



**Planning Commission
Monday, May 1, 2006
7:00 p.m.**

- Call to Order/Salute to the flag
- Roll Call
- 1. Minutes
 1. Minutes from March 27, 2006 Work Shop Meeting
 2. Minutes from April 3, 2006 Regular Meeting
- 2. Correspondence
- 3. Reports
 1. Department of Community Development – March, 2006
 2. First Quarter, 2006 Unbuilt Unit Report
- Public Comment - Anything on or off the agenda
- 4. Old Business:
 1. Cranberry Promenade
 - A. PR # 1315 Preliminary Land Development (TLD 5/5/06)

Proposed Preliminary Land Development application for a 139,500 square foot Mixed Use Center (consisting of a Large Retail, Large Land Development Use Center with 7,200 square foot Financial Institutions with Drive Thru, 30,900 square foot Business Office space, 12,900 square foot of Restaurant space, and 88,500 square foot of Retail space) on 19.33 acres to be located at Ogle View Road and Route 19 in the MU zoning district.
 - B. PR # 1276 Conditional Use (TLD to complete Public Hearing 5/31/06)

Proposed Conditional Use application for the overall 139,500 square foot Mixed Use Center and three Drive Thru uses consisting of a 3,100 square foot Financial Institution with Drive Thru, a 4,100 Financial Institution with Drive Thru, and a 15,000 square foot Pharmacy with Drive Thru to be located at Ogle View Road and Route 19 on 19.33 acres in the MU-1 zoning district.
 2. Schwan's Home Services, Inc.
 - A. PR #1337 Preliminary and Final Land Development (TLD 6/24/06)

Proposed Preliminary and Final Land Development approval for an 11,897 square foot Distribution Warehouse Center located at 101 E. Kensinger Drive in the SP-1 zoning district.

B. PR #1338 Conditional Use (TLD to open public hearing 5/5/06)

Proposed Conditional Use approval for an 11,897 square foot Distribution Warehouse Center located at 101 E. Kensinger Drive in the SP-1 zoning district.

5. Old Business to be continued to the June 5, 2006 meeting.

1. Mystic Ridge

A. PR #1238 Tentative Planned Residential Development (TLD 8/4/06 to open public hearing)

Proposed Tentative Planned Residential Development application for a forty-three (43) lot Single Family Residential development located along both sides of Garvin Road on approximately 48.14 acres in the R-1 zoning district.

2. Yott Properties LLC

A. PR #1339 Lot Line Revision (TLD 7/7/06)

Proposed Lot Line consolidation of two (2) lots totaling approximately 1.39 acres located at 9133 Marshall Road in the SP-1 zoning district.

B. PR #1340 Preliminary and Final Land Development (TLD 7/7/06)

Proposed Preliminary and Final Land Development approval for an 11,200 square foot Business Office/Warehouse located at 9133 Marshall Road in the SP-1 zoning district.

6. New Business:

1. Southern Valley Commons

A. PR #1343 Revised Final Subdivision (TLD 7/2/06)

Proposed Revised Final Subdivision approval for Building 12 (6 total residential units) adjusting lot lines for the previously approved structures located on Southern Valley Court in the PRD zoning district.

2. Ehrman Farms

A. PR #1341 Final Phase VI Planned Residential Development (TLD 8/8/06)

Final Planned Residential Development approval for twenty-nine (29) single family residential lots located along Ehrman Road on 25.1 acres in the PRD zoning district.

3. Route 228 Commercial Center

A. PR #1344 Lot 6A Revised Land Development (TLD 7/22/06)

Proposed Revised Final Land Development approval for a 432 square foot patio addition to an existing 15,000 square foot retail center located at 1686 Route 228 in the SU-1 zoning district.

B. PR #1345 Conditional Use (TLD to open public hearing 6/2/06)

Proposed Conditional Use approval for a 432 square foot patio addition to an existing 15,000 square foot retail center located at 1686 Route 228 in the SU-1 zoning district.

4. **Longhorn Steakhouse**

A. **PR #1342 Preliminary and Final Land Development (TLD 7/2/06)**

Proposed Preliminary and Final Land Development approval for a 5,627 square foot Restaurant located on 2.26 acres at 1679 Route 228 in the C-3 zoning district.

5. **Freedom Square**

A. **PR #1346 Final Subdivision (TLD 7/22/06)**

Proposed Final Subdivision approval for a four (4) lot subdivision of 15.19 acres located at the northeast corner of Haine School Road and Freedom Road on 15.19 acres in the C-1 and SP-1 zoning districts.

B. **PR #1347 Final Land Development (TLD 7/22/06)**

Proposed Final Land Development approval for a 43,746 square foot Neighborhood Shopping Center and Pharmacy (consisting of 12,993 square foot Pharmacy with drive thru and 30,753 square foot of Retail space) to be located at 1181, 1185, 1189, 1193 Freedom Road in the C-1 zoning district.

6. **Santa Property**

A. **PR #1350 Preliminary and Final Land Development (TLD 7/22/06)**

Proposed Preliminary and Final Land Development approval for a 12,000 square foot Neighborhood Shopping Center, Small Retail, Business/Professional Office building to be located on 2.18 acres in the SP-1 zoning district.

B. **PR #1351 Conditional Use (TLD to open public hearing 6/4/06)**

Proposed Conditional Use approval for a 12,000 square foot Neighborhood Shopping Center, Small Retail, Business/Professional Office building to be located on 2.18 acres in the SP-1 zoning district.

7. **Rezoning:**

8. **Conceptual Plan Review:**

9. **Planning Initiatives:**

10. **Ordinances:**

1. **Bill No. 2006-06 – Chapter 27 (Community Based Affordable Senior Housing)**

11. **Presentations/Discussion:**

1. **Route 228**

12. **Adjournment:**