

Suggested Comprehensive Plan changes

May 11, 2017

Suggestion 1

(Insert as paragraph 5 on page 66)

Land use plans must also be sensitive to particular neighborhood concerns. An example of this is the neighborhood that comprises of the Village of Cranberry. This neighborhood is located south and east of the intersection of Routes 322 and 257, which is abutting the commercial area along Route 322. It is an established community that existed prior to the mall development. The residents struggle to maintain their identity from what they perceive as the threat of commercial development. It is a neat, well-maintained group of houses with their own church, which is in itself a potential historic structure, and a convenience store. Many of the homes are more than 100 years old and have been passed down from generation to generation with family groups of adjacent homes being a common occurrence. Maintaining a residential zoning designation is critical to this community. Most residents in Cranberry Township agree this village is a valuable asset and would prefer the area remain a residential zone. Expanding this zoning designation to include areas to the north and south would assure the longtime survivability of this unique community.

It should be noted the Route 257/322 corridor is approximately 10 miles in length which affords plenty of opportunity for commercial development if the Village of Cranberry remains a residential zone.

Suggestion 2

Please note that Koah suggested the figures 34 and 35 be removed. I would prefer the maps be modified to show the following changes;

- *Residential zoning along the west side of Rockland Road 300 feet deep from where the current Commercial zoning ends to Hendershot Road.*
- *Residential zoning for the area South of the Route 322 residential area in question to Hendershot Road.*
- *Residential zoning north of residential area along Route 322 in question to the cemetery and East to Horsecreek Road.*
- *The remaining areas east of the areas define currently identified as industrial, would be shaded green or "Open Space"*

Suggestion 3

Another comment about the Potential Future Land Use Township maps; in my opinion, the color scheme doesn't allow enough contrast between Mixed-use and Residential. I cannot tell the difference.

Suggestion 4

If we insist on removing figure 34 and 35, then we need to remove all reference to the Figures 34 and 35.

Suggestion 5

Modify the first paragraph on pg. 72 the first sentence to read, "The 257 and 322 corridors, which comprises the entirety of Route 257 and the portion of Route 322 from the intersection of Route 257 to Big Egypt Road, should continue to be the primary area of commercial development."

Suggestion 6

Remove the phrase from the last sentence on pg.72 which states, "and even along 322 between 257 and Horsecreek Road."

Assuming the maps are modified;

Suggestion 7

Under Recommendation 34; pg. 73, 2nd paragraph the 5th sentence be modified to say; "New Industrial is South of Walmart, Home Depot, et al, and runs from Bucktail Road, across to within 300 feet of the Cranberry-Rockland Road. "

Suggestion 8

Remove the 9th sentence, "In the potential new industrial areas along 322, the Township may want to consider making the road frontage commercial rather than industrial, leaving industrial uses a little off the main road."