



**TOWNSHIP OF NORTH FAYETTE  
RESOLUTION NO. 60-24**

**A RESOLUTION OF THE TOWNSHIP OF NORTH FAYETTE, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, GRANTING PRELIMINARY AND FINAL PLAN APPROVAL TO DRY RUN DEVELOPMENT, LLC FOR A SIMPLE SUBDIVISION APPLICATION.**

**WHEREAS**, Act 247 of 1986, The Pennsylvania Municipalities Planning Code, empowers the governing body of a municipality to regulate subdivisions and land developments within the Municipality; and

**WHEREAS**, the Township of North Fayette (the "Township") is desirous of orderly and appropriate land use and development to protect the health, safety, and welfare of Township residents; and

**WHEREAS**, Dry Run Development, LLC (hereafter referred to as "Applicant") is the owner of the properties located in the Township at the intersection of U.S. Route 30 and East Steuben Street, Oakdale, PA, 15071 in the MU Mixed Use Zoning District and Streetscape Enhancement Overlay District and referred to as Allegheny County Tax Parcel Nos. 799-G-1 and 799-D-10 (the "Property"); and

**WHEREAS**, the Applicant submitted to the Township an application (File No. 2024-9-SU) seeking approval of a land development (simple subdivision) to which the Applicant proposes to consolidate two existing lots (the "Development"); and

**WHEREAS**, the Applicant submitted to the Township the following materials in support of the application for simple subdivision approval:

1. A Final Plat, prepared by Civil & Environmental Consultants, Inc., dated February, 2024 (last revised April 16, 2024);

All the materials submitted by Applicant shall be referred to herein as the "Plans"; and

**WHEREAS**, the Township Engineer, LSSE, Inc., reviewed the Plan and based upon this review, issued review letters dated April 9, 2024 and April 30, 2024 ("Engineer Review Letter"), attached as Exhibit 'A', that provided various comments with regard to the Plan; and

**WHEREAS**, the Township Department of Community Development also reviewed the Plan and provided review letters dated April 10, 2024, and May 1, 2024 ("Township Review Memorandum"), attached as Exhibit 'B', that also provided comments with regard to the Plan; and

**WHEREAS**, the Allegheny County Planning Agency also reviewed the Plan and provided a review letter dated April 11, 2024 ("County Review Letter"), attached as Exhibit 'C', that also provided comments with regard to the Plan; and

**WHEREAS**, the Applicant presented the Plan to the Township of North Fayette Planning Commission at its April 11, 2024 and May 2, 2024 public meetings, where the Planning Commission recommended approval to the Board of Supervisors; and

**WHEREAS**, Applicant now desires the Board of Supervisors consider its simple subdivision submission and its Plans for *preliminary* and *final* approval pursuant to Section 508 of the Municipalities Planning Code.

**NOW, THEREFORE, BE IT RESOLVED** by the Township of North Fayette Board of Supervisors that the simple subdivision plan for the lot line revision at the intersection of U.S. Route 30 and East Steuben Street, Oakdale, PA, 15071 as submitted by Dry Run Development, LLC and prepared by Civil & Environmental Consultants, Inc., dated February, 2024 (last revised April 16, 2024) is hereby **APPROVED** subject to Applicant's compliance with the following conditions:


1. Applicant shall comply with the outstanding comments in the Engineer Review Letters, Township Review Memorandum, and County Review Letter. Compliance with the outstanding comments shall be determined by the Director of Community Development and the Township Engineer.
2. Applicant shall comply with all applicable federal, state, and local statutes, codes, ordinances, rules, and regulations and shall obtain all approvals, certificates, licenses, and permits required with regard to the Development.
3. Applicant shall pay all outstanding fees, including professional review fees, owed to the Township.
4. Applicant shall record the final Plans in the office of the Allegheny County Department of Real Estate within 90 days of approval or within 90 days after the date of delivery of an approved plat signed by the Board of Supervisors, following completion of conditions imposed for such approval, whichever is later. Upon recording of the final Plans with Allegheny County, the developer and/or landowner shall deliver to the Township two paper prints of the final plat as recorded. In addition to the two paper prints, the applicant must submit one copy of the final Plans in an electronic format compatible with the Township's geographic information system (GIS).

Further, the Resolution with approvals and conditions as contained herein does not and shall not authorize the construction of improvements or buildings exceeding those shown on the Plans. Furthermore, this Resolution with approvals and conditions as contained herein shall be rescinded automatically upon Applicant's or Applicant's agent's failure to accept, in writing, all conditions herein imposed within thirty (30) days of the approval of the Resolution, such acceptance to be evidenced by Applicant's or Applicant's agent's signature below.

**AND NOW**, this 11<sup>th</sup> day of June 2024, upon motion duly made and seconded, the foregoing **RESOLUTION** is hereby adopted.

**ATTEST:**

**TOWNSHIP OF NORTH FAYETTE  
BOARD OF SUPERVISORS**

  
\_\_\_\_\_  
James Mangan  
Township Manager

  
\_\_\_\_\_  
James Morosetti, Chairman

Dry Run Development, LLC, the Applicant seeking Preliminary and Final Simple Subdivision approval of the Imperial Crossing Consolidation Plan land development application, pursuant to the Subdivision and Land Development Ordinance, Chapter 22 of the Township Code of Ordinances as amended, acknowledges receipt of the foregoing Resolution of the Board of Supervisors of the Township of North Fayette, adopted June 11, 2024, pertaining to same and accepts all the conditions contained therein.

ATTEST:

Dry Run Development, LLC

By:

\_\_\_\_\_

\_\_\_\_\_

Print (Name/Title):

\_\_\_\_\_

Date:

\_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA )  
 )  
COUNTY OF ALLEGHENY )

SS:

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned officer, personally appeared \_\_\_\_\_ (Name), \_\_\_\_\_ (Title), known (or satisfactorily proven) to me to be the person whose name is subscribed to the within instrument, who stated he/she has full authority to execute same on behalf of Dry Run Development, LLC, and that he/she executed the same for the purposes therein contained.

Witness my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 2024. My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SEAL

\_\_\_\_\_  
Notary Public

**EXHIBIT 'A'**



**LSSE**  
Civil Engineers and Surveyors

LSSE: (412) 264-4400  
Rabell: (814) 756-4384  
Senate: (412) 826-5454  
[www.lsse.com](http://www.lsse.com)

**LSSE**

**Rabell**

**Senate**

April 9, 2024

S. O. No. 448-04-327

**VIA EMAIL ONLY**  
([wozniakm@northfayettepa.gov](mailto:wozniakm@northfayettepa.gov))

Mr. Michael Wozniak  
Assistant Director, Community Development  
Township of North Fayette  
400 North Branch Road  
Oakdale, Pennsylvania 15071

**Subject: Imperial Crossing  
Lot Consolidation Plan Application  
Review No. 1**

Dear Mr. Wozniak:

LSSE completed our review of the above referenced Subdivision Plan Application, dated February 2024 as prepared by Civil & Environmental Consultants, Inc. received by our office March 18, 2024 via email. The plan proposes the consolidation of two (2) existing lots into 1 (one) lot. The properties are located at the intersection of Shipland Road (R-978) and East Steuben Street. The property is zoned M-U Mixed Use with Overlay SEO Streetscape Enhancement Overlay.

The following listing presents items identified during our initial review that do not conform to the Township of North Fayette's Zoning Ordinance (Chapter 27), and Subdivision and Land Development Ordinance (Chapter 22):

**Zoning**

1. The Ordinance requires a maximum area size of 87,000 square feet per lot. (Section 27-305. Table 4)  
**Status: The plans propose a total lot size at 151,230 square feet which exceeds the maximum permitted.**

**Subdivision**

1. The Ordinance requires the existing and proposed easements including locations, widths and purpose (Section 22-302.1.M) **Status: The easement for the existing sanitary sewer has not been shown on the plan.**

● Coraopolis, PA (Headquarters)  
● Aliquippa, Beaver County, PA  
● Greensburg, Westmoreland County, PA  
● Dublin, Franklin County, OH

● Albion, Erie County, PA

● Pittsburgh, Allegheny County, PA  
● White Oak, Allegheny County, PA  
● Kittanning, Armstrong County, PA  
● Washington, Washington County, PA

Mr. Michael Wozniak  
Assistant Director, Community Development  
Township of North Fayette  
April 9, 2024  
Page 2

2. The Ordinance requires street names be provided. (Section 22-315.C) **Status: State Route 22 is not identified on the plans.**
3. The Ordinance requires subdivisions that abut an existing street which has a right-of-way width of less than the Township Construction Standards shall dedicate additional amount of land necessary so that the distance from the center line of the street to the edge of the right-of-way abutting the subdivision is one-half the right-of-way width required by the Township Construction Standards. (Section 22-504.1.I.) **Status: The Township Construction Standards require all Township roads shall have a minimum right-of-way width of 70-feet. Additional right-of way must be dedicated to provide the required right-of-way width along the frontage of East Steuben Street.**

The plans have been reviewed for conformance to the Township Ordinance Standards only. The review is based on surveys and drawings prepared by others and assume this information is correct and valid as submitted. Independent confirmation of adequacy or applicability of surveys, design data or procedures has not been provided.

The plan, as submitted, does not conform to the Township of North Fayette's Subdivision and Land Development Ordinance (Chapter 22). Additional comments may be made and we reserve the right to comment further pending submission of revised plans.

A detailed written response to each comment identified in this letter along with revised plans for review is required.

Should you have any questions, please contact the undersigned directly (Ext. 228).

Sincerely,



Shawn R. Wingrove, P.E.

SRW/ven

cc: James R. Mangan, Township Manager (manganj@northfayettepa.gov)  
Debbie Midgley, Planning Technician (midgleyd@northfayettepa.gov)  
Andrew H. Hartwell, AICP, Assistant Township Manager (hartwella@northfayettepa.gov)  
Bob Derosky, Coordinator, Engineering Services (deroskyb@northfayettepa.gov)  
John Frydrych, Civil & Environmental Consultants, Inc. (jfrydrych@cecinc.com)





LSSE: (412) 264-4400  
Rabell: (814) 756-4384  
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LSSE

Rabell

Senate

April 30, 2024

S. O. No. 448-04-327

VIA EMAIL ONLY  
(wozniakm@northfayettepa.gov)

Mr. Michael Wozniak  
Assistant Director, Community Development  
Township of North Fayette  
400 North Branch Road  
Oakdale, Pennsylvania 15071

**Subject: Imperial Crossing  
Lot Consolidation Plan Application  
Review No. 2**

Dear Mr. Wozniak:

LSSE completed our review of the above referenced Subdivision Plan Application, dated February 2024, last revised April 16, 2024, as prepared by Civil & Environmental Consultants, Inc. received by our office April 17, 2024 via email. The plan proposes the consolidation of two (2) existing lots into 1 (one) lot. The properties are located at the intersection of Shipland Road (R-978) and East Steuben Street. The property is zoned M-U Mixed Use with Overlay SEO Streetscape Enhancement Overlay .

Previous comments can be found in our letter dated April 9, 2024

The following listing presents incomplete/unresolved items identified during our review that do not conform to the Township of North Fayette's Zoning Ordinance (Chapter 27), and Subdivision and Land Development Ordinance (Chapter 22):

Zoning

1. The Ordinance requires a maximum area size of 87,000 square feet per lot. (Section 27-305.Table 4)  
**Previous Comment:** *The plans propose a total lot size at 151,230 square feet which exceeds the maximum permitted.* **Status;** **The applicant has requested a waiver from the requirement**

● Coraopolis, PA (Headquarters)  
● Aliquippa, Beaver County, PA  
● Greensburg, Westmoreland County, PA  
● Dublin, Franklin County, OH

● Albion, Erie County, PA

● Pittsburgh, Allegheny County, PA  
● White Oak, Allegheny County, PA  
● Kittanning, Armstrong County, PA  
● Washington, Washington County, PA



Mr. Michael Wozniak  
Assistant Director, Community Development  
Township of North Fayette  
April 30, 2024  
Page 2

Subdivision

1. The Ordinance requires the existing and proposed easements including locations, widths and purpose (Section 22-302.1.M) **Previous Comment:** *The easement for the existing sanitary sewer has not been shown on the plan.* **Status:** *The response indicates that additional research is needed for the sewer easement. A 20' easement centered on the sanitary sewer alignment may be shown on the plan.*
2. The Ordinance requires subdivisions that abut an existing street which has a right-of-way width of less than the Township Construction Standards shall dedicate additional amount of land necessary so that the distance from the center line of the street to the edge of the right-of-way abutting the subdivision is one-half the right-of-way width required by the Township Construction Standards. (Section 22-504.1.I.) **Previous Comment:** *The Township Construction Standards require all Township roads shall have a minimum right-of-way width of 70-feet. Additional right-of way must be dedicated to provide the required right-of-way width along the frontage of East Steuben Street.* **Status:** *Applicant has requested a waiver from requirement.*

The plans have been reviewed for conformance to the Township Ordinance Standards only. The review is based on surveys and drawings prepared by others and assume this information is correct and valid as submitted. Independent confirmation of adequacy or applicability of surveys, design data or procedures has not been provided.

The plan, as submitted, will conform to the Township of North Fayette's Subdivision and Land Development Ordinance (Chapter 22) with resolution of the above noted items. Additional comments may be made and we reserve the right to comment further pending submission of revised plans.

A detailed written response to each comment identified in this letter along with revised plans for review is required.

Should you have any questions, please contact the undersigned directly (Ext. 228).

Sincerely,



Shawn R. Wingrove, P.E.

SRW/als

cc: James R. Mangan, Township Manager (manganj@northfayettepa.gov)  
Debbie Midgley, Planning Technician (midgleyd@northfayettepa.gov)  
Andrew H. Hartwell, AICP, Assistant Township Manager (hartwella@northfayettepa.gov)  
Bob Derosky, Coordinator, Engineering Services (deroskyb@northfayettepa.gov)  
John Frydrych, Civil & Environmental Consultants, Inc. (jfrydrych@cecinc.com)

## **EXHIBIT 'B'**



## Memorandum

**To:** Planning Commission Members

**Cc:** Mark Koontz, P.E., Horizon Properties, Applicant (via email)  
John Frydrych, M.S., P.E., CDP, Civil & Environmental Consultants, Inc. (via email)  
  
Board of Supervisors (via email)  
Tom McDermott, Esq., Township Solicitor (via email)  
Shawn Wingrove, P.E., Township Engineer (via email)  
Andrew Hartwell, AICP, Assistant Township Manager (via email)  
Debbie Midgley, Planning Technician (via email)

**From:** Michael Wozniak  
Assistant Director, Community Development

**Date:** April 10, 2024

**Re:** Application 2024-8-CU – Imperial Crossing Conditional Use  
Application 2024-9-SU – Imperial Crossing Lot Line Consolidation  
Application 2024-10-SP – Imperial Crossing Preliminary Land Development  
Township Review Comments No. 1

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I have reviewed the above referenced application and my comments are as follows:

1. Application Summary:

- A. **Application 2024-8-CU – Imperial Crossing Conditional Use** - An application for conditional use to allow a food and grocery store, restaurant, and retail < 5,000 sq. ft. on 3.472 acres of land located at the intersection of East Steuben Street and U.S. Route 30, in the MU Mixed Use Zoning District and Streetscape Enhancement Overlay District (Allegheny County Parcel ID Nos. 799-G-1 & 799-D-1).
- B. **Application 2024-9-SU – Imperial Crossing Lot Line Consolidation** - An application for preliminary and final approval of a land development (simple subdivision) on 3.472 acres of land located at the intersection of East Steuben Street and U.S. Route 30, in the MU Mixed

**Application 2024-8-CU – Imperial Crossing Conditional Use**  
**Application 2024-9-SU – Imperial Crossing Lot Line Consolidation**  
**Application 2024-10-SP – Imperial Crossing Preliminary Land Development**  
**Township Review Comments No. 1**  
**April 10, 2024**

Use Zoning District and Streetscape Enhancement Overlay District (Allegheny County Parcel ID Nos. 799-G-1 & 799-D-1).

- C. **Application 2024-10-SP – Imperial Crossing Preliminary Land Development** - An application for preliminary approval of a land development (major land development) on 3.472 acres of land located at the intersection of East Steuben Street and U.S. Route 30, in the MU Mixed Use Zoning District and Streetscape Enhancement Overlay District (Allegheny County Parcel ID Nos. 799-G-1 & 799-D-10)

**2. Waivers/Modifications:**

- A. The applicant is requesting a modification to the requirement that each parking space have minimum dimensions of 9 feet in width and 20 feet in length. The applicant is proposing parking spaces with dimensions of 9 feet in width and 18 feet in length. (\$27-904.1)

**3. Variances:**

- A. No variances have been granted or are currently under consideration for the site by the Zoning Hearing Board.

**4. Township Engineer Review:**

- A. Please refer to comments from the Township Engineer, per the LSSE review letter dated April 9, 2024. A copy of the letter is enclosed.

**5. Community Development Review:**

- A. The land development plans show the proposed sidewalk terminating to the left of the entrance on East Steuben Street. Township Ordinance requires sidewalks to be installed along the entire frontage of a property. The Applicant should clarify whether the intention is to pay a fee in lieu for the remaining portion of sidewalk along East Steuben Street.
- B. The land development plans do not show proposed sidewalks along the property frontage on US Route 30. If no sidewalks are being proposed, a modification will need to be requested for this frontage.
- C. The proposed Traffic Signal Plans for the intersection of US Route 30 and East and West Steuben Street do not show crosswalks. Plans should be revised to include crosswalks.
- D. The land development plans are missing several items required in the Streetscape Enhancement Overlay District including, but not limited to, street walls and fencing, a pedestrian pocket, and parking lot screening. The applicant should clarify if waivers are being requested from these requirements.

Application 2024-8-CU – Imperial Crossing Conditional Use  
Application 2024-9-SU – Imperial Crossing Lot Line Consolidation  
Application 2024-10-SP – Imperial Crossing Preliminary Land Development  
Township Review Comments No. 1  
April 10, 2024

6. Township Solicitor Review:

- A. Please refer to any comments from the Township Solicitor.

7. County Planning Agency Review:

- A. The Planning Division of the Allegheny County Department of Economic Development (ACED) received a copy of the application and plans. As of this date, no comments have been received from ACED.

Due to the significance of the items missing or in need of correction as outlined by the Township and the Township Engineer, it is my recommendation that the Planning Commission table this application. This will allow for items identified in this memorandum dated April 10, 2024, and LSSE's review letter dated April 9, 2024, to be addressed prior to the next meeting scheduled for May 2, 2024.

Please let me know if you have any questions or concerns.

MW

Enclosures (1)



## Memorandum

**To:** Planning Commission Members

**Cc:** Mark Koontz, P.E., Horizon Properties, Applicant (via email)  
John Frydrych, M.S., P.E., CDP, Civil & Environmental Consultants, Inc. (via email)  
  
Board of Supervisors (via email)  
Tom McDermott, Esq., Township Solicitor (via email)  
Shawn Wingrove, P.E., Township Engineer (via email)  
Andrew Hartwell, AICP, Assistant Township Manager (via email)  
Debbie Midgley, Planning Technician (via email)

**From:** Michael Wozniak  
Assistant Director, Community Development

**Date:** May 1, 2024

**Re:** Application 2024-8-CU – Imperial Crossing Conditional Use  
Application 2024-9-SU – Imperial Crossing Lot Line Consolidation  
Application 2024-10-SP – Imperial Crossing Preliminary Land Development  
Township Review Comments No. 2

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I have reviewed the above referenced applications and my comments are as follows:

1. Application Summary:

- A. **Application 2024-8-CU – Imperial Crossing Conditional Use** - An application for conditional use to allow a food and grocery store, restaurant, and retail < 5,000 sq. ft. on 3.472 acres of land located at the intersection of East Steuben Street and U.S. Route 30, in the MU Mixed Use Zoning District and Streetscape Enhancement Overlay District (Allegheny County Parcel ID Nos. 799-G-1 & 799-D-1).
- B. **Application 2024-9-SU – Imperial Crossing Lot Line Consolidation** - An application for preliminary and final approval of a land development (simple subdivision) on 3.472 acres of land located at the intersection of East Steuben Street and U.S. Route 30, in the MU Mixed Use Zoning District and Streetscape Enhancement Overlay District (Allegheny County Parcel ID Nos. 799-G-1 & 799-D-1).



**Application 2024-8-CU – Imperial Crossing Conditional Use**  
**Application 2024-9-SU – Imperial Crossing Lot Line Consolidation**  
**Application 2024-10-SP – Imperial Crossing Preliminary Land Development**  
**Township Review Comments No. 2**  
**May 1, 2024**

- C. **Application 2024-10-SP – Imperial Crossing Preliminary Land Development** - An application for preliminary approval of a land development (major land development) on 3.472 acres of land located at the intersection of East Steuben Street and U.S. Route 30, in the MU Mixed Use Zoning District and Streetscape Enhancement Overlay District (Allegheny County Parcel ID Nos. 799-G-1 & 799-D-10)

**2. Waivers/Modifications:**

- A. The Applicant is requesting a waiver from the 87,000 square foot maximum lot size in the MU Mixed Use Zoning District (27-305 Table 4).
- B. The applicant is requesting a waiver from the required 100-foot buffer abutting Route 22/30 (27.306.4.I).
- C. The applicant is requesting a waiver from the requirement that all parking in the Streetscape Enhancement Overlay District be located to the side or rear of a building (27-503.6.C).
- D. The applicant is requesting a waiver from the requirement that all buildings in the Streetscape Enhancement Overlay District have doorways that face a public street (27-503.C).
- E. The applicant is requesting a waiver from the requirement that all buildings in the Streetscape Enhancement Overlay District be a minimum of 30 feet in height (27-503.D.1).
- F. The applicant is requesting a modification from the requirement that a food and grocery store shall not exceed 20,000 square feet (27-649.4).
- G. The applicant is requesting a modification from the requirement that parking spaces have minimum dimensions of 9 feet width and 20 feet in length. The applicant is instead requesting to install parking spaces with dimensions of 9 feet width and 18 feet in length, which meets typical industry standards (27-904.1).
- H. The applicant is requesting a waiver from the requirement that additional right-of-way be dedicated to provide a 70-foot right-of-way along East Steuben Street (22-504.1.I).

**3. Variances:**

- A. No variances have been granted or are currently under consideration for the site by the Zoning Hearing Board.

**4. Township Engineer Review:**

- A. Please refer to comments from the Township Engineer, per the LSSE review letters dated April 9, 2024 and April 30, 2024. Copies of the letters are enclosed.



Application 2024-8-CU – Imperial Crossing Conditional Use  
Application 2024-9-SU – Imperial Crossing Lot Line Consolidation  
Application 2024-10-SP – Imperial Crossing Preliminary Land Development  
Township Review Comments No. 2  
May 1, 2024

5. Community Development Review:

- A. Per 27-503.13(2), crosswalks shall be constructed of stamped or scored reinforced concrete as found in PennDOT Publication 111, Traffic Control - Pavement Markings and Signing Standards, TC-8600, Sheet 6 of 13 - Type E "Herringbone" (with approved nonreflective maroon color mixed into the concrete). Crosswalks shall be striped with a six-inch-wide painted white stripe on both sides. Plans should be revised to include the Township Standard crosswalks.
- B. At the April 11, 2024 Planning Commission Meeting a resident stated that the original mortgage for his family's property shows ownership of a portion of the subject property. Research of available Deed and Mortgage records on file with Allegheny County was done by Township Staff and Solicitor, and no evidence was found to back up this claim. A deed plot created from the deed calls listed in Deed Book Volume 6195, page 845, is enclosed. It is possible that the portion of property that the resident referred to is the gravel parking area directly across the street from the driveway for 10 East Steuben Street. Enclosed is a GIS map showing the shape of the parcel according to Allegheny County, which matches the deed plot, as well as an outline of the gravel parking area which appears to be entirely within the Township owned right-of-way for East Steuben Street.

6. Township Solicitor Review:

- A. Please refer to any comments from the Township Solicitor.

7. County Planning Agency Review:

- A. Please refer to comments from The Planning Division of the Allegheny County Department of Economic Development (ACED), per the LSSE review letter dated April 11, 2024. A copy of the letter is enclosed.

At this time, the application is complete, pending the resolution of items outlined by the Township Engineer. It is my recommendation that the Planning Commission recommend approval of the Imperial Crossing Plans to the Board of Supervisors, contingent upon all items being addressed in this memorandum dated May 1, 2024, and LSSE's review letters dated April 9, 2024, and April 30, 2024.

Furthermore, it is the recommendation of Township Staff that the Planning Commission recommend approval of the modification/waiver request listed above.

Please let me know if you have any questions or concerns.

MW

Enclosures (6)

## **EXHIBIT 'C'**

COUNTY OF



ALLEGHENY

April 11, 2024

Michael Wozniak  
Assistant Director, Community Development  
Township of North Fayette  
400 North Branch Road  
Oakdale, PA 15071

Project: **Dry Run Development, LLC Imperial Crossing**  
Location: U.S. Route 30 and E. Steuben Street  
Description: Consolidation and Land Development (MU)  
Area: 3.472 Acres  
ACED File#: 24-089 SU & 24-090 SP

Dear Mr. Wozniak,

We received the above-referenced application on March 19, 2024, for a lot consolidation and land development of parcel ID #s 799-G-1 and 799-D-10 located on U.S. Route 30 and E. Steuben Street in North Fayette Township. We have reviewed the application and offer the following comments:

- In the subdivision plan, we recommend naming the parcels for clarity. For example, Tax Parcel ID: 799-G-1 could be Lot 1, Tax Parcel ID 799-D-10 could be Lot 2, and Total Consolidated Parcel could be Parcel A.
- Section 27-305(3) of the North Fayette Zoning Ordinance states the maximum lot area for mixed use zoning is 87,000 square feet. The proposed lot area is 151,230 square feet.
- The proposed uses for the land development are conditional, Part 6 of the North Fayette Zoning Ordinance sets the standard for permitted conditional use. These standards should be reviewed and met.
  - Section 27-649(4) states "A food and grocery store shall not exceed 20,000 square feet in gross floor area." The proposed grocery is 20,664 square feet.
- The landscaping plan includes Orange Rocket Japanese Barberry. Japanese Barberry is on the DCNR invasive plant list. If the Orange Rocket variant is also invasive, it should not be used.

**ALLEGHENY COUNTY ECONOMIC DEVELOPMENT**

KOPPERS BUILDING • 436 SEVENTH AVE, SUITE 500 • PITTSBURGH, PA 15219  
PHONE (412) 350-1000 • [WWW.ALLEGHENYCOUNTY.US/ECONDEV](http://WWW.ALLEGHENYCOUNTY.US/ECONDEV)

Should you have any questions, please contact Riley McGrath at (412) 350-3719 or at [Riley.McGrath@AlleghenyCounty.US](mailto:Riley.McGrath@AlleghenyCounty.US).

Sincerely,

A handwritten signature in blue ink, appearing to read "Matt Trepal", with a horizontal line drawn above the name.

Matthew T. Trepal, AICP  
Manager, Planning Division

MTT:rsm