



# LEGISLATIVE COVER MEMO

---

**Meeting Date:** June 1, 2026

**Agenda Item:** **Resolution 2026-39**

DETERMINING THE SUFFICIENCY OF THE APPLICATION TO ADD CERTAIN PARCELS OF REAL PROPERTY TO THE FRANKLIN NEW COMMUNITY AUTHORITY DISTRICT; TO AMEND THE PETITION FOR ESTABLISHMENT OF THE FRANKLIN NEW COMMUNITY AUTHORITY AS A NEW COMMUNITY AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE; TO SET A DATE FOR A PUBLIC HEARING ON THE APPLICATION AS REQUIRED BY LAW.

**Submitted by:** Karisa Steed, Assistant City Manager/Econ. Development

**Scope/Description:** In April of 2023, City Council approved the establishment of the Franklin New Community Authority (the "NCA"), pursuant to City Ordinance 2023-10. Consistent with the City's approach to direct new development projects through the NCA, the application ("Application") attached to this Resolution as Exhibit A is being submitted by the property owner for real property located within the City (Shaker Meadows Development Site) and identified by parcel identification numbers 0836351005 and 0835102001. By adding the property to the NCA, the developer will benefit by being able to be reimbursed for a portion of certain costs it is committing to infrastructure improvements to such property that otherwise would have been needed to be constructed by the City. Additionally, the Application amends the Petition as previously approved by the City to include the new property and to allow the voluntary imposition of community development charges on the property.

**Exhibits:** Exhibit A: Application to Add Property to the Franklin New Community Authority District and to Amend the Petition for Establishment of the Franklin New Community Authority as a New Community Authority Under Chapter 349 of the Ohio Revised Code

**Recommendation:** Approval

CITY OF FRANKLIN, OHIO  
RESOLUTION 2026-39

**DETERMINING THE SUFFICIENCY OF THE APPLICATION TO ADD CERTAIN PARCELS OF REAL PROPERTY TO THE FRANKLIN NEW COMMUNITY AUTHORITY DISTRICT; TO AMEND THE PETITION FOR ESTABLISHMENT OF THE FRANKLIN NEW COMMUNITY AUTHORITY AS A NEW COMMUNITY AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE; TO SET A DATE FOR A PUBLIC HEARING ON THE APPLICATION AS REQUIRED BY LAW**

WHEREAS, pursuant to Ohio Revised Code (“R.C.”) Chapter 349, on March 6, 2023, a petition (the “Petition”) for the establishment of the Franklin New Community Authority (the “Authority”) was filed with the Clerk of Council of the City of Franklin, Ohio (the “Council”), as “organizational board of commissioners” within the meaning of R.C. Section 349.01(F)(3) by the City of Franklin, Ohio (the “City”) in its capacity as statutory developer of the Authority under R.C. Section 349.01(E) (the “Statutory Developer”), which Petition the Council approved on April 17, 2023, pursuant to Ordinance Number 2023-10; and

WHEREAS, the Petition described the boundaries of the related new community district (the “District”); and

WHEREAS, on June 1, 2026, HDC III, LLC, (the “Property Owner”), filed an application (the “Application”) with this Council requesting that certain parcels of real property identified therein as the Additional Property (Shaker Meadows Project Site) and owned by the Property Owner be added to the District; and

WHEREAS, pursuant to Section 4 of that certain Development Agreement, dated effective September 15, 2025, by and between Property Owner and the City (the “Development Agreement”), the Property Owner agreed, among other things, to consent to the addition of the Additional Property Shaker Meadows Project Site to the District; and

WHEREAS, through its adoption of Resolution No. 2025-57 the City approved the Development Agreement and authorized the City Manager, or his or her designee, to implement the Development Agreement on behalf of the City; and

WHEREAS, with respect to the Application, the City is the only City that can be defined as a “proximate city,” as that term is defined in R.C. Section 349.01(M); this Council, as the organizational board of commissioners for the District, is the legislative authority of the only “proximate city”; pursuant to R.C. Section 349.03; and, therefore, the City is not required to approve or sign the Application as a “proximate city” prior to the approval of the Application by this Council; and

WHEREAS, the Application further provides that the addition of such real property will be conducive to the public health, safety, convenience and welfare of the District, will be consistent with the development of the District, and will not jeopardize the plan of development of the District; and, because the Developer is a municipal corporation, the Developer is not required to own or control all of the Additional Property (Shaker Meadows Project Site) in connection with the addition of the Additional Property Shaker Meadows Project Site) to the District; and

WHEREAS, pursuant to R.C. Section 349.03(A), this Council, as the organizational board of commissioners for the determination of the sufficiency of the Application, upon finding the Application sufficient and in compliance with the required statutory requirements, must fix a time and place for a public hearing on the Application; and

WHEREAS, pursuant to R.C. Section 349.03(A), if determined to be sufficient, this Council shall hold the public hearing not less than thirty (30) days nor more than forty-five (45) days from the date the Application was filed by the Developer with this Council; and

WHEREAS, pursuant to R.C. Section 349.03(A), the Clerk of Council shall give notice of the public hearing on the Application by publication once each week for three consecutive weeks in a newspaper of general circulation prior to the hearing date.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Franklin, Warren County, Ohio, that:

Section 1. Sufficiency of Application. Council finds and determines that the Application complies with the requirements of R.C. Section 349.03 as to form and substance.

Section 2. Pursuant to R.C. Section 349.03, this Council hereby determines to hold a hearing on the Application on July 6, 2026 at the chambers of the City Council, One Benjamin Franklin Way, Franklin, Ohio 45005, at 5:30 p.m., and this Council hereby authorizes the City Manager to cause notice of the hearing to be published once a week for three consecutive weeks, or as provided in R.C. Section 7.16, in a newspaper of general circulation within Warren County, Ohio, pursuant to R.C. Section 349.03(A).

Section 3. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Resolution were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including R.C. Section 121.22.

ADOPTED: June 1, 2026

ATTEST: \_\_\_\_\_  
Khristi Dunn, Clerk of Council

APPROVED: \_\_\_\_\_  
Brent Centers, Mayor

CERTIFICATE

I, the undersigned Clerk of Council for the Franklin City Council, do hereby certify that the foregoing is a true and correct copy of a resolution passed by that body on June 1, 2026.

\_\_\_\_\_  
Khristi Dunn, Clerk of Council

**Exhibit A**

**Application to Add Property to the Franklin New Community Authority District and to Amend the Petition for Establishment of the Franklin New Community Authority as a New Community Authority Under Chapter 349 of the Ohio Revised Code**

*(See attached.)*

BEFORE THE CITY COUNCIL OF THE CITY  
OF FRANKLIN, OHIO

APPLICATION TO ADD PROPERTY TO THE FRANKLIN NEW COMMUNITY  
AUTHORITY DISTRICT AND TO AMEND THE PETITION FOR ESTABLISHMENT OF  
THE FRANKLIN NEW COMMUNITY AUTHORITY AS A NEW COMMUNITY  
AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE

Pursuant to Section 349.04(B) of the Ohio Revised Code, the City of Franklin, Ohio (the “Developer”) hereby applies to add property to the Franklin New Community Authority District (as constituted as of the date of this application, the “Original District,” and as altered by the approval of this application, the “District”), and to amend the petition for establishment of the Franklin New Community Authority (the “Authority”), a new community authority established under and operating pursuant to Chapter 349 of the Ohio Revised Code (the “Act”), filed with the Clerk of the City Council (the “Council”) of the City of Franklin, Ohio (the “City”), as organizational board of commissioners under Chapter 349 of the Ohio Revised Code, on March 6, 2023 (the “Original Petition” and as amended by approval of this Application, and as may be supplemented or amended by subsequent petitions or applications to add property, from time to time, the “Petition”). The Council approved the Original Petition by its Ordinance Number 2023-10 dated April 17, 2023, establishing the Original District and the Authority.

HDC III, LLC, an Ohio limited liability company (the “Property Owner”), is the owner of the Additional Property (Shaker Meadows Development Site), as defined herein, to be added to the District by this application (the “Application”).

Pursuant to Section 3 of that certain Development Agreement by and between Property Owner and the City (the “Development Agreement”), the Property Owner agreed, among other things, to consent to the addition of the Additional Property (Shaker Meadows Development Site) to the District.

Through its adoption of Resolution No. 2025-57 on September 15, 2025, the City approved the Development Agreement and authorized the City Manager, or his or her designee, to implement the Development Agreement on behalf of the City.

As authorized by Ohio Revised Code Section 349.03, and in accordance with the Development Agreement, the Developer now seeks approval from the Council to add certain real property described below to the District and to amend the Original Petition as necessary to accomplish the same, all pursuant to this Application. To that end, with respect to the real property at issue in this Application, the Developer hereby applies as follows:

1. Additional Property (Shaker Meadows Development Site). The Property Owner seeks the addition to the District of certain real property consisting of approximately 47.38 acres in the City (the “Additional Property (Shaker Meadows Development Site)”), which Additional Property (Shaker Meadows Development Site) is identified in the records of the Warren County Auditor at the time of this Application being parcel identification no. 0836351005 and 0835102001, and as described more particularly in the legal description

attached hereto as Exhibit A and as depicted in the map attached hereto as Exhibit B, which identifies the location of the Additional Property (Shaker Meadows Development Site) and outlines the initial plan of development for the Additional Property (Shaker Meadows Development Site), the Additional Property (Shaker Meadows Development Site) is generally situated along Shaker Road in the City. The Additional Property (Shaker Meadows Development Site) is owned by or is under the control of the Property Owner as evidenced by that certain General Warranty Deed identified in Book 3391, Page 180, as filed in the permanent land records of the Warren County Recorder on December 29, 2003, and that certain General Warranty Deed identified in Book 3362, Page 139, as also filed in the permanent land records of the Warren County Recorder on November 25, 2003. The Property Owner hereby confirms that the addition of the Additional Property (Shaker Meadows Development Site) will be conducive to the public health, safety, and convenience and welfare, will be consistent with the development of the District, and will further the plan of development for the District.

2. Zoning. The Additional Property (Shaker Meadows Development Site) is currently zoned as R-1 (One-Family Residential District), the intent of which is to provide space in the City for low-density, single-family residential uses, as modified by the conditional use and major site plan applications approved by the City of Franklin Planning Commission, including: (i) Ordinance 2025-12, adopted May 19, 2025, which approved a Planned Unit Development Application and Preliminary Development Plan applicable to the Additional Property (Shaker Meadows Development Site); and (ii) Ordinance 2026-02, adopted March 2, 2026, which approved the Final Development Plan for the Additional Property (Shaker Meadows Development Site). A copy of the Council's zoning resolution appears as Exhibit C hereto.
3. Development Plan. The Property Owner plans to provide for the construction of single-family residential development project, in multiple phases, together with necessary appurtenances related thereto on approximately 47.38 acres of the Additional Property (Shaker Meadows Development Site). Consistent with the overall plan for the District, the Property Owner will provide for the District certain improvements constituting "community facilities" under the Act, including certain Community Facilities (as defined in the Petition) in support of the Additional Property (Shaker Meadows Development Site), and the Property Owner and the City plan to cooperate in the creation of a new community reinvestment area to provide certain real property tax exemptions for improvements on the Additional Property (Shaker Meadows Development Site). Exhibit D hereto provides additional details regarding the development plan and anticipated improvements to the Additional Property (Shaker Meadows Development Site).
4. Community Development Charge. The Property Owner proposes to pay the costs of the Community Facilities through the levy and collection of the following: a 5.0-mill Additional Charge (as defined in the Petition). All Community Development Charges shall be paid by owners of real property within the Property pursuant to Ohio Revised Code Section 349.07 and the Declaration of Covenants and Restrictions for the Authority (the "Original Declaration"), and as may be supplemented, or amended from time to time as to the Property, including the Additional Property (Shaker Meadows Development Site), by the recording of an additional declaration of covenants and restrictions for the

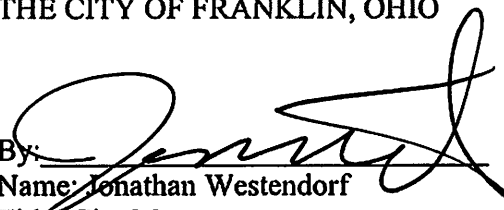
Authority (and as to each such supplemented or amended declaration, each a "Supplemental Declaration," together with all such Supplemental Declarations and the Original Declaration, the "Declaration"). Consistent with the Declaration, the community development charges with respect to any parcel within the District, including the Additional Property (Shaker Meadows Development Site), is chargeable and may be assessed by the Authority if a structure or building is located on a parcel and is not owned, leased, or otherwise controlled by a governmental entity provided that the governmental entity's use of the land, building, structure or improvement is exempt from real estate taxation under the laws of the State of Ohio.

5. Economic Feasibility. The preliminary economic feasibility analysis for the District, including the area development pattern and demand, location and territory size, present and future socio-economic conditions, public services provision, financial plan, and the Developer's management capability, are attached to the Application as Exhibit B (Additional Property Map), Exhibit D (Development Program), Exhibit E (demographic information for the City of Franklin, Ohio), Exhibit F (Information about Property Owner), and Exhibit G (Environmental Compliance).
6. Environmental Compliance. The Authority, the City, and the Property Owner shall comply with all applicable environmental laws and regulations with respect to the District. To the knowledge of the City and the Property Owner, the District does not include any conditions qualifying as a recognized environmental condition and no evidence of actual or potential releases of hazardous substances or petroleum products in conjunction with the District, except as applicable to the Additional Property (Shaker Meadows Development Site). Property Owner shall comply with all applicable environmental laws and regulations. As evidenced of such anticipated compliance by the Property Owner, a summary of the Phase I Environmental Site Assessment relating to the Additional Property (Shaker Meadows Development Site) is attached to this Application as Exhibit G.
7. Amendments to Petition. For purposes of this Application, the Petition is hereby amended to include the Additional Property (Shaker Meadows Development Site) within the District. The Additional Property (Shaker Meadows Development Site) will be made subject to the existing Declaration, and a Supplemental Declaration will be recorded by the Property Owner to implement the provisions of the Petition as amended by this Application, applicable to the Additional Property (Shaker Meadows Development Site).
8. Approvals. For the purposes of the establishment of the Authority as well as the expansion of the District, the City of Franklin, Ohio is the only city that can be defined as a "proximate city" as that term is defined in Ohio Revised Code Section 349.01(M).
9. Exhibits. Attached Exhibits A, B, C, D, E, F, and G, are part of this Application, and the Petition and the exhibits thereto, except as amended by this Application, are incorporated herein as part of this Application.
10. Definitions. Words and terms not defined herein shall have the meanings given in Ohio Revised Code Section 349.01, unless context requires a different meaning.

The Developer consents to the addition of the Additional Property (Shaker Meadows Development Site) as provided by this Application and the amendment of the Petition as provided by this Application, and the Developer waives its right to object to the addition of such territory as provided in Section 349.03(B) of the Ohio Revised Code. Therefore, the Developer hereby requests the Council, as the organizational board of commissioners, as that term is used in Ohio Revised Code Section 349.03, to determine that this Application complies as to form and substance with the requirements of Ohio Revised Code Section 349.03 and further requests that the Council fix the time and place of a hearing on this Application. Pursuant to Ohio Revised Code Section 349.03(A), that hearing must be held not less than thirty, nor more than forty-five days after the filing of this Application with the Clerk of the Council. This Application is filed with the Clerk of the Council this 1 day of June, 2026.

Respectfully submitted,

THE CITY OF FRANKLIN, OHIO

By:   
Name: Jonathan Westendorf  
Title: City Manager

State of Ohio :  
County of Warren : ss

The foregoing instrument was acknowledged before me this 28 day of May, 2026 by Jonathan Westendorf, the City Manager of the City of Franklin, Ohio, an Ohio municipal corporation, on behalf of the City of Franklin, Ohio.

  
Notary Public



Khristian Dunn  
Notary Public, State of Ohio  
My Commission Expires:  
12/21/2030

This Instrument was prepared by:

J. Caleb Bell, Esq.  
Bricker Graydon LLP  
100 South Third Street  
Columbus, Ohio 43215  
(614) 227-2300

BEFORE THE CITY COUNCIL OF THE CITY OF FRANKLIN, OHIO

APPLICATION TO ADD PROPERTY TO THE FRANKLIN NEW COMMUNITY  
AUTHORITY DISTRICT AND TO AMEND THE PETITION FOR ESTABLISHMENT OF  
THE FRANKLIN NEW COMMUNITY AUTHORITY AS A NEW COMMUNITY  
AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE

Submitted by:

CITY OF FRANKLIN, OHIO

As the Developer

The Property Owner consents to the addition of the Additional Property (Shaker Meadows Development Site) as provided by this Application and the amendment of the Petition as provided by this Application.

**HDC III, LLC as  
Property Owner**

By: R. Todd Henderson  
Name: R Todd Henderson  
Title: owner

State of Ohio :  
County of Ohio : ss

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of May, 2026 by R. Todd Henderson of HDC III, LLC, an Ohio limited liability company, on behalf of the company.

  
Notary Public



KELSEY R HANCOCK  
Notary Public  
State of Ohio  
My Comm. Expires  
May 26, 2026

This Instrument was prepared by

J. Caleb Bell, Esq.  
Bricker Graydon LLP  
100 South Third Street  
Columbus, Ohio 43215  
(614) 227-2300

# DESCRIPTION

47.282 Acres

This description is a general description of the location of the property and not intended to be used for the transfer of real property.

Situated in Sections 35 and 36, Town 3, Range 4, M.Rs, City of Franklin, Warren County, Ohio, being part of the 49.4133-acre tract of land conveyed to HDC III, LLC by deed recorded in Official Record 3362, Page 139, and all of the 13.1868-acre tract of land conveyed to HDC III, LLC by deed recorded in Official Record 3391, Page 180, all deed references are of record in the Warren County, Ohio Recorder's Office, and being more particularly described as follows:

**Beginning** at the southwest corner of said Section 36 and northwest corner of said Section 35;

Thence along the west line of said Section 36, North 05°18'58"East, a distance of 1,369.87 feet to the southwest corner of a 5.000-acre tract of land;

Thence South 86°24'32"East, a distance of 896.93 feet to the most westerly corner of Lot 10 of Shaker Meadows, Section 1, recorded in Plat Book 64, Page 79;

Thence along the lines of said Shaker Meadows, Section 1, the following courses:

1. South 45°12'38"East, a distance of 308.76 feet to a point;
2. South 73°36'17"East, a distance of 214.78 feet to a point;
3. South 86°25'01"East, a distance of 165.67 feet to a point;

Thence continuing along the said Shaker Meadows, Section 1 and the lines of Shaker Meadows, Section 2, recorded in Plat Book 67, Page 26, the following courses:

1. South 39°18'08"West, a distance of 228.14 feet;
2. Along a non-tangent curve to the left, having a radius of 125.00 feet, a curve length of 1.60 feet, a central angle of 00°44'00", the chord of said curve bears North 51°03'54" West, a distance of 1.60' to a point;
3. along a line non-tangent to said curve, South 48°43'30"West, a distance of 270.57 feet;
4. South 58°27'40"West, a distance of 151.59 feet to a point;
5. South 75°18'17"West, a distance of 240.00 feet to a point;
6. South 14°41'43"East, a distance of 100.00 feet to a point;
7. South 75°18'17"West, a distance of 59.12 feet to a point;
8. South 14°41'43"East, a distance of 210.00 feet to a point;
9. North 75°18'17"East, a distance of 72.87 feet to a point;
10. South 14°41'43"East, a distance of 206.23 feet to a point in the westerly limited-access right-of-way line of Interstate Route 75;

Thence along said westerly limited-access right-of-way line of Interstate Route 75, along a curve deflecting to the left, having a radius of 12,437.67 feet, a curve length of 109.60 feet, a central angle of 00°30'18", the chord of said curve bears South 44°51'14" West, a distance of 109.60 feet to a point in the north line of Lot 5 of Replat of Lot 1 of Abrams Subdivision recorded in Plat Book 22, Page 10;

Thence along the north line of said Lot 5, along a line non-tangent to said curve, North 87°08'17"West, a distance of 80.56 feet to the northwest corner of said Lot 5;

Thence along the west line of said Lot 5, South 05°15'38"West, a distance of 95.86 feet to a point in the aforementioned westerly limited-access right-of-way line of Interstate Route 75;

Thence along the westerly limited-access right-of-way line of Interstate Route 75, the following courses:

1. Along a non-tangent curve deflecting to the left, having a radius of 12,437.67 feet, a curve length of 180.71 feet, a central angle of 00°49'57", the chord of said curve bears South 43°35'47" West, a distance of 180.71 feet to a point;
2. along a line non-tangent to said curve, South 43°30'06"West, a distance of 253.33 feet to a point;
3. South 44°25'12"West, a distance of 559.27 feet to a point;
4. Along a tangent curve deflecting to the left, having a radius of 12,478.07 feet, a curve length of 496.87 feet, a central angle of 02°16'53", the chord of said curve bears South 38°18'22" West, a distance of 496.84 feet to a point in the west line of aforementioned Section 35;

Thence along the west line of said Section 35, along a line non-tangent to said curve, North 05°26'37"East, a distance of 1,249.45 feet to the **POINT OF BEGINNING**.

Containing 47.282 acres of land, more or less.



764699\_Shaker Meadows\_Zoning Desc.doc  
4/1/2025

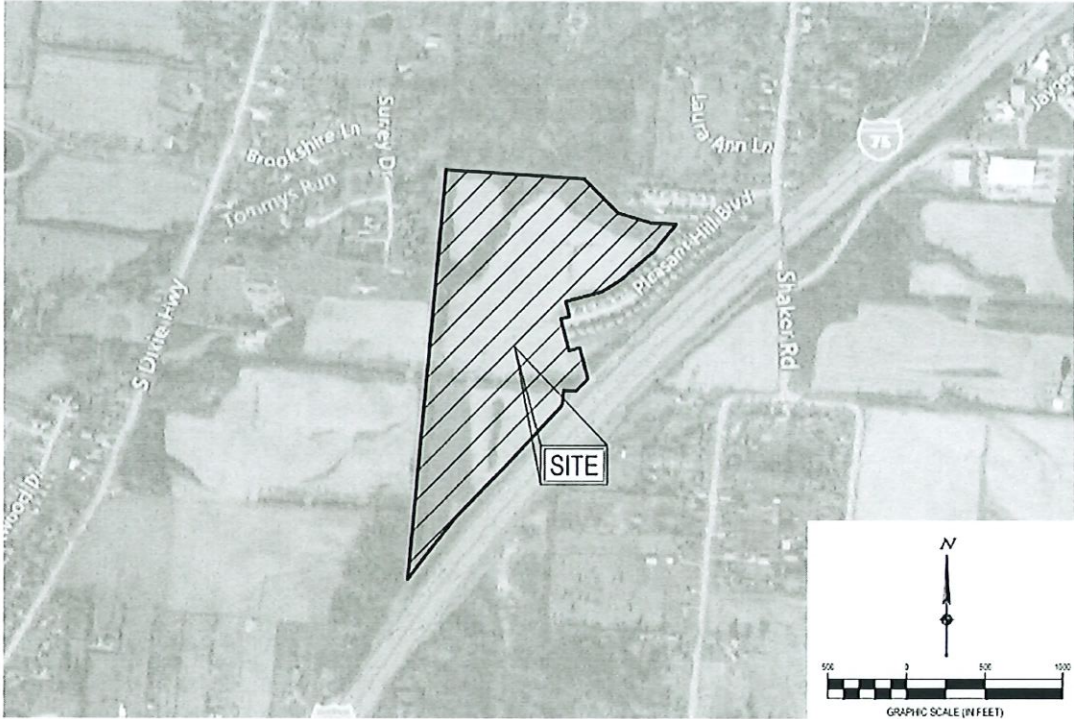


764699\_Shaker Meadows\_Zoning Desc.doc  
4/1/2025

## **EXHIBIT B**

### **Map**

The attached map shows the location of the Additional Property (Shaker Meadows Development Site).



HENDERSON DEVELOPMENT

**SHAKER MEADOWS**  
SHAKER ROAD  
FRANKLIN TOWNSHIP, OH

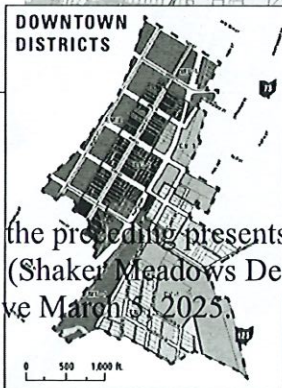
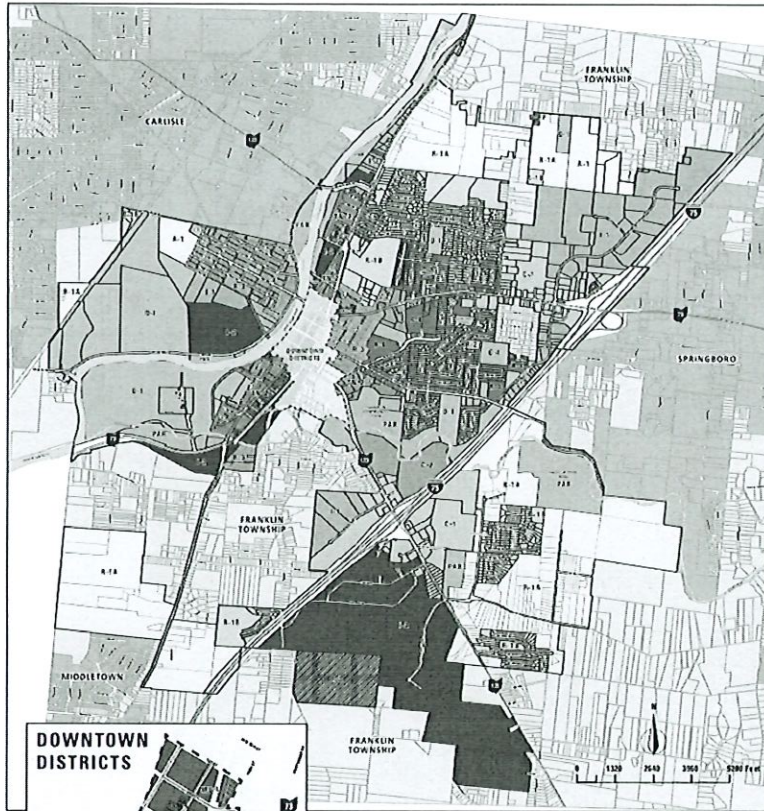
© 2024 CESO, INC.  
Project Number: 78354-01  
Scale: 1"=500'  
Drawn By: JEE  
Checked By: ---  
Date: APRIL 1, 2024  
Issue: PRELIMINARY

Drawing Title:  
**VICINITY MAP**

**1**

**CITY OF FRANKLIN  
OFFICIAL ZONING MAP**

Ordinance 2025-01  
Passed 02-03-2025  
Effective Date 03-05-2025



<b>RESIDENTIAL DISTRICTS</b>	<b>INDUSTRIAL DISTRICTS</b>
<ul style="list-style-type: none"> <li>PAR PARKS AND RECREATION</li> <li>A-1 AGRICULTURAL</li> <li>R-1A ESTATE RESIDENTIAL</li> <li>R-1B SUBURBAN RESIDENTIAL</li> <li>R-2 METROPOLITAN RESIDENTIAL</li> <li>R-3 CENTRAL RESIDENTIAL</li> <li>R-4 MULTI-FAMILY RESIDENTIAL</li> </ul>	<ul style="list-style-type: none"> <li>I-1 LIGHT INDUSTRIAL</li> <li>I-2 GENERAL INDUSTRIAL</li> </ul>
<b>COMMERCIAL DISTRICTS</b>	<b>DOWNTOWN DISTRICTS</b>
<ul style="list-style-type: none"> <li>C-1 COMMUNITY COMMERCIAL</li> </ul>	<ul style="list-style-type: none"> <li>DC-1 DOWNTOWN CORE</li> <li>MU-1 MIXED USE</li> <li>RMU-1 RIVERFRONT MIXED USE</li> <li>TN-1 TRANSITIONAL NEIGHBORHOOD</li> <li>TS-1 TRANSITIONAL SUBURBAN</li> </ul>
<b>OFFICE DISTRICTS</b>	<b>OVERLAY DISTRICT</b>
<ul style="list-style-type: none"> <li>O-1 OFFICE AND INSTITUTIONAL</li> <li>O-RP RESEARCH PARK</li> <li>O-S OFFICE SERVICE</li> </ul>	<ul style="list-style-type: none"> <li>FUD PLANNED UNIT DEVELOPMENT</li> </ul>

I hereby certify that the preceding presents the applicable zoning regulations with respect to the Additional Property (Shaker Meadows Development Site), as set forth in the City of Franklin Zoning Map, effective March 5, 2025.

*Christa Dunn*

Clerk of Council  
City of Franklin, Ohio

## **EXHIBIT D**

### **Development Program**

#### **Proposed Location and Elements of the Development**

The Property, upon approval of City Council, will be added to the District. The Property when developed will be situated on approximately 47.38 acres generally located within the City of Franklin, Warren County, Ohio and generally situated on Shaker Road. The development will include the construction of a single-family residential development project, together with necessary appurtenances related thereto, and will comply with the City of Franklin, Ohio Zoning Resolution requirements with respect to properties zoned R-1 (One-Family Residential District), as modified by the conditional use and major site plan applications approved by the City of Franklin Planning Commission, including Ordinance 2025-12, adopted May 19, 2025, which approved a Planned Unit Development Application and Preliminary Development Plan applicable to the Additional Property (Shaker Meadows Development Site) and Ordinance 2026-02, adopted March 2, 2026, which approved the Final Development Plan for the Additional Property (Shaker Meadows Development Site).

#### **Community Facilities**

The community facilities (the “Community Facilities”) in support of the Property include, but are not limited to, those Community Facilities approved by the Council in “Exhibit D” of the Petition. In addition, the Community Facilities in support of the Additional Property (Shaker Meadows Development Site) include the Shaker Meadows Community Facilities (defined below).

The Property Owner, in coordination with an affiliated entity Henderson Construction, Inc., an Ohio for-profit corporation, doing business as Henderson Development Company, will develop and construct a residential neighborhood development project consisting of single-family dwellings, together with necessary appurtenances related thereto (the “Residential Project”).

The Property Owner, on behalf of the Developer, intends to construct certain Community Facilities related to improvements generally consisting of acquiring and constructing the infrastructure in support of the Residential Project (together, the “Shaker Meadows Community Facilities”).

#### **Plan of Finance**

The community development charge revenues generated from the Property will be used to pay a portion of certain costs of the Community Facilities, the Shaker Meadows Community Facilities and any other costs of the Authority.

Exhibit F of the Original Petition contains the Plan of Finance for the Property.

## **EXHIBIT E**

The Area Development Pattern and Demand, Location and Proposed District Size, Present and Future Socio-Economic Conditions, Public Services Provision, Financial Plan, and Developer's Management Capability are substantially unchanged from the information contained in the Original Petition.

The Location and Proposed District Size and the Financial Plan will be supplemented with the following updates:

### **Location and Proposed District Size**

As to the District's size, the Additional Property (Shaker Meadows Development Site) is located entirely within the City and consists of approximately 47.38 acres, which will increase the total District size to approximately 226.9276 acres.

### **Financial Plan**

The City will utilize debt and equity, intergovernmental contracts, and development agreements to cause the construction of the Community Facilities, the Shaker Meadows Community Facilities, and the costs of the Authority.

The Additional Property (Shaker Meadows Development Site) will be subject to the Additional Charge in an amount not to exceed 5.0 mills.

## **EXHIBIT F**

### **Information about the Developer and Property Owner**

#### **Developer's Management Capabilities**

See City audit on file with Clerk.

#### **HDC III, LLC Management Capabilities:**

HDC III, LLC shall be outsourcing management responsibilities to a professional management company that will manage the development via a home owner's association (HOA). The Developer and HDC III, LLC expect the professional management company to be a company of good reputation that meets commercially reasonable standards in its provision of property management services.

**EXHIBIT G**

**PHASE I ENVIRONMENTAL SITE ASSESSMENT FOR THE ADDITIONAL  
PROPERTY**

1. That certain Phase I Environmental Site Assessment, dated May 6, 2025, designated by Project No. 25CN0110, AND prepared for Henderson Construction HDC III by Alt & Witzig Consulting Services and pertaining to real property identified by tax identification parcels 0836351005 and 835102001 in the City of Franklin, Warren County, Ohio.