

DATE ADOPTED:

RESOLUTION NO: 2020-

**PARK PLACE – CCD-2
REVISED PRELIMINARY LAND DEVELOPMENT APPROVAL
CRANBERRY TOWNSHIP**

A RESOLUTION OF CRANBERRY TOWNSHIP, A SECOND CLASS TOWNSHIP OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, GRANTING REVISED PRELIMINARY APPROVAL WITH CONDITIONS TO PARK PLACE MARKETING, LLC, FOR THE DEVELOPMENT OF PARK PLACE COMMUNITY CHARACTER DISTRICT – 2 (CCD-2) IN ACCORDANCE WITH THE PLANS, REPORTS AND STUDIES PREPARED BY SHEFFLER & COMPANY TOWNSHIP PR NO. 25640, UNDER APPLICATION ORIGINALLY SUBMITTED FEBRUARY 24, 2020, BEARING VARIOUS PREPARATION AND REVISION DATES.

WHEREAS, Park Place Marketing, LLC, 215 Executive Drive, Suite 300, Cranberry Township, PA 16066 (hereinafter referred to as “Developer”) has proposed development of approximately 195 acres located along Rochester and Powell Roads under Chapter 27, Part 5 of the Township of Cranberry Zoning Ordinance as amended, Community Character District and following the specific standards and conditions contained in Section §27-506 for a Community Character District - 2 (CCD-2) development.

WHEREAS, The plans, reports and studies prepared by Sheffler & Company, Township PR No. 25640 under application originally submitted February 24, 2020 bearing various preparation and revision dates with the latest revisions as set forth below are hereinafter referred to as the “Development Plans”.

a). Revised Preliminary plans date stamp received on February 24, 2020,

WHEREAS, The Development consists of multiple parcels zoned Community Character District – 2 (CCD-2) Overlay.

The combined parcels totaling approximately 195 acres will be referred to hereinafter as the “Development”.

WHEREAS, The Development has been the subject of prior land development applications, approvals and revisions, as follows:

a.) The Cranberry Township Board of Supervisors granted Tentative TND-PRD approval with conditions on August 4, 2005 by Resolution 2005-71.

- b.) The Cranberry Township Board of Supervisors granted Final Phase 1 TND-PRD approval with conditions on December 1, 2005 by Resolution 2005-112.
- c.) The Cranberry Township Board of Supervisors granted Revised Tentative TND-PRD approval with conditions on December 6, 2007 by Resolution 2007-74.
- d.) The Cranberry Township Board of Supervisors granted Final Land Development Approval for Phase 1 on December 6, 2007 by Resolution 2007-75.
- e.) The Cranberry Township Board of Supervisors granted Final Land Development Approval for Phase 2 on June 5, 2008 by Resolution 2008-36.
- f.) The Cranberry Township Board of Supervisors granted Final Land Development Approval for Phases M-1, M-2 and M-3 on June 5, 2008 by Resolution 2008-37.
- g.) The Cranberry Township Board of Supervisors granted Preliminary TND-2 Land Development and Conditional Use approval with modifications and conditions on February 7, 2010 by Resolution 2010-06.
- h.) The Cranberry Township Board of Supervisors granted Final Phase 2 and Phase 4 TND-2 approval with conditions on February 4, 2010 by Resolution 2010-07.
- i.) The Cranberry Township Board of Supervisors granted Final Phase 3 TND-2 approval with conditions on February 4, 2010 by Resolution 2010-08.
- j.) The Cranberry Township Board of Supervisors granted Revised Final Phases M-1, M-2, and M-3 approval with conditions on April 5, 2012 by Resolution 2012-22.
- k.) The Cranberry Township Board of Supervisors granted Revised Preliminary TND-2 Land Development approval with conditions on April 5, 2012 by Resolution 2012-23.
- l.) The Cranberry Township Board of Supervisors granted Revised Preliminary TND-2 Land Development approval with conditions on June 7, 2012 by Resolution 2012-31.
- m.) The Cranberry Township Board of Supervisors granted Final Phase 2 (formerly Phase 3) TND-2 approval with conditions on June 7, 2012 by Resolution 2012-32.
- n.) The Cranberry Township Board of Supervisors granted Final Phase 3 and Phase 4 TND-2 approval with conditions on June 7, 2012 by Resolution 2012-33.

- o.) The Cranberry Township Board of Supervisors granted Revised Conditional Use approval with conditions on October 25, 2012 by Resolution 2012-72.
- p.) The Cranberry Township Board of Supervisors granted Revised Preliminary CCD-2 Land Development and Conditional Use approval with conditions on November 7, 2013 by Resolution 2013-69.
- q.) The Cranberry Township Board of Supervisors granted Revised Final Phase 1 CCD-2 Land Development approval with conditions on December 11, 2013 by Resolution 2013-83.
- r.) The Cranberry Township Board of Supervisors granted Final Phase 2 CCD-2 approval with conditions on December 11, 2013 by Resolution 2013-84.
- s.) The Cranberry Township Board of Supervisors granted Revised Preliminary Land Development and Conditional Use approval with conditions on June 4, 2015 by Resolution 2015-45.
- t.) The Cranberry Township Board of Supervisors granted Revised Final Phase 2 CCD-2 approval with conditions on June 23, 2015 by Resolution 2015-53.
- u.) The Cranberry Township Board of Supervisors granted Revised Preliminary CCD-2 approval with conditions on February 4, 2016 by Resolution 2016-14.
- v.) The Cranberry Township Board of Supervisors granted Revised Final Phase M-3 CCD-2 approval with conditions on February 4, 2016, 2016 by Resolution 2016-15.
- w.) The Cranberry Township Board of Supervisors granted Final Phases 3 & 5 CCD-2 approval with conditions on December 15, 2016 by Resolution 2016-109.
- x.) The Cranberry Township Board of Supervisors granted Final Phase 4 CCD-2 approval with conditions on December 7, 2017 by Resolution 2017-80.
- y.) The Cranberry Township Board of Supervisors granted Final Phase 6 CCD-2 approval with conditions on December 7, 2017 by Resolution 2017-80.
- z.) The Cranberry Township Board of Supervisors granted Revised Preliminary and Conditional Use approval with conditions on October 3, 2019, Resolution 2019-68.
- aa.) The Cranberry Township Board of Supervisors granted Revised Final Phase 6 CCD-2 approval with conditions on December 12, 2019 by Resolution 2019-83.
- bb.) The Cranberry Township Board of Supervisors granted Final Phase 7 CCD-2 approval with conditions on December 12, 2019 by Resolution 2019-84.

cc.) The Cranberry Township Board of Supervisors granted Final Phase 8 CCD-2 approval with conditions on December 12, 2019 by Resolution 2019-85.

WHEREAS, Pursuant to Chapter 1, Section 405 of the Township Code of Ordinances, the Township Staff reviewed the application for the Revised Preliminary Land Development and recommended that the Board of Supervisors grant Revised Preliminary Land Development approval; and

WHEREAS, The Board of Supervisors has determined that the proposed development complies with all standards and conditions of Chapter 27 of the Code of the Township of Cranberry and the Pennsylvania Municipalities Planning Code (hereinafter "MPC") except as may otherwise be specifically noted or modified herein, and preserves the community development objectives that are set forth in the Code of the Cranberry Township and the Cranberry Township Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY, THAT PARK PLACE MARKETING, LLC IS GRANTED REVISED PRELIMINARY LAND DEVELOPMENT APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

A. General

A-1. The Development's 796 units and 12,500 square feet of non-residential space are to be developed in 11 phases and this Revised Preliminary Land Development Approval with Conditions shall apply to all phases of the Development. The purpose of this revised Preliminary Land Development is solely for adjusting a lot line in Phase 6 to remove 1 lot. This was necessary because the sanitary sewer lines had already been installed and it was found that they would not coincide with where the proposed homesites were located.

Dwelling Unit Type	PHASES											Total Units	% of Total
	1	2	3	4	5	6	7	8	M-1	M-2	M-3		
Single Family Detached	49	30	29	25	0	9	0	0	0	0	0	142	18%
Townhouse	0	25	0	0	52	65	66	151	0	0	67	426	54%
Multiple Family	0	0	0	0	0	0	0	0	120	108	0	228	28%
TOTAL:	49	55	29	25	52	74	66	151	120	108	67	796	-----

A-2. The previous approvals and revisions to approvals granted by the Cranberry Township Board of Supervisors pertaining to the Development remain applicable and in force unless specifically modified or superseded. Subsequent to several of the approvals being granted, development rights for portions of the Development have been assigned to other entities.

- A-3.** The first master plan approval for the Park Place Development was granted pursuant to the TND-PRD Ordinance in 2005 and subsequently revised pursuant to the same TND-PRD Ordinance in 2007, Resolution 2007-74. The current Park Place Development, as described herein, is an application for Preliminary Land Development and Conditional Use approval pursuant to the CCD Overlay District, Ordinance No. 2012-430.
- A-4.** Township Ordinance 2008-381, adopted on March 6, 2008, established the Traditional Neighborhood Development (TND) 1, 2, and 3 Overlay Districts. The adoption of the TND 1, 2, and 3 Overlays eliminated the need for the TND Overlay and TND-PRD zoning classifications, which were subsequently deleted pursuant to Township Ordinance 2008-387 on June 5, 2008.
- A-5.** Township Ordinance 2012-430, adopted on August 2, 2012, amended the TND ordinance and renamed the overlay classification to Community Character Development (CCD) and made other design and regulatory changes.
- A-6.** The expressed intent of the former TND-PRD and TND-2 Ordinances and current CCD Overlay Ordinance are the same in principle and are consistent with the Traditional Neighborhood Development purposes and objectives of the Pennsylvania Municipalities Planning Code, namely encouraging mixed use, pedestrian-oriented development, extending opportunities for housing, encouraging a more efficient use of land, allowing for integrated, mixed use, pedestrian-oriented neighborhoods, establishing public space, and fostering a sense of place and community.
- A-7.** The Developer shall satisfactorily address all items listed in the Township Development Report dated March 30, 2020, attached hereto as Exhibit "A".
- A-8.** The Township may revoke any and all of its permits, refuse to issue additional permits of any kind relating to the Development, and take any and all other legal or equitable remedies open to it should the Developer violate in any way the terms and conditions of this Revised Preliminary Land Development Approval with Conditions, the subsequent Developer's Agreement with the Township, including any addendum thereto, or any other applicable local, state or federal law or regulation.
- A-9.** This Revised Preliminary Land Development Approval with Conditions is granted solely to Developer and is non-transferable and non-assignable to any other party or successor without the express written consent of the Township of Cranberry.
- A-10.** The terms of this Revised Preliminary Land Development Approval with Conditions shall constitute Revised Preliminary Land Development Approval of

the Development, as per the provisions of the Code of the Township of Cranberry, the MPC and laws of the Commonwealth of Pennsylvania.

B. Transportation and Traffic Improvements

B-1. Transportation Impact Fees shall apply to this revised Land Development and shall be determined at the time of Final Land Development approval for each final phase.

C. Recreation

C-1. Recreation Fees shall apply to this revised Land Development and shall be determined at the time of Final Land Development approval for each final phase.

**APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY AT
THE PUBLIC MEETING OF APRIL 2, 2020.**

ATTEST:

TOWNSHIP OF CRANBERRY

Jerry A. Andree
Township Manager/Secretary

By: _____
Richard M. Hadley, Chairman
Board of Supervisors

I, Jerry A. Andree, as Secretary for the Township of Cranberry, County of Butler, Commonwealth of Pennsylvania, certify that this document constitutes an official communication by the Cranberry Township Supervisors and accurately reflects their decision on the above-captioned matter which was voted on at a public meeting held on April 2, 2020.

Jerry A. Andree, Secretary
Cranberry Township

ACCEPTANCE BY DEVELOPER OF THE REVISED PRELIMINARY APPROVAL
WITH CONDITIONS BY THE TOWNSHIP OF CRANBERRY
FOR THE PARK PLACE COMMUNITY CHARACTER DISTRICT – 2 DEVELOPMENT

Park Place Marketing, LLC, Developer of the Park Place CCD-2 Development in the Township of Cranberry acknowledges receipt of the foregoing Revised Preliminary Land Development Approval with Conditions and accepts all conditions contained herein on this _____ day of _____, 2020.

ATTEST:

Corporate Secretary witness

By: _____
(Sign here)

(Print name here)

(Developer name)

Title: _____