



Planning Advisory Commission
Monday, June 24, 2024
6:00 PM

<DRAFT – SUBJECT TO CHANGE>

Call to Order

- 1 Salute to the Flag
- 2 Roll Call

Minutes

- 1 Minutes of May 28, 2024 Regular Meeting

Reports

- 1 Planning & Development Services Monthly Report - May, 2024

Public Comment (Any item not on the agenda)

- 1

New Business

- 1 PR# SUB-24-9 - Cranberry Business Park Lot Consolidation - Preliminary and Final Subdivision (TLD 9/21/24)

Consider a Preliminary and Final Subdivision application for a lot line revision of two lots within the existing Cranberry Business Park totaling approximately 15.88 acres located at 235 W. Kensinger Drive and 251 W. Kensinger Drive in the SP-1 zoning district.

- 2 PR #LD-24-10 - Cranberry Business Park 280/290 Revised Preliminary and Final Land Development (TLD 9/21/24)

Consider a Revised Preliminary and Final Land Development application for a two (2) phase Large Land Development, Office, Warehouse, Distribution Warehouse Center in the existing Cranberry Business Park in the SP-1 zoning district. Phase 1: Building 280 (235 W. Kensinger Drive) is proposing 21,000 square foot of Warehouse/Office Use on approximately 4 acres. Phase 2: Building 290 (251 W. Kensinger Drive) is proposing 72,000 square foot of Distribution Warehouse Center/Office Use on approximately 11.8 acres.

- 3 PR #COND-24-6 - Cranberry Business Park 280/290 - Conditional Use (TLD to open public hearing 8/10/24)

Consider a Conditional Use application for a two (2) phase Large Land Development to include Office, Warehouse, and Distribution Warehouse Center located at Lots 280/290 in the existing Cranberry Business Park on approximately 11.8 acres in the SP-1 zoning district.

- 4 PR #PRD-24-3 - Laurel Pointe - Revised Tentative Planned Residential Development (TLD 8/2/24 to open public hearing)

Consider a Revised Tentative Planned Residential Development application for revisions to the number of residential lots in Phase 3 which reduces the previously approved one hundred sixty-one (161) to one hundred fifty-seven (157) residential lots in the existing Laurel Pointe PRD located along Franklin Road in the PRD zoning district.

- 5 PR #PRD-24-2 - Laurel Pointe - Revised Final Phase 3 Planned Residential Development (TLD 8/7/24)

Consider a Revised Final Phase 3 Planned Residential Development application for revisions to the number of residential lots in Phase 3 which reduces the previously approved sixteen (16) residential lots to twelve (12) residential lots in the Laurel Pointe PRD located along Franklin Road in the PRD zoning district.

- 6 PR #LD-24-11 - Learning Care Group Daycare - Preliminary and Final Land Development (TLD 9/21/24)

Consider a Preliminary and Final Land Development application for a one (1) story, 10,281 square foot Daycare Center facility to be located at 1083 Freedom Road on approximately 1.69 acres of land in the C-1 zoning district.

- 7 PR #COND-24-4 - Learning Care Group Daycare - Conditional Use (TLD to open public hearing 8/2/24)

Consider a Conditional Use application for a one (1) story, 10,281 square foot Daycare Center facility to be located at 1083 Freedom Road on approximately 1.69 acres of land in the C-1 zoning district.

- 8 PR #COND-24-5 - CH&N Construction Yard - Conditional Use (TLD to open public hearing 8/5/24)

Consider a Conditional Use application to permit a Contractor's yard and storage of heavy equipment and building materials for owner's use on an existing site located at 2601 Rochester Road in the SU-1 zoning district.

- 9 PR #LD-24-12 - Costco Building Expansion - Preliminary & Final Land Development (TLD 9/21/24)

Consider a Preliminary and Final Land Development application for a 1,758 square foot expansion to an existing Large Retail Establishment on approximately 17.6 acres located at 1050 Cranberry Square Drive in the C-3 zoning district.

Conceptual Plan Review

- 1 Graham Properties

Construction Awareness

- 1

BOS, EAC and Neighborhood Forum Update

- 1 Board of Supervisors Update
- 2 Environmental Advisory Committee Update
- 3 Neighborhood Forum Update

Items of Interest

- 1 Presentation

Other Business

- 1

Adjournment

- 1 Motion to adjourn

**Please contact Planning & Development Services at 724-776-4806, extension 1104, if you have any ADA-related special needs.*