



**Planning Advisory Commission  
Monday, October 5, 2009  
7:00 p.m.**

**<DRAFT – SUBJECT TO CHANGE>**

- **Call to Order/Salute to the flag**
- **Roll Call**
- 1. **Minutes**
  - 1. **Minutes from August 31, 2009 Work Session**
  - 2. **Minutes from September 8, 2009 Regular Meeting**
- 2. **Correspondence**
- 3. **Reports**
  - 1. **Department of Community Development – August, 2009**
- **Public Comment - Anything on or off the agenda**
- 4. **Old Business to be continued to the October 26, 2009 meeting:**

None
- 5. **Old Business:**
  - 1. **Park Place**
    - A. **PR #30598 Revised Preliminary Land Development (TLD 11/28/09)**

Proposed Revised Preliminary Land Development approval for a Traditional Neighborhood Development (TND-2) totaling 774 residential units consisting of several mixed use building, apartment buildings, townhouse units, and single family residential lots along with 12,500 square feet of commercial space, 19 live/work units, two community buildings and eight urban parks located on 195 acres along Rochester Road and Powell Road in the TND-2 Overlay zoning district.
    - B. **PR# 30599 Conditional Use (TLD to open public hearing 10/10/09)**

Proposed Conditional Use approval for a Traditional Neighborhood Development (TND-2) totaling 774 residential units consisting of several mixed use building, apartment buildings, townhouse units, and single family residential lots along with 12,500 square feet of commercial space, 19 live/work units, two community buildings and eight urban parks located on 195 acres along Rochester Road and Powell Road in the TND-2 Overlay zoning district.

**C. PR #30596 Final Phases II & IV Land Development (TLD 11/28/09)**

Proposed Final Phase II and IV Land Development approval for a TND-2 Development consisting of 36 Multi-family units and 100 single family residential units. The development also has a 2,500 square foot community building, tennis courts, putting green, and bocce area. The development is to be located on Powell Road and Rochester Road on 37.9 acres in the TND-2 Overlay zoning district.

**D. PR #30597 Final Phase III Land Development (TLD 11/28/09)**

Proposed Final Phase III Land Development approval for a TND-2 Development consisting of 27 single family residential units, 17 Town House Units, and 13 Live Work units. The development also includes a 7,200 square foot Community Building, putting green, bocce court, and horseshoe pit. The development is to be located on Powell Road and Rochester Road on 15.2 acres in the TND-2 Overlay zoning district.

**2. Village of Cranberry Woods**

**A. PR #30602 Preliminary Land Development (TLD 11/28/09)**

Proposed Preliminary Land Development approval for a TND-2 style development located along Longtree Way, Cranberry Woods Drive, and Franklin Road on 57.1 acres in the TND-2 Overlay zoning district. The development will include 95,877 square foot Retail, 2 Hotels with a total of 238 rooms, 120 residential units, 3,500 square foot Financial Institution, and 124,199 square foot of Mixed Use.

**B. PR #30603 Conditional Use (TLD to open public hearing 10/8/09)**

Proposed Preliminary Land Development approval for a TND-2 style development located along Longtree Way, Cranberry Woods Drive, and Franklin Road on 57.1 acres in the TND-2 Overlay zoning district. The development will include 95,877 square foot Retail, 2 Hotels with a total of 238 rooms, 120 residential units, 3,500 square foot Financial Institution, and 124,199 square foot of Mixed Use.

**6. New Business:**

**1. Star Styled Dance**

**A. PR #30606 Conditional Use (TLD to open public hearing 11/6/09)**

Proposed Conditional Use approval for a 920 square foot expansion to an existing Commercial & Private Recreation and Entertainment Facility located at 20455 Route 19 in the SU-1 zoning district.

**7. Rezoning:**

**8. Conceptual Plan Review:**

**9. Planning Initiatives:**

**10. Ordinances:**

11. **Presentations/Discussion:**

12. **Adjournment:**

*\*Please contact the Community Development Department at 724-776-4806, extension 1104 if you have any ADA-related special needs.*

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