

APPROVED

**MUNICIPALITY OF MT. LEBANON
PLANNING BOARD MINUTES**

DATE: Tuesday, April 26, 2016

TIME: 7 p.m.

PLACE: Mt. Lebanon Municipality – Commission Chambers

BOARD MEMBERS PRESENT: Rick Sabeh, Bill Pope, Jim Cannon

STAFF MEMBERS PRESENT: Municipal Manager Keith McGill, Municipal Engineer Dan Deiseroth

Agenda Items

Minutes of the February 23, 2016, Planning Board meeting. Mr. Cannon moved and Mr. Pope seconded to approve the February 23, 2016, Planning Board minutes. The motion carried unanimously.

Old Business

None

New Business

- a. Request for preliminary approval and a recommendation for final approval for the Briarwood Plan No. 2 consolidation plan — the owner, Eastern Building Group, Inc. is requesting approval for a consolidation of lots 140-R-281, 140-R-283 and lot 140-R-285 into two lots.

Mr. Deiseroth said this is a plan to move lot lines to make three lots into two lots.

Citizen Comments

There were no citizen comments.

Mr. Pope moved and Mr. Cannon seconded to grant preliminary and recommend final approval for the Briarwood Plan No. 2 consolidation plan conditioned on the engineer's review comments in a letter dated April 11, 2016. The motion carried unanimously.

- b. Request for preliminary approval and a recommendation for final approval for the Shady Grove Consolidation Plan. RDC Design Build, Inc. has equitable interest in a property located on an unopened section of Pennsylvania Boulevard. The developer is requesting approval to consolidate four parcels currently identified as lot and block 192-C-23, 192-C-24, 192-C-30 and 192-C-32 in the Avondale Plan of Lots.

Kim Gales, JR Gales and Associates, said that Shady Grove LLP is proposing a 30-unit apartment building located at the end of Pennsylvania Boulevard. The existing road will be upgraded to municipal standards except for the cul-de-sac due to the configuration of the right-of-way, and the location of the Port Authority LRT tracks. This area was previously approved in 2008 for townhouses; the roadway design will remain the same as it was proposed in 2008. The 30-unit, multi-family is a permitted use in the R-3 zoning, and they comply with all setbacks for this zoning district. There will be underground parking with 48 spots, and 16 additional parking stalls adjacent to the building. The municipality is requesting a four-foot sidewalk – which was previously approved – with a grass strip between the walk and the paving. There will be one handicap spot on the side of the building, and one interior in the garage. There will be two tiers of walls behind the building. There will be storm water retention with tanks that have been designed to catch the run-off from the building and parking lot. Ms Gales indicated she has received Gateway's review letters and will be able to re-submit in the next couple of days. The consolidation plan would consolidate four lots into one so the multi-family unit can be constructed.

John Deklewa, RDC, developer for Shady Grove Apartments. They did a market study that supported apartments over townhouses.

Mr. Sabeh asked that the letter from Gateway Engineers, dated April 21, 2016, regarding the consolidation plan, be entered into the record.

Mr. Deiseroth gave a synopsis of Gateway Engineer's letter regarding the consolidation plan, dated April 21, 2016. The property is an R-3 zoning; multi-family dwellings are permitted, subject to site plan review. There were six comments of a technical nature that are easily remedied.

Mr. Cannon moved and Mr. Pope seconded to grant preliminary approval for the Shady Grove consolidation plan conditioned on the engineer's review comments in a letter dated April 21, 2016. The motion carried unanimously.

- c. Request for preliminary approval of a land development plan. RDC Design Build, Inc. has equitable interest in a property located on an unopened section of Pennsylvania Boulevard. The developer is requesting preliminary approval of a land development plan to construct a 30-unit multi-family building with parking and associated infrastructure. As part of the project Pennsylvania Boulevard from its intersection with Poplar Avenue will be brought up to municipal standards and dedicated for acceptance by the municipality.

Mr. Deiseroth submitted a letter from Gateway Engineer's dated April 21, 2016, regarding the land development plan. He said numerous documents were submitted by the developer regarding the land development and zoning. The zoning is in compliance for multi-family dwellings. The proposed balconies extend less than eight feet from the front of the building, which is in compliance. Architectural floor plans and elevations have been submitted in accordance with design guidelines and standards. Proper sight distance out of the driveways needs to be shown. There is adequate vehicle parking, but bicycle parking needs

to be added, according to the zoning ordinance. Regarding the SALDO, there will need to be written requests for waivers and modifications. Provisions for street lighting still needs to be submitted. The proposed cul-de-sac does not meet municipal standards however the fire department did a turning test with their fire trucks for the previous submission. The developer will need to submit a request for a waiver for the cul-de-sac. There will need to be additional catch basins along Pennsylvania Boulevard. The proposed storm and sewers need to be revised. More details regarding the retaining wall need to be submitted to make sure it is adequately designed for the proposed height. Mr. Haberman, the traffic consultant, looked at the trip generation report and determined a traffic study is not required.

Mr. Sabeh asked that the Gateway Engineer letter, dated April 21, 2016, be entered into the record.

Citizen Comments

Lynn Casper, 91 Morrison, asked about the occupancy of this project.

Mr. Dekelwa said approximately 45 total beds.

Ms. Casper asked if the municipality owns the land beyond the project, and if there are possible projects leading down to Castle Shannon Boulevard.

Mr. McGill said there is a mixture of privately-owned and municipally-owned properties in that area.

Mr. Sabeh asked if there was a possibility of extending Pennsylvania Boulevard to Castle Shannon Boulevard, given the topography and the LRT tracks.

Mr. McGill said it could be possible, but would be very difficult.

Donald Mosshart, 349 Ashland, voiced several concerns regarding this development: 1) the visual barrier between his property and this development; 2) the grading behind Ashland and the effects it might have on his property as well as the surrounding area; 3) clarification if these units are apartments, townhouses, or condominiums, and whether there would be a single owner of the development; 4) if adequate parking is being provided

Mr. McGill said the developer is proposing to develop apartments, and it would be a single owner.

Mr. Deklewa indicated the traffic study provided national and regional parking data that supports 1½ parking spaces per unit.

Mr. McGill said the ordinance indicates one parking space for a one-bedroom apartment, and two parking spaces for a two-bedroom apartment, which averages out to 1½ parking spaces for a mix of one- and two-bedroom units.

Mr. Deklewa believes that with the proximity of the apartments to the T stop there will be less cars needed.

Ms. Gales indicated that per the municipal code they will be required to have a geotechnical engineer on site, and would need to submit reports to Mt. Lebanon.

Mr. Deiseroth gave an explanation and overview of the process the developer will be required to meet. The walls will have to be deep, and will be built first.

Mr. Mosshart is concerned with the view from his property.

Angelo Kazalas, 351 Ashland Avenue, asked if these would be high-end apartments.

Mr. Deklewa said these will be marketed as high-end, luxury apartments. The proposed rents will be at the top of the market. They just completed a similar project in Upper St. Clair, and expect similar clientele.

Mr. Pope asked if it would be possible to get a cross section through the site from Ashland to Pennsylvania Boulevard for height and sight distances. He would also like to see a streetscape, although that is not a requirement, to see the scale of the building as it relates to the neighboring properties. He also asked what someone would see as they walk out on the first floor of the building.

Mr. Deklewa said the walls would be tiered to allow for a more intimate seating area, then a landscaped area, followed by a larger wall toward the back.

Ms. Gales said the bottom wall would be approximately four feet in height, the next wall will be 12 feet and the upper section would require fencing.

Mr. Pope asked what the proposed fencing would be.

Mr. Deklewa answered they don't have the design, yet, but that will be submitted when they do the wall.

Mr. Pope asked about the landscaping and if there were only four trees proposed.

Mr. Deiseroth said they are required to put in street trees, but nothing more has yet been submitted.

Mr. Deklewa said landscaping is very important to the developer, and they will pay attention to aesthetics and the fencing in the backyard area.

Mr. Pope asked if the residents on Ashland will be looking onto roof, and if there would be any dormers planned for the backside of the building.

Mr. Deklewa said there would be dormers in the front entrance, and they will show the rear elevation.

Mr. Pope asked where the mechanical units would be housed.

Mr. Deklewa stated that they had room inside the garage; there may be some room on the left side of the building. There will not be any window units.

Mr. Sabeh asked about lighting for the street and the parking lot.

Mr. McGill indicated Section 705 of the Subdivision and Land Development Ordinance has the specifications for lighting.

Mr. Deklewa indicated a full photometric plan would be done.

Mr. Sabeh asked about trying to save some of the trees on the parking lot side to create more of a buffer. He's noticed most of those have been removed to allow for grading.

Mr. Deklewa said they will attempt to retain the trees near the property line.

Mr. Sabeh said he would like to see which trees will be saved along the side of the property documented on the plan.

Mr. Deiseroth said there is a storm sewer that runs parallel to the property line, which may affect the trees that can be retained.

Mr. Sabeh asked if there was a way to get entry into the garage from the side of the building.

Mr. Deklewa said it was not possible because of ADA requirements.

Citizen Comments

Carlotta Kirchner, 349 Ashland Avenue, is concerned about the view she will have from her deck, and also the reliability of the retaining wall.

Mr. Pope moved and Mr. Cannon seconded to table any action on the Shady Grove Land Development Plan to allow the applicant time to address the comments in the engineer's review letter dated April 21, 2016. Motion carried.

Citizen Comments

There were no citizen comments.

Next Meeting - The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, May 24, 2016**, at 7:00 p.m.

The meeting was adjourned at 7:45 p.m.