form of 128 street trees that will be placed regularly along the roadways. Out of the 128 trees, 57 are 'Rotundiloba', 54 are 'Wildfire Tupelo', and 17 are 'Bald Cypress.' All street trees are proposed to be 2.5" caliper in size with a minimum height of 10-12 feet.

Additionally, to protect the privacy and quality of life for future residents, staff recommends that the applicant provide landscaping with or without fencing along Manchester Road to buffer the rear yards of homes on Harvest Glen Boulevard from the roadway. This screening will reduce visual and noise impacts from traffic and create a more attractive and cohesive streetscape.

Architectural Materials and Design: The applicant has provided a copy of the “Declaration of Covenants, Conditions, and Restrictions of Shaker Farms”. This document sets forth minimum requirements applicable to future lot owners of this subdivision (and is enforced by the HOA and not the City). Staff recommends that the applicant add language to the covenants that establishes the following:

1. **Building Design and Architectural Standards.** These standards may address elements such as building mass and scale, façade articulation, window and door placement, and garage orientation to ensure visually balanced and well-proportioned homes.
2. **Building Material Standards.** Guidelines would specify approved and prohibited exterior materials, establish acceptable color palettes, and may include minimum requirements for the use of high-quality materials (e.g., a minimum percentage of brick or stone on front facades).
3. **Monotony Standards.** To promote architectural diversity and visual interest, these standards would require variation in home design, materials, and colors to avoid repetitive or identical elevations within close proximity.

Final Development Plan General Standards for Approval:

The Planning Commission and Council shall apply the following standards in reviewing a PUD application and Development Plans:

1. Whether the application and plan indicate that the physical development of the PUD will commence within nine (9) months following the approval, and that the development will be carried out according to a reasonable construction schedule satisfactory to the City;  
**It is anticipated that the physical development of Phases 1-3 will commence within nine months of approval.**
2. Whether the proposed PUD is consistent in all respects with the purpose and intent of this section;  
**The proposed PUD is consistent with the purpose and intent of Section 1109.05.**
3. Whether the proposed PUD is in conformity with the Comprehensive Plan or any adopted component thereof, and that the development would not be contrary to the general welfare and economic prosperity of the community;  
**The proposed PUD is in conformity with the Reinvent Franklin 2040 Comprehensive Plan which intends for the property to be used for single-family residential housing. The development is not contrary to the general welfare and economic prosperity of the community.**

4. Whether the proposed development shall be provided with adequate drainage facilities for surface and storm water flow;  
**The proposed development shall be provided with adequate drainage facilities for surface and stormwater flow.**
5. Whether the proposed development will be accessible from public roads that are adequate to carry the traffic generated by the proposed development;  
**The proposed development will be accessible from public roads that are adequate to carry the traffic generated by the proposed development.**
6. Whether there will be an undue constraint or burden imposed on public services and facilities, such as fire and police protection, street maintenance, and maintenance of public areas by the proposed development;  
**The proposed development will not be an undue constraint or burden imposed on public services and facilities.**
7. Whether the streets and driveways on the site of the proposed development will be adequate to serve the residents of the proposed development and will meet the minimum standards of all applicable ordinances or administrative regulations of the City;  
**The street and driveways on the site of the proposed development are adequate to serve the residents and meet the minimum standards of the City.**
8. Whether centralized water and sewer facilities will be provided; and  
**The proposed development will provide centralized water and sewer facilities.**
9. Whether the use of the land surrounding the proposed development can be planned in coordination with the proposed development.  
**The use of land surrounding the proposed development can be planned in coordination with the proposed development.**

Residential PUD Overlay District Specific Standards for Approval:

The Planning Commission shall find the following in recommending approval of a Residential PUD, and Council shall find the following in approving a Residential PUD:

1. Such development will create an attractive residential environment of sustained desirability and economic stability, including structures in relation to terrain, consideration of safe pedestrian flow, ready access to recreation and open space, and coordination with overall plans for the community;

**The proposed development will create an attractive residential environment in relation with the overall plans for the community.**

2. Provision has been made for the installation of adequate public facilities and the continuing maintenance and operation of such facilities;  
**Provisions have been made for the installation of adequate public facilities.**
3. Adequate, continuing fire and police protection is available;  
**Adequate fire and police protection is available.**
4. The population composition of the PUD will not have an adverse effect upon the community's capacity to provide needed school or other municipal service facilities; and  
**The composition of the PUD will not have an adverse effect upon the community's capacity to provide needed school or other municipal services.**
5. Adequate guarantee is provided for permanent preservation of open space areas as shown on the approved site plan either by private reservation and maintenance, by dedication to the public, or payment in lieu of dedication, in accordance with section 1111.04.  
**Adequate guarantees have been provided.**

**Considerations:**

Should the Planning Commission recommend approval of the Final Development Plan for Phases 1-3 of the Shaker Farms PUD, staff recommends the following conditions be considered:

1. Revise the landscape plan to address screening and buffering along Manchester Road, to be reviewed and approved by staff.
  2. Revise the "Declaration of Covenants, Conditions, and Restrictions of Shaker Farms" to address building design and architectural standards, building material standards, and monotony standards – to be reviewed and approved by staff.
-