



**Planning Advisory Commission  
Monday, June 7, 2010  
7:00 p.m.**

**<DRAFT – SUBJECT TO CHANGE>**

- **Call to Order/Salute to the flag**
- **Roll Call**
- 1. **Minutes**
  - 1. Minutes from April 26, 2010 Work Session
  - 2. Minutes from May 3, 2010 Regular Meeting
- 2. **Correspondence**
  - 1. Letter from Ed and Mary Lou Scherer of 1136 Freedom Road
  - 2. Letter from Arlen Specter re: Freedom Road Transportation Improvement Project
- 3. **Reports**
  - 1. Department of Community Development - April, 2010
- **Public Comment** - Anything on or off the agenda
- 4. **Presentations:**
  - 1. Graham Park Update
- 5. **Old Business:**
  - 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.

6. **New Business:**

1. **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.

2. **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.

3. **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.

4. **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; 32,102 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; 32,102 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.

**5. 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 Large Retail Center 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 Large Retail Center 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.

**6. ATSI**

**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 261,360 square foot Public Utilities site to be located at 9180 Marshall Road on 20.3 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 261,360 square foot Public Utilities site to be located at 9180 Marshall Road on 20.3 acres in the SP-1 zoning district.

**7. Conceptual Plan Review:**

**8. Planning Initiatives:**

**1. Freedom Road Comprehensive Plan Amendment**

**9. Zoning:**

**10. Ordinances:**

**1. Sign Ordinance Amendment – Bill No. 2010-02**

**11. Discussion:**

**12. Adjournment:**

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