

South Middleton Township

Serving our Community with Pride

June 15, 2023

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

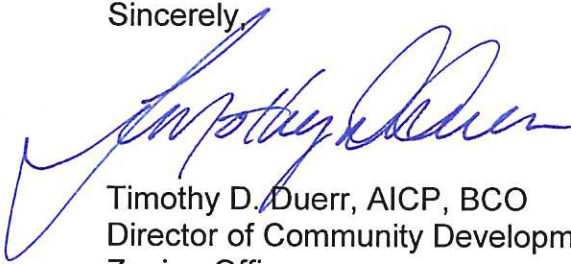
Re: **Heritage Village – Conditional Use**
SMT Plan No. 20230008

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 June 20, 2023 meeting.

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

Sincerely,



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 Salzman, Esq. (via email)
Plan File #20230008

South Middleton Township

520 Park Drive, Boiling Springs, PA 17007

P - 717.258.5324

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MEMORANDUM

DATE: 6/15/2023

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 288 apartment units on 148.2 acres. The property is located east of Fairview Street, north of York Road, and south of Lisburn Road (RH District).

Zoning Ordinance:

1. Section 904(2) - The actual building height proposed for the single family detached dwellings and apartments needs to be provided with elevation plans.
2. 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.
3. 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. Otherwise, Lisburn Road needs to be improved from Fairview Street to the Connector Road.
4. Section 2005 (7.) - The original traffic study assumed a certain amount of dwelling units from this property, which is now being increased. In addition, the traffic study called for additional intersection improvements beyond what has

been installed under a phased approach with costs to be born by all the developers. 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. The applicant has evaluated the existing network and offered a traffic contribution for only those improvements necessary to mitigate the current traffic impact. This would put the burden on the Township to be responsible for the design, permitting, and installation of the improvements and the burden of the cost onto the Township and/or subsequent developers. The developer should coordinate installation of the necessary improvements which were called for as a condition of the original permit.

5. 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:

Comments have been addressed.

Post Approval Items:

N/A