

MEMO

To: Cranberry Township Board of Supervisors

Date: 6.24.21

From: Ronald Henshaw, AICP, Director, Planning & Development Services

Re: Brandt Drive Apartments PRD
- Revised Tentative (PRD-21-1)
- Revised Final (PRD-21-2)

Description: Proposed Revised Tentative and Revised Final multi-family PRD on 13.95 acres on Brandt Drive in the PRD zoning district.

I. Project History:

- A. The proposed site currently contains two structures used for storage purposes.
- B. Tentative PRD approval was granted in March of 2017 via Resolution 2017-17.
- C. Final PRD approval was granted in June of 2017 via Resolution 2017-38

II. Project Overview:

- A. The Applicant is proposing a one phase, 264 unit, six-building PRD.
- B. The Applicant has reduced the number of units from 276 units to 264 units.
- C. The proposed height of the buildings will be 66 feet.
- D. The density of this development will be 18.92 units per acre, which meets Township requirements.
- E. Stormwater management is provided through a wet pond and two underground detention tanks.
- F. The proposed Development will have two points of access to Brandt Drive.
- G. The Developer will construct the missing link of Brandt Drive which will establish a Rt. 19 to Executive Drive/Thomson Park Drive connection.
- H. The proposed Development will have 61% open space (8.43 acres) which exceeds the open space requirements by 41%.
- I. A 3,029 square foot club house will be provided with a recreational pool and green space.
- J. The Applicant has provided an updated Pattern Book for the PRD with revised architectural renderings.
- K. Pursuant to ordinance Section 1-405.J(5), the application is not required to appear in front of the Planning Advisory Commission.

III. Development Report (Key Points):

- A. Streetscape enhancements such as a pocket park, protected bike lanes, and street lights will be provided along Brandt Drive and throughout the development.
- B. Pedestrian connectivity is increased by sidewalks and a walking trail throughout the whole development. A shared Bike and Pedestrian lanes are also provided along Brandt Drive.

IV. Modifications & Waivers:

A. The following waivers and modifications were granted with Tentative and Final PRD approval and have not changed from the original approval:

- The Applicant requested a modification to reduce the 50-foot PRD Buffer to 30 feet in certain locations.

- The Applicant requested a waiver to construct sidewalk only on the north side of Brandt Drive.

- The Applicant requested a modification to provide only 1.5 parking spaces per unit instead of the required 1.75.

- The Applicant requested a modification to not provide streetscape enhancements along Executive Drive due to existing topographic and environmental conditions.

- The Applicant requested a modification to exceed the 50-foot building height. They proposed a 66-foot tall building.

V. Recommendation:

Staff recommends that the Board of Supervisors approve the Brandt Drive Apartments Revised Tentative (PRD-21-1) and Revised Final (PRD-21-2) application with all outstanding Township review comments identified in the Township Development Report being addressed prior to recording.