

South Middleton Township

Serving our Community with Pride

May 19, 2023

NB Land, LLC
3335 Morgantown Road
PO Box 7
Mohnton, PA 19540

Re: **Heritage Village – Conditional Use**
SMT Plan No. 20230008

Dear Applicant,

Enclosed are the Township's comments from the review for plan #20230008. The Project has been placed on the agenda of the Planning Commission for its May 23, 2023 meeting.

Should you have any questions, please contact me at the Township office.

Sincerely,



For Timothy D. Duerr, AICP, BCO
Director of Community Development and Planning
Zoning Officer
South Middleton Township

Enclosures

Cc: Chad Zimmerman, RLA – Dawood Engineering, Inc. (via email)
Stacey R. MacNeal – Barley Snyder (via email)
Brian O'Neill, P.E. – Township Engineer (via email)
Cory Adams – Township Manager (via email)
Bryan Salzmann, Esq. (via email)
Plan File #20230008

South Middleton Township

520 Park Drive, Boiling Springs, PA 17007

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MEMORANDUM

DATE: 5/19/2023

TO: Planning Commission

FROM: Timothy Duerr, AICP, BCO, Director of Community Development and Planning/Zoning Officer, Brian O'Neill, Township Engineer

RE: #20230008 - HERITAGE VILLAGE

PLAN TYPE: Conditional Use

Description:

The applicant is requesting a conditional use permit to construct a large scale development with 179 single family detached homes, 279 townhouse units, and 208 apartment units on 62.5 acres. The property is located east of Fairview Street, north of York Road, and south of Lisburn Road (RH District).

Zoning Ordinance:

1. Section 903(1)(a)(i) - One of the single family detached building lots on sheet 7 of 14 has only 10,362 sq. ft. lot area. The required square footage is 10,500.
2. Article XX - The note regarding minor revisions will need to be revised to make it consistent with Township policy and the Subdivision & Land Development Ordinance. Such note should be reviewed with consultation from the Planning Department staff.
3. Section 904(2) - The actual building height proposed for the single family detached dwellings and apartments needs to be provided with elevation plans.
4. The following condition should be considered for any approval action or recommendation thereof.
 - a. Section 1607 - The applicant shall design the landscape screening to meet the requirements of the Zoning Ordinance and Subdivision and Land Development Ordinance at the land development phase of the application.
5. Section 2005 (7.) - There is not enough information provided to detail how the vacation of Lisburn Road is going to happen. Coordination with adjacent

property owners needs to occur, and an agreement needs to be provided. A permanent cul-de-sac needs to be installed.

6. Section 2005 (7.) - Information regarding traffic needs to be submitted. The original traffic study assumed a certain amount of dwelling units from this property, which is now being increased. Adequate information to demonstrate that the existing traffic network is adequate to handle the increased traffic is necessary. In addition, the traffic study called for additional intersection improvements beyond what has been installed under a phased approach. The residential portion being proposed was to be a later phase of the development. Since this is changing, it needs to be identified what is being installed, when, and who is responsible.
7. Section 2005 (8.) - Adequate information about how the development is going to be supplied with public water and sewer and needs to be provided.

Subdivision & Land Development Ordinance:

N/A

Fire Code:

Proposed Conditions for Consideration:

1. Section 503.2 - Roads shall be designed with enough clearance (turning radius, width, height) to safely maneuver first due truck throughout complex. Please refer to the attached Fire Apparatus dimensions' sheet and turning performance analysis sheets.
2. Section 505.1 - Building identification must be approved by the Township Fire Marshal.
3. Section 507.1-507.5.1 - Fire water supply required. There are no hydrants shown on the plan.
4. Section 912.4 - Apartment buildings will require a fire department connection for this sprinkler system, a dedicated clear aisle shall be provided for each building for this purpose.
5. Section 507.5.1.1 - A fire hydrant shall be located within 100 feet of all fire department connections.
6. The number of stories needs to be noted on the plan. Buildings above two stories will require fire lanes in front of the apartment buildings so the truck can reach the highest peak of the roof.

Post Approval Items:

N/A

Attachments:

1. 20230008 - Plan - March 31, 2023
2. 20230008 - Application - March 31, 2023