

**MUNICIPALITY OF BETHEL PARK**

**AGENDA**

**PLANNING & ZONING REGULAR MEETING  
NOVEMBER 8, 2023 @ 7:30 P.M.**

**COUNCIL CHAMBERS  
BETHEL PARK MUNICIPAL BUILDING**

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

- F. NEW BUSINESS

G. OTHER ITEMS

- Comprehensive Zoning Ordinance Update

H. FUTURE MEETING DATES

- Planning and Zoning Commission Workshop meeting November 29, 2023.
- Planning and Zoning Commission Regular meeting December 13, 2023.

I. ADJOURNMENT