



MT. LEBANON
PENNSYLVANIA

MUNICIPAL BUILDING
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MT. LEBANON PLANNING BOARD
TUESDAY, JUNE 26, 2018
7:00 P.M.
MUNICIPAL BUILDING
710 WASHINGTON ROAD
1st FLOOR COMMISSION CHAMBER

AGENDA

1. Minutes

- a. May 22, 2018, meeting

2. Old Business

- a. Discussion of a Zoning Ordinance Amendment. At the May 22 Planning Board meeting the board heard a presentation on an amendment to the Zoning Ordinance to encourage increased vibrancy in the Central Business District by changing the zoning designation of offices and medical clinics/facilities. The Planning Board will discuss the potential changes to the zoning ordinance.
- b. Request for a preliminary approval for the Residences at Poplar Consolidation Plan. G&B Consulting Partners, LLC 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
- c. Request for preliminary approval of a land development plan. G&B Consulting Partners, LLC has an equitable interest in a number of undeveloped parcels on Pennsylvania Boulevard. The developer is requesting approval for a land development plan to construct 13 townhouse units on Pennsylvania Boulevard. The developer would also be responsible for construction of a road improved to municipal standards including sidewalks and utilities to serve the proposed units.

3. New Business

- a. Request for recommendation for approval of a conditional use. Mary's Place, a Pennsylvania Non-Profit, is seeking conditional use approval to locate an Institutional Home at the property located at 2905 Castlegate Avenue. Mary's Place would provide care, support, and housing for unwed expectant mothers and live-in staff. The property is zoned as R-4 Multi-Family Mixed Residential with a Continuing Care Overlay. Chapter XX, *Zoning*, of the Mt. Lebanon Code, identifies "Institutional Homes" as a Conditional Use in the Continuing Care Overlay district.

- b. Request for preliminary approval of the Murovich-Camillo subdivision plan. The property owner of 555 Briarwood Avenue is seeking to acquire property from the adjoining parcel at 559 Briarwood Avenue. The plan would move the internal property line of 555 Briarwood Avenue by three (3) feet, creating an addition of 332 square feet to be acquired and consolidated with the property at 555 Briarwood Avenue.

4. Citizen Comments

5. **Next Meeting** — The next regularly scheduled meeting of the Mt. Lebanon Planning Board is **Tuesday, July 24, 2018**, 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.