



MT. LEBANON
PENNSYLVANIA

MUNICIPAL BUILDING
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MT. LEBANON PLANNING BOARD
TUESDAY, MARCH 28, 2017
7:00 P.M.
MUNICIPAL BUILDING
710 WASHINGTON ROAD
1st FLOOR COMMISSION CHAMBER

AGENDA

1. Minutes

- a. February 28, 2017, meeting

2. Old Business

- a. Request for recommendation for final approval of the Uptown Place land development plan. Rolling Lambert Building Company, Inc. has equitable interest in a property located at 770 Washington Road. The developer is requesting approval of a land development plan to construct five single-family attached dwellings.
- b. Request for preliminary approval of Beyond Self Storage land development plan. NorthPoint Development, LLC has an equitable interest in the property located at 512 Castle Shannon Boulevard. The developer received a variance for the use of a self-storage facility on the property and a variance that off-street parking requirements would comply with §817.5.1 of the Zoning Code. The developer is requesting approval of a land development plan to construct a self-storage facility.

3. New Business

- a. Request for preliminary approval and recommendation for final approval for the Hoffman-Ung-Lee Subdivision Plan. The asphalt parking lot of 121 Mt Lebanon Boulevard encroaches onto the properties at 124 Rock Haven Lane and 128 Rock Haven Lane. The plan would divide the property at 124 Rock Haven Lane into two parcels with a section of 900.95 square feet to be acquired and consolidated with the property at 121 Mt Lebanon Boulevard. The plan would divide the property at 128 Rock Haven Lane into two parcels with a section of 558.47 square feet to be acquired and consolidated with the property at 121 Mt Lebanon Boulevard.
- b. Request for recommendation of an ordinance amending the Zoning District Map. The ordinance is that the Mt. Lebanon Zoning District Map made a part of the Zoning Ordinance in Section 106.3.1, of Chapter XX, Zoning, shall be amended by changing the zoning classification of the following certain property from R-1 Single-Family Residential District to R-4 Multi-Family-Mixed Residential District.

The property at 121 Mt Lebanon Boulevard is acquiring 1,459.42 square feet of property from the adjoining properties at 124 Rock Haven Lane and 128 Rock Haven Lane as part of the Hoffman-Ung-Lee Subdivision Plan. The property at 121 Mt Lebanon Boulevard is part of the R-4 zoning district and the properties on Rock Haven Lane are part of the R-1 zoning district. The request would rezone the 1,459.42 square feet of property that is being consolidated with the property at 121 Mt Lebanon Boulevard from R-1 to R-4. The property received a variance from the rear yard setback requirement.

- c. Request for recommendation of an ordinance amending the Zoning District Map. The ordinance is that the Mt. Lebanon Zoning District Map made a part of the Zoning Ordinance in Section 106.3.1, of Chapter XX, Zoning, shall be amended by adding a certain property to the Continuing Care Overlay District.

All that certain parcel of land, being Block and Lot 251-N-140, is located at the corner of Connor Road and Terrace Drive. Northpoint Senior Living Development has requested the amendment to the zoning district map.

- d. Request for recommendation for an ordinance amendment. Northpoint Senior Living Development has requested a text amendment to Chapter XX of the Mt Lebanon Code, entitled "Zoning," to amend Section 609.1. The requested ordinance amendment would reduce the minimum lot size requirement for a continuing care facility from 5.0 acres to 4.5 acres.
- e. Request for recommendation for an ordinance amendment. Mt. Lebanon, Pennsylvania, desires to amend Chapter XX of the Mt Lebanon Code, entitled "Zoning," to clarify and update a number of provisions in the Zoning Code.

4. Citizen Comments

5. **Next Meeting** — The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, April 25, 2017**, at 7:00 p.m.

6. Adjournment

The Planning Board and the Planner will make reasonable accommodations to its programs and services to assure access to all persons. If, because of a disability, you require an accommodation, please call 412-343-3620.