



HENDERSON
DEVELOPMENT CO.

2025

SHAKER MEADOWS II

SUBMITTAL PREFACE

Presented by :
**Henderson Development
Company**

SECTION I: INTRODUCTION

Henderson Development Company is honored to present **Shaker Meadows Phase III**, a thoughtfully designed residential community that seamlessly integrates nature with the timeless charm of an all-American craftsman neighborhood. This project represents a significant **\$9.3 million investment** in the City of Franklin and will stand as one of the largest single-family developments the Franklin City area has seen in decades.

Spanning **approximately 50 acres**, this thoughtfully planned community will feature **113 single-family detached homes**, offering future residents an unparalleled living experience. We have worked closely with city officials to craft a development that reflects both our high standards and the community's aspirations. Below, we outline the key principles that shape our vision for Shaker Meadows Phase III—principles that we believe completely set this community apart.

About Henderson Development Company

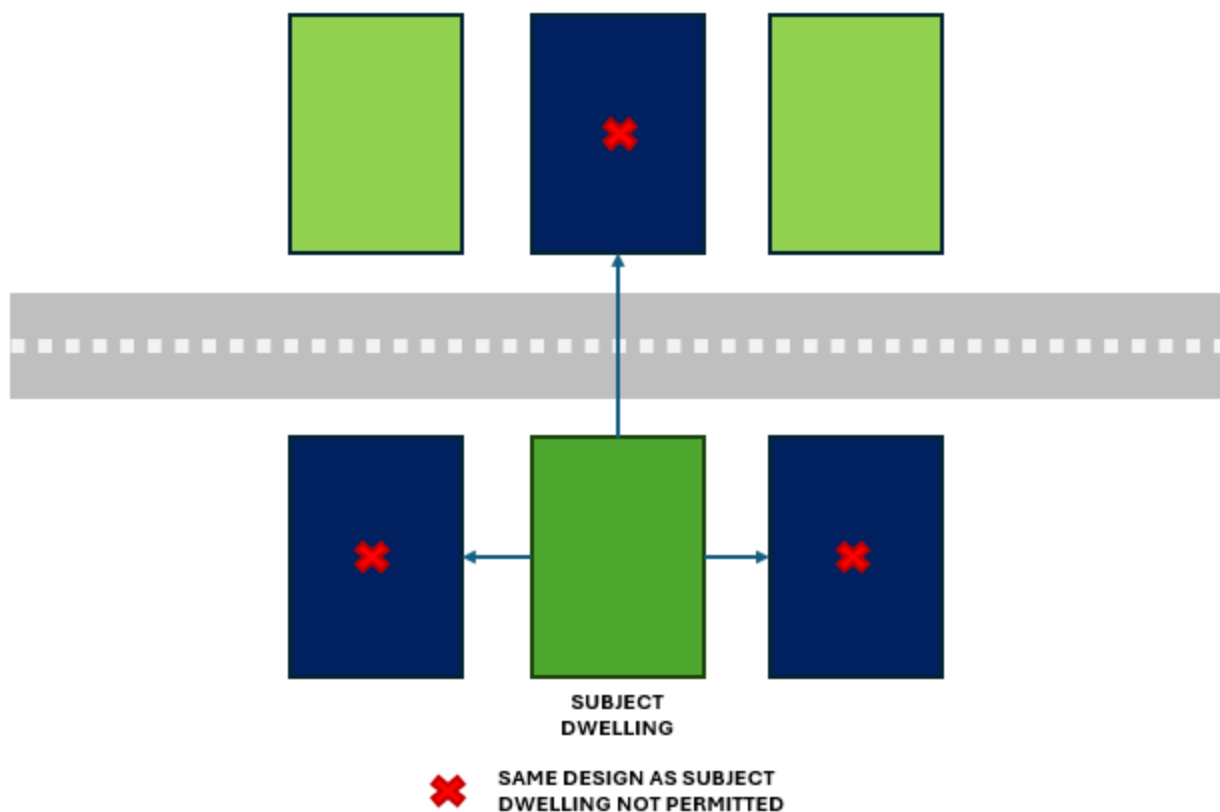
Henderson Development Company has been a leader in residential development for nearly three decades, bringing over **750 career lots** to market across the **tri-county area**. Led by **Todd Henderson**, a dedicated and industrious local business owner, the company's guiding philosophy is simple yet powerful: **create communities that all stakeholders—neighbors, municipalities, developers, and builders—can take pride in**. Specializing in developments that balance **feasibility with maximum community value**, Henderson Development is committed to delivering projects that represent the **highest and best use** of land.

Community Design Guiding Principles

As a part of our effort to create communities that balance real-life constraints, with our highest and best use philosophy, the team created several guiding principles that we used in the design of this community to provide what we believe is a next level concept:

- **Distinctive Architectural Diversity (Self-Imposed Anti-Monotony Standard):** The hallmark of America's most cherished neighborhoods has always been architectural diversity. Unlike mass-produced, cookie-cutter developments, Shaker Meadows Phase III embraces this tradition through a self-imposed **anti-monotony standard**. To maintain visual appeal and curb individuality, **no two homes with identical facades or exterior color schemes will be permitted adjacent, diagonally, or directly across from one another**.

FIGURE 1.0 – A | Anti-Monotony Illustration



To achieve this, we are proud that our building partner will be offering **12 distinct floor plans** (typical communities offer 3 floor plans), each with multiple elevation options. Homebuyers will also have the opportunity to customize their exteriors, ensuring a streetscape rich in variety and character. This approach fosters a dynamic, aesthetically engaging environment that will be a lasting asset to the City of Franklin.

- **Enhanced Housing Quality:** Selecting the right builder for Shaker Meadows Phase III was a meticulous process. Our **top priority** was ensuring that the homes in this community reflect a level of quality that not only complements but enhances the surrounding area. We deliberately partnered with a builder that offers its “**move-up**” **product line**, rather than an entry-level offering, to establish a standard of excellence. The result is a neighborhood with **architecturally refined homes** that any community would be proud to showcase.
- **Responsible Density & Expansive Open Space:** The increasing costs of land development have made responsible density planning more crucial than ever. Shaker Meadows Phase III is a **low-density community**, with just **2.39 homes**

per acre—an impressively low figure for a development of this scale (one of the lowest on record for the area).

Key to this achievement is our commitment to **open space preservation**. We have **dedicated 18.27 Acres—39% of the total site—to natural open space**, ensuring that most homes will back onto serene natural landscapes rather than other dwellings. This design fosters a **sense of privacy, reduces congestion, and enhances residents' connection to nature**.

Our balanced approach to lot sizes is another essential factor. The project will feature:

- **25 premium 60' lots**, strategically placed along Pleasant Hill Blvd. to ensure consistency with the existing phase of the community.
- **88 thoughtfully designed 50' lots**, which maximize land efficiency while maintaining an attractive, well-spaced streetscape.

This blend allows for smart, sustainable development while ensuring long-term feasibility and community harmony.

- **Amenities: Enhancing Lifestyle and Well-Being:** Beyond well-designed homes, and thoughtful density, Shaker Meadows Phase III prioritizes lifestyle-enhancing amenities that promote community engagement and wellness. Our vision is to create an environment where residents can connect meaningfully while enjoying the beauty of their surroundings.
 - **Nature-Focused Design:** We are dedicating a **remarkable 18.27 acres to preserved natural spaces**, carefully planted with native wildflowers to create a tranquil, scenic retreat within the community.
 - **Walking Trail:** A **continuous nature trail** will wind through the development, encouraging a healthy lifestyle and fostering a sense of connection among neighbors. This **paved trail, stretching across the community as shown**, will guide residents through picturesque wildflower meadows, around serene pond features, and across lush green spaces.
 - **Playground:** One of the most popular amenities in modern communities, our playground offers residents and their families a welcoming space to play, stay active, and connect with one another.

At Henderson Development, we believe in balancing **market realities with community-driven innovation** to maximize benefits for all stakeholders, including residents, neighbors, the municipality, developers, and builders.

The phrase “**commercial follows rooftops**” holds true, and we are excited to contribute to Franklin’s continued growth. **Shaker Meadows Phase III will serve as a cornerstone development**, providing the much-needed housing stock that will sustain the city’s future. We look forward to partnering with the City of Franklin to bring this vision to life.

SECTION II: COMMUNITY BACKGROUND & CHALLENGES

It is important to understand the context of this subject parcel as well as the unique challenges the site faces, as these constraints put financial guardrails on what is feasible for the project to move forward.

The first phase of Shaker Meadows was originally developed in **2003** by Henderson Development Company. This phase consisted of **~12 acres and 49 homes on ~60’ lots**. It is critical to understand that the subject **47 acres** was previously approved for **higher density** than what is proposed in this application. However, the **2008 financial crisis** and the property being rezoned made the project financially unviable, halting development until now.

This history presents challenges that must be considered throughout the entitlement process. The **Phase I community serves as the primary entry point**, influencing the overall marketing perception or “Marketing Window” and limiting finished home values. Additionally, **infrastructure costs have risen dramatically**, making density a crucial factor in financial feasibility. According to the National Association of Home Builders, “**nearly two-thirds of new single-family homes are now built on lots under one-fifth of an acre**, a 50% increase in the past two decades.” reflecting a required national shift toward higher density as a necessary response to rising infrastructure costs.

Despite this, we have worked diligently to create a sensible density plan, concentrating larger lots along primary roadways and dedicating 36% of the site to green space, minimizing congestion while maintaining a desirable balance between feasibility and livability. The financial viability of this project hinges on the carefully planned density outlined in this application.

SECTION III: ALIGNMENT WITH THE CITY OF FRANKLIN’S 2040 COMPREHENSIVE PLAN

A critical aspect of Shaker Meadows Phase II’s design is ensuring alignment with Franklin’s long-term vision for growth and development. Our team referenced the

comprehensive plan extensively during design to ensure alignment. We are committed to supporting and advancing the city's 20-year comprehensive plan, as outlined in the following key areas:

Upgrading Housing Stock

Modern homebuyers have vastly different expectations compared to those from past decades. The evolution from galley kitchens to open-concept designs, the shift toward remote work, and the growing demand for single-story living and multi-bedroom homes reflect these changing needs. The comprehensive plan notes that **63% of Franklin's housing stock is over 60 years old, with a median build year of 1966**. By introducing modern, functional home designs, this project will help bridge the gap between outdated housing and contemporary living standards, making Franklin more attractive to families and professionals alike.

Providing Quality Housing for All Life Stages

The comprehensive plan highlights the need for diverse housing options to accommodate residents at different stages of life. Excerpt: "Emphasis should also be placed on offering housing to accommodate different life phases including young professionals, empty nesters, and seniors." Shaker Meadows Phase III is designed to do just that. Our community will feature:

- **Ranch-style homes** for aging-in-place residents.
- **Spacious four-bedroom homes** for growing families.
- **Flexible floor plans with dedicated home offices** for young professionals.

By offering a variety of housing solutions, we are ensuring that Franklin can retain and attract residents across generations, strengthening the city's long-term stability and growth.

Supporting Vibrant Commercial Centers

Economic development is closely tied to housing growth. The Urban Land Institute emphasizes that "commercial follows rooftops", and the comprehensive plan prioritizes commercial corridor enhancement. Large-scale residential investments, like Shaker Meadows Phase III, are key to attracting new businesses and fostering commercial expansion. By delivering this landmark project, we are proud to contribute to Franklin's economic vitality and create the conditions necessary for a thriving local business environment.

Addressing the National Housing Shortage

The U.S. is currently underbuilt by an estimated **4.5 million housing units**, with new construction failing to keep pace. In 2023, Warren County issued **only 2.9 residential building permits per 1,000 residents**, a figure that lags behind the rate needed for sustainable growth. Rising construction costs—**up 6.2% year over year**—have further constrained new development. Shaker Meadows Phase III represents a critical investment in local housing infrastructure, balancing attainable density with financial feasibility to ensure long-term success.

A Vision for Franklin's Future

As Franklin continues to grow, Shaker Meadows Phase III will serve as a cornerstone residential development, aligning with the city's strategic objectives while delivering a high-quality living experience. We are excited to be a housing partner in advancing Franklin's 2040 vision and look forward to bringing this exceptional community to life.

SECTION IV: PROPOSED HOUSING & BUILDING PARTNER

We are thrilled to present a dynamic housing vision for Phase III, featuring an exciting selection of home plans that set a new standard for architectural excellence and community appeal. From the outset, we prioritized quality above all else, ensuring that our build partner could deliver homes that are not only visually stunning but also meet the highest standards of craftsmanship.

After an extensive and rigorous vetting process, we are proud to announce our partnership with one of the region's premier builders—Arbor Homes. As one of the fastest-growing builders in the area, Arbor Homes has built a stellar reputation for creating architecturally distinctive homes at price points that align perfectly with the needs of this community. Their "Arbor Series"—a remarkable "move-up" collection—showcases their best and most sought-after floorplans, reinforcing why they were the clear choice for this project.

The homes in this collection exude outstanding curb appeal, featuring a variety of architectural styles, including timeless Craftsman and Traditional designs. With a diverse selection of 12 unique floorplans and client-driven customization options, we are voluntarily implementing an anti-monotony standard, ensuring a truly vibrant and distinctive neighborhood aesthetic.

In addition to our commitment to architectural excellence, we are proactively establishing the following minimum construction requirements and requesting these elements to be formally incorporated into the zoning regulations:

- **Setbacks:** Front setback - 25 feet, Rear setback - 20 feet, Side setback - 5 feet

- **Roof Pitch:** All plans will exceed a 6/12 roof pitch, enhancing the character of the community
- **Square Footage Minimums:** Ranch homes - minimum of 1,200 sq. ft.; Two-story homes - minimum of 1,600 sq. ft.
- **Primary Exterior Materials:** Vinyl siding, stone, and/or brick masonry will be available for clients to personalize their home exteriors
- **Landscaping Commitments:** Each home will feature one deciduous tree in the front yard, six bushes or shrubs, and an additional tree for corner lots. Front yards will be fully sodded, with corner lots sodded on street-facing sides and the remaining areas seeded for lush, long-term growth.

To ensure the long-term quality and aesthetic integrity of the community, we will establish a Homeowners Association (HOA) dedicated to upholding these high standards. Our goal is to create not just a neighborhood, but a thriving, beautiful community that residents will take pride in for years to come.

V CONCLUSION: A LEGACY FOR THOUGHTFUL GROWTH

Shaker Meadows Phase III is more than just another development—it's a testament to our unwavering commitment to smart, responsible growth that enhances the City of Franklin. Every aspect of this community, from its architectural diversity to its dedication to open space, has been meticulously crafted in collaboration with city officials and community stakeholders. This partnership has allowed us to create a neighborhood that is not only feasible but truly exceptional—a place where future generations will put down roots and take pride in calling home.

The scale of this investment is significant, but the impact on Franklin's future is even greater. By bringing 119 thoughtfully designed homes to market, we are directly addressing the region's housing needs while upholding the high standards that have defined Henderson Development for decades. This is not about maximizing density at the expense of livability; it's about striking the right balance—one that preserves green space, fosters architectural excellence, and ensures long-term community vitality.

Beyond just housing, Shaker Meadows Phase III represents a critical step in Franklin's economic evolution. Strong, well-planned residential growth is the foundation of a thriving city, fueling local commerce, supporting municipal services, and attracting new businesses. The phrase "commercial follows rooftops" is more than a theory—it's a reality that has played out in successful cities across the country, and Franklin is poised to benefit from this investment for years to come.

At Henderson Development, we believe in building communities, not just houses. Shaker Meadows Phase III embodies that philosophy, and we are excited to bring this

vision to life in partnership with the City of Franklin. Together, we are not just constructing homes—we are shaping the future of a city, ensuring that Franklin remains a desirable, dynamic, and forward-thinking place to live.

We thank the City of Franklin for the opportunity to present this project and look forward to working together to make Shaker Meadows Phase III a model of modern, responsible, and enduring community development.

VI APPENDIX

A. Parkland Requirements

The City of Franklin’s Unified Development Ordinance (UDO) requires developers to dedicate 8.5 acres of parkland per 1,000 residents, or 0.0085 acres per person (UDO §1111.04). Based on this standard:

- Projected Population for 119 Homes: 119×3.25 persons/home = 387 residents
- Required Parkland Dedication: 387×0.0085 acres/person = 3.29 acres

Our plan significantly exceeds this requirement by dedicating 7.59 acres to green space—nearly six times the required amount. This commitment not only ensures compliance but enhances community recreation, preserves natural features, and adds substantial long-term value to the subdivision

B. Impact Statement (Rezoning Zoning Amendment Application – Item E)

1. Purpose of Rezoning & Proposed Use

The applicant seeks to rezone the subject property to facilitate the development of Shaker Meadows Phase III, a thoughtfully planned residential community that aligns with Franklin’s vision for responsible growth and modern housing.

2. Impact on Public Health & Safety

The proposed development enhances the surrounding area by addressing the critical need for modern, high-quality housing that meets today’s health and safety standards. With the prevalence of harmful materials such as asbestos and lead paint pre-1970, and the median home age in Franklin being 1966, the city must focus on building new housing stock to replace un-remediated potential health concerns in existing housing stock. In addition, Franklin's aging housing stock presents challenges for residents seeking homes that support contemporary living, including accessibility for aging in place, energy efficiency, and improved indoor air quality. Shaker Meadows Phase III provides thoughtfully designed homes that accommodate a range of life stages, from young

professionals and growing families to empty nesters looking for a comfortable and safe environment to retire.

Beyond housing, the community is designed to promote overall well-being through the integration of extensive green space, a nature preserve, and a dedicated walking trail. These features not only enhance the quality of life for future residents but also serve as a valuable amenity for the surrounding area, fostering a sense of connection to nature, encouraging outdoor activity, and supporting mental and physical health. By expanding the availability of functional, desirable housing in a setting that prioritizes wellness, this development ensures Franklin remains an attractive, thriving, and forward-thinking community.

3. Benefit to Public Welfare & Community Function

This rezoning enables Franklin to meet the evolving needs of its residents by delivering modern, high-quality housing while also supporting the city's economic growth. Increased residential density will attract new commercial investment, helping revitalize local businesses and sustain economic momentum.

4. Impact on Abutting Property Values

The introduction of high-quality, architecturally appealing homes is expected to enhance property values in the surrounding area, benefiting current homeowners and increasing tax revenues for the city.

5. Conformity with the Comprehensive Land Use Plan

Please see Section III: Alignment With The City Of Franklin's 2040 Comprehensive Plan for more detail. In summary, this development was directly designed to support Franklin's 2040 Plan by diversifying housing stock, enhancing community amenities, and attracting new families to sustain long-term growth.

6. Infrastructure & Public Services

We have worked closely with city staff to ensure emergency access to the site, adding a secondary access for fire trucks. Additionally, we have ensured maneuverability for larger municipal service vehicles such as snowplows by adding turnabouts. We have also addressed mail distribution by adding central mail collection. Furthermore, our engineering team has laid out the plans for tying into existing utilities, with no adverse impact foreseen.

7. Traffic & Transportation Considerations

The project includes traffic-calming measures and connectivity improvements, as well as a commissioned traffic study to ensure there will be no overtly negative traffic impacts, ensuring safe, efficient movement throughout the community,

mitigating congestion, and enhancing accessibility. We hope to have the findings of this study prior to the initial planning meeting.

THIS ENDS THE CONTENT OF THIS DOCUMENT