



PLANNING COMMISSION STAFF REPORT

To: Planning Commission Members
From: Liz Fields, AICP, Planner
Meeting Date: January 14, 2026

PC 26-01 Final Development Plan | 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 requesting final development plan approval for the Shaker Meadows Planned Unit Development located on parcels 0836351005 and 0835102001 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 at one time so phasing of the final development plan will not be required.

Comments:

Overall: The submitted final development plan 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.

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, open space, number of 50-foot and 60-foot lots, setbacks, and amenities. The following represent the modifications from the preliminary development plan:

- 1) The total number of single-family lots has decreased from 119 to 113.
- 2) The proposed open space has increased from 17.04 acres to 18.27 acres.
- 3) The number of 50-foot lots has decreased from 89 to 88.
- 4) The number of 60-foot lots has decreased from 30 to 25.
- 5) The rear yard setback for Lots 44 through 52 and 93 through 95 have been decreased from 25 feet to 15 feet to ensure that no legal property lines encroach into the established pipeline easement.
- 6) The proposed dog park located in Open Space A has been replaced with a playground in Open Space C.
- 7) The proposed mulched walking trail has been replaced with an eight-foot-wide asphalt path (condition of approval for the Preliminary Development Plan).

Building Setbacks: The proposed building setbacks are consistent with the approved preliminary development plan other than those rear yard setbacks that were modified for Lots 44 through 52 and 93 through 95 as mentioned above. The minimum front yard setback is proposed to be 25 feet, the minimum side yard setbacks are proposed to be five feet each side, and the minimum rear yard setback is proposed to be 25 feet.

Landscaping/Buffering: Landscaping is proposed in the form of three separate wildflower planting areas which are proposed to be located adjacent to the two detention basin in Open Space A and Open Space B along the eight-foot asphalt multi-use path. Additional landscaping is proposed around the existing "Shaker Meadows" ground sign foundation located near the intersection of Shaker Road and Pleasant Hills Boulevard at the entrance of the subdivision. The ground sign foundation landscaping is proposed to consist of 44 shrubs which include 27 'Variegated Liriope', seven 'Blue Star Juniper', three 'Crimson Pygmy Barberry', three 'Snow Queen Oakleaf Hydrangea', three 'Taxus Hicksii', and one 'Pyramidal Boxwood'.

Open Space: Open Spaces is proposed to be provided as follows:

Open Space A. Open Space A is located at the northwest side of the development and is proposed to encompass 8.57 acres and contain one of the two detention basins. The eight-foot-wide asphalt path is proposed to wind through Open Space A, connecting Troy Avenue and Pleasant Hill Boulevard.

Open Space B. Open Space B is located at the southwest side of the development and is proposed to encompass 6.35 acres and contain one of the two detention basins. The eight-foot-wide asphalt path is proposed to follow along the detention basin and connect Pleasant Hill Boulevard to Wright Way in the middle and southern portion of the development.

Open Space C. Open Space C is located at the eastern side of the development along Wright Way and is proposed to encompass 1.07 acres and contain a playground to serve the development. The playground is proposed to contain a play structure with a surface area of 1,518 square feet that is connected to the eight-foot-wide asphalt path.

Open Space D. Open Space D is located at the southern side of the development along Wright Way and is proposed to encompass 2.28 acres.

Shaker Meadows Bylaws and Covenants: The proposed bylaws and declaration of covenants, conditions, and restrictions were submitted by the applicant and reviewed by the Law Director. One change is proposed for the declaration of covenants, conditions, and restrictions in Article IX Architectural Standards (page 13) which requires private structures/improvements constructed on individual lots comply with any applicable zoning regulations outside of the HOA regulations.

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 the PUD 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 Shaker Road which has been determined to be adequate in capacity 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 choose to recommend approval of the Final Development Plan to City Council, the following should be considered:

1. Including the language provided by the Law Director in Article IX Architectural Standards in the Declaration of Covenants, Conditions and Restrictions of Shaker Meadows New Phase.