



MEMO

To: Cranberry Township Board of Supervisors

Date: 5.28.2026

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

Re: **Henderson Crossing**
LD-26-5 Final Infrastructure Phase
SUB-26-6 Preliminary and Final Subdivision

Description: Final Land Development for infrastructure only, relating to the approved preliminary 44.5 acre Henderson Crossing Shopping Center Development located at the intersection of Route 228, Franklin Road and Hillmont Drive in the C-3 zoning district.

Preliminary and Final Subdivision for the consolidation of ten (10) lots and the creation of five (5) lots consisting of 44.53 acres located along Route 228/Franklin Road/Hillmont Drive in the C-3 and R-1 zoning districts.

I. Project History:

- A. Meetings with the Developer started in February 2024, with staff meetings continuing to current date.
- B. The Planning Advisory Committee saw the land development plans conceptually on September 29, 2025 and had full reviews on October 27, 2025 and November 24, 2025.
- C. The Preliminary Land Development and Conditional Use were approved in December 2025.
- D. The North Catholic portion of the subdivision was approved in February 2026.

II. Project Overview:

- A. The infrastructure phase includes grading, roadway, stormwater, water, and sanitary sewer improvements. Additional site improvements will be completed by individual tenants following final approval of their respective sites.

III. Development Report (Key Points):

- A. None.

IV. Modifications & Waivers:

- B. None.

V. Recommendation:

The Planning Advisory Commission recommend the Board of Supervisors approve the Henderson Crossing Final Infrastructure and Subdivision Plan with all outstanding Township review comments identified in the Township Development Report being addressed prior to recording.

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