

Planning Advisory Commission  
Workshop Meeting



June 1, 2010  
5:30 p.m.

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**<DRAFT – SUBJECT TO CHANGE>**

Note that all business will be acted upon at the June 7, 2010 Planning Advisory Regular Business Meeting beginning at 7:00 p.m.

**I. Welcome/Introductions**

**II. Roll Call**

**III. 1. Commons at RIDC**

**A. PR #30642 Preliminary and Final Subdivision (TLD 8/6/10)**

Proposed three (3) lot subdivision of 39 acres located on Commonwealth Drive in the SP-1 zoning district.

**B. PR #30643 Preliminary and Final Land Development (TLD 8/6/10)**

Proposed Preliminary and Final Land Development approval for a one story, 48,400 square foot flex office/warehouse building to be located at 765 Commonwealth Drive on 16 acres in the SP-1 zoning district.

**2. X-Cel Gymnastics**

**A. PR #30652 Conditional Use (TLD to open public hearing 7/11/10)**

Proposed Conditional Use approval for a 6,240 square foot Commercial and Private Recreation facility to be located at 500 Thomson Park Drive in the SU-1 zoning district.

**3. YMCA**

**A. PR #30644 Revised Preliminary and Final Land Development (TLD 8/29/10)**

Proposed Revised Preliminary and Final Land Development approval for the addition of a 1,400 square foot pavilion to be added to the Rose E. Schneider YMCA development in the PIC zoning district.

**B. PR #30645 Conditional Use (TLD to open public hearing 7/8/10)**

Proposed Conditional Use approval for the addition of a 1,400 square foot pavilion to be added to the Rose E. Schneider YMCA development in the PIC zoning district.

4. **RUE-21, 800 Commonwealth Drive**

A. **PR #30653 Preliminary and Final Land Development (TLD 8/29/10)**

Proposed Preliminary and Final Land Development approval for a two story, 23,200 square foot addition to an existing Business Office located at 800 Commonwealth Drive in the SP-1 zoning district.

5. **Oak Tree Place**

A. **PR #30650 Revised Preliminary Land Development (TLD 8/29/10)**

Proposed Revised Preliminary Land Development approval for an 83,431 square foot Large Land Development, Neighborhood Shopping Center consisting of: 6,450 square foot for Restaurant; 23,960 square foot of Retail space; 44,879 square foot Hotel (five stories, 74 units); and 8,142 square foot Auto Repair/Retail space on 8.4 acres in the SU-1 zoning district.

B. **PR #30651 Conditional Use (TLD to open public hearing 7/8/10)**

Proposed Conditional Use approval for an 83,431 square foot Large Land Development, Neighborhood Shopping Center consisting of: 6,450 square foot for Restaurant; 23,960 square foot of Retail space; 44,879 square foot Hotel (five stories, 74 units); and 8,142 square foot Auto Repair/Retail space on 8.4 acres in the SU-1 zoning district.

6. **Victory Family Church**

A. **PR #30654 Revised Preliminary Land Development (TLD 8/29/10)**

Proposed Revised Preliminary Land Development approval for a 222,375 square foot Neighborhood Shopping Center, Large Retail, Large Land Development, Religious Establishment, Parking Facility, Vehicle Sales and Service development consisting of a 192,865 square foot Religious Establishment and a 29,510 square foot Vehicle Sales and Service on 54.54 acres in the PIC zoning district.

B. **PR #30655 Conditional Use (TLD to open public hearing 8/29/10)**

Proposed Conditional Use approval for a 222,375 square foot Neighborhood Shopping Center, Large Retail, Large Land Development, Religious Establishment, Parking Facility, Vehicle Sales and Service development consisting of a 192,865 square foot Religious Establishment and a 29,510 square foot Vehicle Sales and Service on 54.54 acres in the PIC zoning district.

7. **First Energy/Penn Power**

A. **PR #30647 Lot Line Revision (TLD 8/29/10)**

Proposed Lot Line Revision of 20.3 acres located along Marshall Road in the SP-1 zoning district.

B. **PR #30648 Preliminary and Final Land Development (TLD 8/29/10)**

Proposed Preliminary and Final Land Development approval for a Public Utility facility to be located at 9180 Marshall Road on 13 acres in the SP-1 zoning district.

**C. PR #30649 Conditional Use (TLD to open public hearing 7/8/10)**

Proposed Conditional Use approval for a Public Utility facility to be located at 9180 Marshall Road on 13 acres in the SP-1 zoning district.

**IV. Discussion:**

- 1. Freedom Road Comprehensive Plan Amendment – *This will be discussed at the 6/7/10 Regular Meeting***
- 2. *Sign Ordinance Amendment***

**V. Adjournment:**

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