

DEVELOPMENT REPORT**To:** Cranberry Township Board of Supervisors**From:** Ronald Henshaw, Director, Planning and Development Services**Date:** Thursday, September 27, 2018**RE:** Application # 22329

RON LEWIS SERVICE ADDITION

CONDITIONAL USE

Applicant Information:**Applicant:**BARRON INVESTMENTS LP
2 Fair Aceres Dr
Sewickley Pa, 15143**Landowner(s):**BARRON INVESTMENTS LP
2 Fair Aceres Dr
Sewickley, Pa 15143**Application Information:****Proposed Use:** MULTI USE CENTER**Zoning:** PIC - PLANNED
INDUSTRIAL/COMMERCIAL**Memo:** MIXED**Location:** 0 OLD ROUTE 19**Application History:**

Application Processed: Thursday, August 9, 2018

Planning Advisory Commission Meeting: Tuesday, August 28, 2018

Time Limit Review Dates:

Time Limit Date - Saturday, October 6, 2018

Please see review comments attached

MODIFICATIONS/WAIVERS REVIEW

- 1) The Applicant requests a modification to section 27-319.1.C, which states that service bays and garage doors for automotive uses cannot face a street. The Applicant proposes to have three garage doors face Old Route 19. Justification: due to an existing topography constraint, which consists of the 20' grade difference that separates the existing dealership to the proposed service building, it prevents vehicular access on the eastern side of the building.
- 2) The Applicant requests a modification to section 27-413.5.C, which requires a maximum pervious area of 60% in the PIC zoning district. The Applicant proposes impervious area of 74%. Justification: The Applicant has increased the amount of landscape plantings by 147 plants, as well as providing the streetscape enhancements along Route 19.