



**MT. LEBANON PLANNING BOARD
TUESDAY, FEBRUARY 23, 2016
7:00 P.M.
MUNICIPAL BUILDING
710 WASHINGTON ROAD
1st FLOOR COMMISSION CHAMBER**

AGENDA

1. Minutes

- a. January 26, 2016, meeting

2. Preliminary Consideration

- a. RDC Design Build, Inc. has equitable interest in a property located on the unopened section of Pennsylvania Boulevard. A different developer previously received a contingent approval from the municipality for the Shady Grove Plan of Lots/Townhouses in 2008 but the development was never constructed.

At this time RDC Design-Build would like the opportunity to present their current proposed project informally to the board and public to get comment and feedback before submitting a formal land development application for consideration.

3. Old Business

- a. Proposed Retail Building 1701 Cochran Road Land Development Plan – a request for preliminary approval for a land development plan to reuse an existing two-story brick building and construct a new two-story commercial building on property located at 1701 Cochran Road.

4. New Business

- a. Request for a recommendation for final approval for a land development application for the Unitarian Universalist Church of South Hills located at 1240 Washington Road. The church is requesting preliminary approval for a land development plan to demolish an existing section of the church and construct an approximately 6,200-square-foot addition to the existing church. The church is a conditional use located in the R-1 Single-Family Residential District.
- b. Request for a recommendation for Conditional Use approval for the partial demolition and expansion of an existing Place of Worship on Washington Road– The Unitarian Universalist Church of South Hills is requesting conditional use approval for a property located at 1240 Washington Road. The property is zoned R-1 Single-family Residential District. Chapter XX of the Mt. Lebanon Code, Zoning, Section 202.3.3 identifies Places of Worship as a conditional use in this District



**MT. LEBANON PLANNING BOARD
TUESDAY, FEBRUARY 23, 2016
6:15 P.M.
MUNICIPAL BUILDING
710 WASHINGTON ROAD
1st FLOOR MEETING ROOM C**

DISCUSSION AGENDA

Agenda Items

- a. Minutes of the January 26, 2016, Planning Board meeting

Recommended action: *Move to approve the January 26, 2016, Planning Board minutes.*

Preliminary Consideration

- a. RDC Design Build, Inc. has equitable interest in a property located on the unopened section of Pennsylvania Boulevard. A different developer previously received a contingent approval from the municipality for the Shady Grove Plan of Lots/Townhouses in 2008 but the development was never constructed.

At this time RDC Design-Build would like the opportunity to present their current proposed project informally to the board and public to get comment and feedback before submitting a formal land development application for consideration.

Recommended Action: *Provide comments and feedback*

Old Business

- a. Proposed Retail Building 1701 Cochran Road Land Development Plan – a request for preliminary approval for a land development plan to reuse an existing two-story brick building and construct a new two-story commercial building on property located at 1701 Cochran Road

Recommended action: *Move to grant preliminary approval of the Proposed Retail Building 1701 Cochran Road Land Development Plan conditioned on the municipal engineer's review letter dated February 15, 2016, the traffic engineer's review letter dated February 11, 2016, other issues identified by the board, and approval requested waiver by the Mt. Lebanon Commission.*