



# LEGISLATIVE COVER MEMO

**Introduction:** May 19, 2025

**Public Hearing:** June 2, 2025

**Agenda Item:** **Ordinance 2025-11**  
AN ORDINANCE TO CONSIDER THE REQUEST FROM  
HENDERSON DEVELOPMENT COMPANY TO REZONE 47.28  
ACRES OF LAND SOUTH OF PLEASANT HILL BOULEVARD

**Submitted by:** Jonathan Westendorf, City Manager

**Scope/Description:** The applicant, Todd Henderson, Henderson Development Company, has requested a rezoning for their 47.28 acre parcels (Parcel #0836351005, Parcel #0835102001) located south of Pleasant Hill Boulevard:

Parcel #0836351005: R-1B "One-Family Residential District"  
Parcel #0835102001: R-1A "One-Family Residential District" to

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

The subject development proposes to expand the existing Shaker Meadows subdivision that was originally developed in 2003. 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.

This rezoning request was reviewed by Planning Commission at its May 14, 2025 regularly scheduled meeting. After holding a public hearing on the request, Planning Commission voted 4-1 to recommend to approve the rezoning request to City Council.

**Vote Required for Passage:** Per Section 4.12 of the City Charter, the amendment, or rejection of this Ordinance requires the affirmative vote of not less than FOUR members of Council.

**Exhibits:** Exhibit A: Vicinity Map

CITY OF FRANKLIN, OHIO  
ORDINANCE 2025-11

**AN ORDINANCE TO CONSIDER THE REQUEST FROM HENDERSON DEVELOPMENT COMPANY TO REZONE 47.28 ACRES OF LAND SOUTH OF PLEASANT HILL BOULEVARD**

WHEREAS, the Henderson Development Company has submitted a request to rezone a 47.28 acres of land south of Pleasant Hill Boulevard (Parcel #0836351005, Parcel #0835102001) from Parcel #0836351005: R-1B "One-Family Residential District" and Parcel #0835102001: R-1A "One-Family Residential District" to Parcel #0836351005: R-1B "One-Family Residential District" with a Planned Unit Development Overlay and Parcel #0835102001: R-1A "One-Family Residential District" with a Planned Unit Development Overlay and;

WHEREAS, the Franklin City Planning Commission, at its May 14, 2025 meeting, voted 4-1 to make a recommendation to Council for approval on the submitted rezoning request and;

WHEREAS, this Council, upon receipt of said recommendation, has timely conducted a public hearing in accordance with Section 4.03 of the Charter of the City of Franklin;

WHEREAS, this Council, upon receipt of said recommendation, has conducted a public hearing in accordance with Section 4.13 of the Charter of the City of Franklin; and

THE CITY OF FRANKLIN HEREBY ORDAINS

Section 1. Upon an affirmative vote of at least four (4) of the members of Council present, that the rezoning request is approved as recommended by Planning Commission. Parcel #0836351005: R-1B "One-Family Residential District" shall be rezoned to R-1B "One-Family Residential District" with a Planned Unit Development Overlay and Parcel #0835102001: R-1A "One-Family Residential District" shall be rezoned to R-1A "One-Family Residential District" with a Planned Unit Development Overlay  
OR

Section 1. Upon an affirmative vote of at least four (4) of the members of Council present, that the recommendation of Planning Commission is overruled in the following respects:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ and;

Section 2. All ordinances or parts of ordinances that conflict with this ordinance are hereby repealed;

Section 3. It is found that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code, and the Rules of Council;

Section 4. This Ordinance shall become effective on July 2, 2025

INTRODUCED: May 19, 2025

ADOPTED: June 2, 2025

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 an Ordinance passed by that body on June 2, 2025.

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Khristi Dunn, Clerk of Council



HENDERSON DEVELOPMENT

**SHAKER MEADOWS**

SHAKER ROAD  
FRANKLIN TOWNSHIP, OH

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Project Number: 763884-01

Scale: 1"=500'

Drawn By: JEE

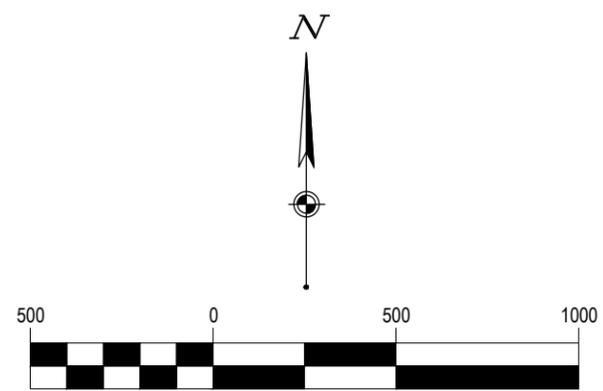
Checked By: --

Date: APRIL 1, 2024

Issue: PRELIMINARY

Drawing Title:

**VICINITY MAP**



GRAPHIC SCALE (IN FEET)  
1 in. = 500 ft.