



PLANNING COMMISSION STAFF REPORT

To: Planning Commission Members
From: Eric Damian, PE – City Engineer
Meeting Date: January 14, 2026

PC 26-02 Preliminary Plat | Shaker Meadows

Property Information: Location: Parcels #0836351005 and 0835102001

Current 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: 113 single family lots

Proposed Density: 2.39 dwelling units per acre

Proposed Open Space: 18.27 acres (39% of the total site)

Project Overview: The applicant, Todd Henderson, Henderson Development Company, is proposing to establish a Planned Unit Development Overlay on 47.28 acres located west of Shaker Road just north of Interstate Route 75. The proposed development is an expansion of Shaker Meadows, Section 1 platted in 2003. The applicant is requesting approval of the preliminary plat to establish 113 single-family residential lots.

The preliminary plat review and approval is the first step in establishing individual lots for the subdivision development. This step allows the applicant to present and overall concept and parcel layout for the subject property for the Planning Commission to review and provide feedback.

Major Subdivisions require approval of a Preliminary Plat by the Planning Commission, approval of a Final Plat by the Planning Commission, acceptance by Council, and recording of the Final Plat prior to transfer of ownership for individual parcels.

Comments:

Overall: The submitted preliminary plat includes the development of 113 single-family lots (88 50-foot lots and 25 60-foot lots) are proposed encompassing 47.28 acres. The open space in the development is comprised of four separate open space areas (A, B, C, and D) which contain amenities such as a playground and eight-foot asphalt multi-use path.

Proposed Subdivision Plan: The preliminary plat generally meets the requirements of Section 1115.06, including proposed land use and building layout, lot configuration and numbering with approximate dimensions and setbacks, applicable phases or sections, public and common open space, proposed easements, and overall subdivision lot and acreage summaries.

Proposed Infrastructure (Water and Sanitary Sewer): The development is proposed to connect to the existing water and sanitary sewer systems serving Shaker Meadows, Section 1, along Pleasant Hill Boulevard.

Proposed Infrastructure (Stormwater): Stormwater management is proposed through two wet extended detention basins with associated outlet control structures, emergency spillways, and a storm sewer network. A stormwater management report has been reviewed and demonstrates feasibility of the proposed approach; detailed refinements may be required at later stages but are not expected to alter the overall system intent.

Proposed Circulation: The preliminary plat depicts the proposed internal street network, including right-of-way widths, sidewalks, and pedestrian connectivity, as well as general vehicular circulation and access points. Emergency access is generally accommodated through the proposed street layout, including a proposed 20-foot-wide asphalt emergency access route connecting Surrey Drive to Pleasant Hill Boulevard that is intended for emergency vehicle use only. The plat also proposes 8-foot-wide asphalt pedestrian paths within the open space areas to provide internal connectivity. All circulation elements will be subject to further review during detailed engineering.

The preliminary plat includes two typical roadway sections consisting of a 60-foot and a 50-foot right-of-way. The 60-foot right-of-way section generally complies with the City's Standard Construction Drawings and is consistent with the existing roadway section along Pleasant Hill Boulevard. The 50-foot right-of-way section, as currently shown on the preliminary plat, does not reflect the correct section. To avoid delaying consideration of the preliminary plat, the applicant has provided a signed acknowledgment and commitment confirming the intended 50-foot right-of-way section and agreeing to incorporate the corrected section into the detailed engineering plans and all subsequent construction documents.

As part of this commitment, the applicant has acknowledged that the 50-foot right-of-way section limits on-street parking to one side of the roadway and has agreed that final parking layout, signage, and striping will be coordinated with and subject to review by the City Engineer and Fire Department during detailed engineering review.

Erosion & Grading: The preliminary plat depicts a conceptual grading approach and identifies general erosion and sediment control measures. Detailed grading limits and erosion and sediment control practices will be further evaluated and refined during detailed engineering and construction plan review.

Preliminary Plat Standards for Approval:

A Major Subdivision application and Preliminary Plats shall only be approved if Planning Commission finds that all of the following standards are met:

- A. It fully complies with the applicable requirements of this UDO.**
The preliminary plat generally complies with the applicable requirements of the Unified Development Ordinance, subject to further review and refinement during Final Plat and Construction Plan submittals.
- B. It is not detrimental to other property or other uses located on the same property.**
The proposed subdivision is not detrimental to other property or uses located on the same property.
- C. It is not detrimental to other development on nearby property.**
The proposed subdivision is not detrimental to development on nearby properties.
- D. It provides safe conditions for pedestrians or motorists and prevents a dangerous arrangement of pedestrian and vehicular ways.**
The preliminary plat provides for safe pedestrian and vehicular circulation and does not create a dangerous arrangement of pedestrian and vehicular ways.
- E. It provides safe ingress and egress to emergency vehicles on the site.**
The preliminary plat provides for safe ingress and egress for emergency vehicles, including internal street connectivity and a proposed emergency-only access connection, subject to further review during detailed engineering.
- F. The proposed lots in the subdivision have adequate space to accommodate the building area and other site requirements.**
The proposed lots have adequate space and configuration to accommodate the intended development and applicable site requirements.
- G. The property has been surveyed and other information relating to the property has been submitted with the application.**
The property has been surveyed, and the required information relating to the property has been submitted with the application.

H. The proposed lots have been approved for access management and storm water management.

The preliminary plat demonstrates the feasibility of access management and stormwater management. Final design details will be evaluated during detailed engineering and Construction Plan review.

I. The proposed lots have been approved relative to emergency access.

The proposed subdivision provides for emergency access consistent with applicable requirements, subject to further review during detailed engineering.