



PLANNING COMMISSION STAFF REPORT

To: Planning Commission Members
From: Liz Fields, AICP, Planner
Meeting Date: March 8, 2023

PC 23-09, PC 23-10 Preliminary Planned Unit Development and Rezoning | Shaker Farms

Property Information: Location: Northeast corner of Manchester Road and Shaker Road
Current Zoning: A-1 Agricultural (Franklin Township)
Proposed Zoning: R-2 Residential with Planned Unit Development (PUD) Overlay
Property Size: 109.5 acres
Proposed Use: Single Family Residential Homes – 280 total units
Proposed Density: 2.56 Units/Acre
Proposed Open Space: 46.07 acres (42%)

Project Overview: The applicant, Kirk Ridder, DDC Management, LLC, is requesting to rezone 109.5 acres currently located in Franklin Township from A-1 Agricultural (Franklin Township) to R-2 Residential with a Planned Unit Development Overlay, and to approve a Preliminary Development Plan for 280 single family properties.

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-2 zoning district but allows the Planning Commission to vary the development regulations required in that district including setbacks, density, lot sizes, and other similar features.

The proposed Preliminary Development Plan review and approval is the first step in the Planned Unit Development approval process. This step allows the

applicant to present an overall concept for the subject property, without providing all the typical detailed information like utility requirements, grading, landscaping, etc. The Planning Commission and City Council then can review and provide feedback on the concept and decide whether the proposal makes sense for the City moving forward.

The Planning Commission will provide a recommendation to City Council on the rezoning request and Preliminary Development Plan and Council will ultimately make the decision to approve or deny both requests. If the Preliminary Development Plan is approved, then the applicant will return with a development agreement and a Final Development Plan which will include the detailed information that is required before construction can begin.

Comments:

The subject property is 109.5 acres in size and 280 residential lots are proposed. This will yield a density of 2.56 units per acre. Over 46 acres of the property are identified for open space, which consists of approximately 42 percent of the property. The proposed lots are a minimum size of 6,000 square feet with a proposed minimum front yard setback of 25 feet, side yard setback of 5 feet, and rear yard setback of 25 feet.

The R-2 zoning district requires a minimum lot size of 6,000 square feet, a minimum front yard setback of 25 feet, individual side yard setback of 6 feet with a combined 15 feet, and rear yard setback of 30 feet. The proposed development meets the minimum lot size and front yard setback requirements of the R-2 district but is requesting a change to the minimum side and rear yard setbacks.

The proposed open space is spaced out around the property. The greatest concentration of open space is located in the northeast corner of the site where over 25 acres of dedicated parkland is proposed. There is also a proposed tot lot in the southeast corner of the property which connects to the subdivision's sidewalk network.

If the Planning Commission and Council approves the rezoning and Preliminary Development Plan, then the applicant should provide additional details on the development with the Final Development Plan including a phasing plan for the development, elevations of typical residential homes that will fit within the proposed building envelope, concepts for the open space, a street tree plan, subdivision entrance signs and landscaping, and other similar features.

Recommendation:

Staff recommends that Planning Commission forward an approval of the rezoning application from A-1 Agricultural (Franklin Township) to R-2 Residential with a Planned Unit Development Overlay and a Preliminary Development Plan for 280 single family homes on 109.5 acres subject to the annexation being finalized with the City of Franklin.
