

MUNICIPALITY OF BETHEL PARK

AGENDA

**PLANNING & ZONING COMMITTEE WORKSHOP MEETING
OCTOBER 25, 2023 @ 7:00 P.M.**

COUNCIL CHAMBERS

BETHEL PARK MUNICIPAL BUILDING

- A. ROLL CALL
- B. COMMUNICATIONS
- C. MINUTES – Distribution Regular P&Z Commission meeting, October 11, 2023
- D. CITIZENS COMMENTS
- E. OLD BUSINESS
- F. NEW BUSINESS

i. Bethel Trails Plan of Lots

Major Subdivision # 2023-0769

Request for Preliminary Final Plan Approval

Phoenix Keystone Group, LLC requests a recommendation for preliminary/final approval of a Major Subdivision of properties located at the southwest quadrant of the McMurray Road and Limestone Drive intersection consisting of five parcels totaling 27 acres having Tax Parcel Lot & Block IDs of 775-L-40, 775-H-50, 775-D-125, 775-L-1 and 775-L-15. The plan proposes a subdivision of 41 lots for Single Family Dwelling development, having an average lot frontage of 73 feet and average lot size of 18,382 square feet. Approximately 2,041 linear feet of new road is proposed to be constructed. Two lots are proposed for stormwater detention basins. The current zoning is R-3 One Family Residential District, Ward 3.

G. OTHER ITEMS

- Comprehensive Zoning Ordinance Update

H. FUTURE MEETING DATES

- Planning and Zoning Commission Regular meeting November 8, 2023.
- Planning and Zoning Commission Workshop meeting November 29, 2023.

I. ADJOURNMENT