



**WEST DEER
TOWNSHIP
SUPERVISORS
PUBLIC HEARING**

**JUNE 15, 2022
6:30 p.m.**

**CONDITIONAL USE MODIFICATION
PRD – TRADITIONS OF AMERICA ROSE
RIDGE, LLC**

PUBLIC HEARING – CONDITIONAL USE MODIFICATION FOR A PRD/TRADITIONS OF AMERICA ROSE RIDGE LLC PLAN:

- OPEN PUBLIC HEARING
- PLEDGE OF ALLEGIANCE
- ROLL CALL
- PUBLIC HEARING ADVERTISED IN COMPLIANCE WITH THE LAW.
- PROPERTY POSTED
- COURT REPORTER PRESENT

AT THIS POINT, ALL THOSE WHO ARE INTERESTED IN SPEAKING THIS EVENING, PLEASE RISE TO BE SWORN-IN.....

THE PUBLIC HEARING IS FOR A CONDITIONAL USE MODIFICATION FOR A PLANNED RESIDENTIAL DEVELOPMENT (PRD) FOR THE APPLICANT, TRADITIONS OF AMERICA ROSE RIDGE, LLC TO CONSTRUCT 234 SINGLE FAMILY DETACHED HOMES AND 12 SINGLE FAMILY ATTACHED HOMES ON 176.49 ACRES LOCATED ON GIBSONIA ROAD ALLISON PARK, PA.

NAME OF PLAN: TRADITIONS OF AMERICA ROSE RIDGE
LOT/BLOCK NUMBERS: 1216-E-281 & 1215- R-121.
ZONING DISTRICT: R-2 SEMI-SUBURBAN RESIDENTIAL

IN THE FINAL LAND DEVELOPMENT PROCESS, THE PLANNING COMMISSION IDENTIFIED THAT AN ADDITIONAL MODIFICATION WAS NEEDED. THE APPLICANT IS REQUESTING A MODIFICATION TO SECTION §210-75.D.2.A WHICH STIPULATES THAT ONE (1) TWENTY-TWO-FOOT GARAGE BE ATTACHED TO EACH DWELLING UNIT. THIS MODIFICATION REQUEST IS TO REDUCE THE REQUIRED WIDTH OF THE INTEGRAL GARAGES TO A MINIMUM OF 18'-9".

AT THEIR APRIL 28, 2022 MEETING, THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE TRADITIONS

OF AMERICA ROSE RIDGE PRD WITH THE FOLLOWING CONDITIONS:

1. Fulfillment of any outstanding issues in Scott Shoup's Engineering letter dated April 25, 2022.

ALSO ATTACHED IS THE REVIEW LETTER BY SHOUP ENGINEERING DATED APRIL 25, 2022 FOR FINAL APPROVAL – AND LISTED THE FOLLOWING COMMENTS SHOULD BE CONSIDERED:

1. The Board of Supervisors approval granted on January 19, 2022 was made subject to the applicant satisfying the items contained in the Planning Commission Report dated October 28, 2021. A copy of that report is enclosed for reference.
2. As to Comment #9 of the Planning Commission Report (enclosed), the applicant has placed a requirement in the Homeowner's Association documents, Page 23, Section (q) which reads, "Garages must be used for parking." The Planning Commission should consider if this wording is adequate.
3. The trail section on Drawing Sheet C-801 calls for only asphalt binder (25.00 mm) paving. In my experience, this binder without a wearing course or seal coat will not have a long life due to its porosity.
4. The road name for Republic Drive should be placed on Recording Sheets C-1200 and C-1202.
5. On Note 1 on the recoding plan sheet the words "and that" should be removed and the note should be divided into two sentences.
6. On the Phase 1 recording plans an area should be provided for Residual Parcel A. Also, for the Phase 2 recording plans, it would be helpful if "Residual Parcel A" could be renamed to Residual Parcel B". An area should also be provided for that parcel.

7. The applicant should submit a calculation of the peak PM hour trip rate for the type of housing based on the latest edition of the AASHTO Trip Generation Manual.
8. The final design of the Aqua Mist Spray System could not be found in the submitted documents. Please provide a copy.
9. The applicant is advised that any final approvals granted by the Township will be conditioned upon receipt of and/or subject to the following:
 - A. Pennsylvania Department of Transportation Highway Occupancy Permit (HOP).
 - B. Pennsylvania Department of Environmental Protection Sewage Facilities Planning Module Approval.
 - C. Pennsylvania Department of Environmental Protection and U.S. Army Corp of Engineers permitting for impacts to streams and wetlands.
 - D. NPDES General Permit from the Allegheny County Conservations District.
 - E. Post Construction Stormwater Management Agreement with West Deer Township.
 - F. Developer's Agreement with West Deer Township.
 - G. Payment of the applicable Transportation Impact Fee before issuance of individual building permits.
 - H. Review and approval of the Homeowner's Association documents by the Township Solicitor.

- **FIRST:** WILL THE APPLICANT OR A REPRESENTATIVE COME FORWARD AND STATE YOUR NAME AND ANY COMMENTS YOU HAVE.....
- **SECOND:** WE WILL TAKE ANY PUBLIC COMMENTS AT THIS TIME.....PLEASE COME UP TO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO TABLE.

OR

I MOVE TO APPROVE THE MODIFICATION REQUEST TO THE APPROVED PLANNED RESIDENTIAL DEVELOPMENT PLAN FOR THE APPLICANT TOA ROSE RIDGE, L.P. AS PER THE RECOMMENDATION BY THE PLANNING COMMISSION WITH THE ABOVE LISTED CONDITIONS AND COMMENTS LISTED BY SHOUP ENGINEERING.

MOTION SECOND AYES NAYES

MRS. HOLLIBAUGH	___	___	___	___
DR. MANN	___	___	___	___
MR. SMULLIN	___	___	___	___
MR. FREY	___	___	___	___
MRS. JORDAN	___	___	___	___

ADJOURNMENT/PUBLIC HEARING

I MOVE TO ADJOURN THE PUBLIC HEARING AT _____ P.M.

MOTION SECOND AYES NAYES

DR. MANN	___	___	___	___
MR. SMULLIN	___	___	___	___
MR. FREY	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___



West Deer Township Planning Commission
Meeting Report for April 28, 2022

Project Name: **TRADITIONS OF AMERICA (ROSE RIDGE) FINAL LAND DEVP. -**

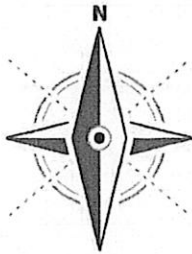
GARAGE MODIFICATION

Property Location: West Deer Twp. – Allegheny County: 4769 Gibsonia Rd. (S.R. 910) –
Parcel # 1216-E-281 and 1215-R-121

Zoned: R-2 – Semi-Suburban Residential

First motion by Mr. Stark and second motion by Mr. Banks to **RECOMMEND APPROVAL**, voting was unanimous, of Traditions of America (Rose Ridge) Land Development – garage modification of a 3’-3” reduction to a minimum garage width of 18’-9” with the following conditions:

1. Fulfillment of any outstanding issues in Scott Shoup’s Engineering letter dated April 25, 2022.



SHOUP ENGINEERING

FOR OVER 50 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

April 25, 2022

Mr. Bill Payne
West Deer Township
109 East Union Road
Cheswick, PA 15024

Via Email

Re: Rose Ridge
Application for Final Approval - PRD (plans latest revised April 11, 2022)

Dear Mr. Payne,

I have reviewed the above-referenced application for final approval of a PRD and the following comments should be considered:

1. The Board of Supervisors approval granted on January 19, 2022 was made subject to the applicant satisfying the items contained in the Planning Commission Report dated October 28, 2021. A copy of that report is enclosed for reference.
2. As to Comment #9 of the Planning Commission Report (enclosed), the applicant has placed a requirement in the Homeowner's Association documents, Page 23, Section (q) which reads, "Garages must be used for parking." The Planning Commission should consider if this wording is adequate.
3. The trail section on Drawing Sheet C-801 calls for only asphalt binder (25.00 mm) paving. In my experience, this binder without a wearing course or seal coat will not have a long life due to its porosity.
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5. On Note 1 on the recoding plan sheet the words "and that" should be removed and the note should be divided into two sentences.
6. On the Phase 1 recording plans an area should be provided for Residual Parcel A. Also for the Phase 2 recording plans, it would be helpful if "Residual Parcel A" could be renamed to "Residual Parcel B". An area should also be provided for that parcel.
7. The applicant should submit a calculation of the peak PM hour trip rate for the type of housing based on the latest edition of the AASHTO Trip Generation Manual.

8. The final design of the Aqua Mist Spray System could not be found in the submitted documents. Please provide a copy.
9. The applicant is advised that any final approvals granted by the Township will be conditioned upon receipt of and/or subject to the following:
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 - D. NPDES General Permit from the Allegheny County Conservation District.
 - E. Post Construction Stormwater Management Agreement with West Deer Township.
 - F. Developer's Agreement with West Deer Township.
 - G. Payment of the applicable Transportation Impact Fee before issuance of individual building permits.
 - H. Review and approval of the Homeowner's Association documents by the Township Solicitor.

A written response should be provided by the applicant indicating how the each of the above comments has been addressed with submission of revised plans.

If you should have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

SHOUP ENGINEERING INC.



Scott A. Shoup, P.E.

Enclosure

cc: Daniel Mator, via email
Gavin Robb, via email
Dorothy Moyta, via email
Jodi French, via email
Rocco Magrino, P.E. PVE, via email



April 25, 2022

West Deer Board of Supervisors
 C/O Mr. William Payne
 Zoning and Code Enforcement Officer
 West Deer Township
 109 East Union Road
 Cheswick, PA 15024

RE: Rose Ridge PRD for Age Restricted Community
 Modification Request – Visitor Parking per §210-75.D.2.b

Honorable Board of Supervisors,

On behalf of TOA Rose Ridge, L.P., we are respectfully requesting a modification to Section §210-75.D.2.a which stipulates that one (1) twenty-two-foot-wide garage be attached to each dwelling unit. There are several home designs proposed for this development that provide for a two-car garage that is less than the required twenty-two-foot width. The home designs, as proposed, are identical to the homes constructed in eight (8) other active adult communities developed by TOA across the Mid-Atlantic region. The developer anticipates that approximately 380 homes will be constructed in the 2022 calendar year with a total construction of over 6,000 homes by this developer, each with the same garage design as proposed for this development. For context, these developments have been constructed in Adams Township, Cranberry Township, Richland Township, Cecil Township, Economy Borough, New Sewickley Township, and Ohio Township.

Specifically, this modification request is to reduce the required width of the integral garages to a minimum of 18'-10". This is the minimum width of the available home products anticipated for the Rose Ridge project. The information provided below identifies the unit type and proposed interior garage width:

Adams	= 18'-10"	Franklin	= 20'-9"
Betsy Ross	= 19'-0"	Franklin Pinnacle	= 21'-0"
Jefferson	= 19'-6"	Grant	= 21'-0"
Washington	= 19'-4"	Hancock	= 20'-9"
		Hancock Pinnacle	= 21'-0"

The Traditions of America's project are Active Adult Communities, limited to residents 55 years of age and older, predominantly "empty nesters" whose children do not live in the age restricted neighborhood. Thus, the number of residents, and consequently the number of resident vehicles or need for additional garage space for storage within the community, is less than traditional developments.



It should be noted that future residents select the home package that best suits their needs, including the size of the garage to accommodate preferred vehicles. Please note that pursuant to the requirements of the declaration that will be applicable to this community, the garages are required to be kept free of storage such that the garage may accommodate two (2) vehicles and residents are required to park their vehicles in the garage.

Further, the requested modification reduces the amount of grading, impervious surface and associated infrastructure that would be required to construct the additional pad and associated roof area to meet this requirement. Any additional increase in the width of the garages would substantially increase labor and materials, thereby increasing the base purchase price for a unit above those previously anticipated. In addition, those changes would adversely impact the configuration, layout, construction, and architectural design of the development.

Finally, based on the unique dynamics of the age restricted community, the requested modification will not impair the appropriate use or development of adjacent property, nor will the reduction of the internal garage width be detrimental to public welfare. Rather, such modification is in the public interest and would promote the conservation of the environment, health, safety, and general welfare of the public by minimizing the size, scope, and scale of the development where practical.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rocco Magrino', is written over a circular stamp or seal. The signature is fluid and cursive.

Rocco Magrino, P.E.
Principal Land Development