TENTATIVE PLANNED RESIDENTIAL DEVELOPMENT

FOR

HULTON PLACE

Municipality of Penn Hills
Allegheny County, PA

PROJECT NARRATIVE

owner/developer:

Northwest Land 1008 LP
375 Golfside Drive
Wexford, PA 15090

surveyor/civil engineer:

Hampton Technical Associates
400 Holiday Drive, Suite 300
Pittsburgh, PA 15220

environmental consultant:

Palustris Environmental, LLC
128 Grandview Avenue
Morgantown, WV 26508

Geo-technical Engineer:

ACA Engineering
410 N. Balph Avenue
Pittsburgh, PA 15202

Traffic Consultant:

Wooster and Associates
323 North Shore Drive Sutie 300
Pittsburgh, PA 15212

landscape architect:

Victor-Wetzel Associates
409 Broad Street, Suite 270
Sewickley, PA 15143

September 30, 2026

HULTON PRD

Hulton place is a 57.5 Acre tract located in Penn Hills on the northwestern side of Hulton Road (S.R. 2074) and Indiana Road (S.R. 2070). 5.8 Acres of the site is located on the southeastern side of Indiana Road. The Property is tax parcel 535-G-242.

EXISTING CONDITIONS

The site varies in elevation from 1050 in the southeast corner to 1248 in the northeast corner to 1190 in the western corner. There are two principal streams on the property that converge near the Hulton Road and Indiana Road intersection. From there the stream flows off-site toward the south. It is near this convergence where there is a 0.01 acre wetland. There are two other wetlands (each at 0.02 acres) located at spring areas in the northeastern portion in the site.

The site is 99% tree covered with a young emerging deciduous forest. The non-forested 1% is where there is an access road to two shallow gas wells. The gas is piped out to regulator station at the gas well's driveway access onto Indianna Road. Because the gas wells will conflict with the proposed development, they will be capped and no longer used.

The abutting land uses are:

- Four Single Family lots on the northwestern side of Indiana Road.
- Ten single family lots in the Glenhurst Plan abutting the northern property line.
- A single-family house at Idaho Avenue.
- The redeemer Lutheran School is on the Western edge of the site.

Access into the site can come from these abutting streets:

-Hulton Road
-Indiana Road
-Glenhurst Drive
-Idaho Avenue

Utilities (water, gas, electric, cable and sanitary) are available along Hulton Road and Indiana Road. Sanitary also runs northerly through the center of the site along the drainage way.

ZONING

The site and the surrounding neighborhood is zoned R-1 where Planned Unit Residential Developments (PRD) are a conditional use. These uses are permitted in a PRD:

-single-family
-two-family
- townhouses
- garden apartments
- high rise apartments

The allowable density for the site based upon slope and base R-1 at 5du/ac:

Slope	Acre	Density	DU
0-25%	46.8 Ac.	5	234
25-40%	8.5 Ac.	3.3	28
+40%	2.2 Ac.	1.6	4
			266 Allowed

TENTATIVE PRD

Hulton Place is proposed for 255 townhouses to be constructed in three phases. Phase 1 will be two cul-de-sacs to be accessed from Idaho Avenue and Hulton Road. Phase Two and Three on the eastern portion of the site will be accessed from Indiana Road and Glenhurst Drive. The Glenhurst Development has only one access but was designed for a street connection to this property. Connecting to Glenhurst will provide a second access for public safety and intra-neighborhood circulation for both Glenhurst and Hulton Place.

The Tentative PRD meets these PRD standards:

	PRD Code	Hulton Place
Site	10 Acres	57.7 Acres
Max Density	266 Du	255 Du
Perimeter setback	35’	35’
Maximum Bldg. Cover	25%	8%
Open Space	30%	66%
	17.2 Acres	37.8 Acres

In lieu of an on-site recreation facility, Hulton Place will pay a fee-in-lieu recreation fee at the time of each building permit.

The proposed streets in the plan will be constructed to Penn Hills standard for dedication to Penn Hills. Sidewalks will be constructed on both sides of the proposed streets. Three stormwater basins will collect and slowly release the stormwater from the site. Three CBU’s will be constructed at three new entrances for mail delivery (subject to approval for the USPS).

PUBLIC BENEFITS

The Hulton Place PRD will have these Benefits:

1. Set aside 66% of the site as open space; more than double the code requirement.
2. Provide new construction, entry level housing opportunities.
3. Stormwater controls in three stormwater basins to reduce the current runoff.
4. Create $83,000,000 of new taxable real estate for Penn Hills and the School District.
5. Provide secondary access for the abutting Glenhurst Development
6. Preserve and protect the 2,545 feet of streams in open space & maintain the naturally wooded riparian zones along the streams.
7. Avoid and preserve the majority of the wooded slopes greater than 25% grade.