



**TOWNSHIP OF NORTH FAYETTE  
ALLEGHENY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 529**

**AN ORDINANCE OF THE TOWNSHIP OF NORTH FAYETTE, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE OFFICIAL ZONING MAP (§27-301) TO ADD MULTIPLE PARCELS TO THE STREETScape ENHANCEMENT OVERLAY ZONING DISTRICT**

**WHEREAS**, as authorized by the Pennsylvania Municipalities Planning Code (MPC), Act 247 of 1968, as amended, the Board of Supervisors of the Township of North Fayette regulates land use within the Township through its comprehensive Zoning Ordinance, currently codified as Chapter 27 of the Township Code of Ordinances, as amended; and

**WHEREAS**, the Board of Supervisors wishes to amend the Zoning Ordinance's Official Zoning Map, to add multiple parcels to the Streetscape Enhancement Overlay Zoning District, as specified in Section 1 of this ordinance, and as identified in Exhibit "A" and as depicted on the proposed zoning map drawing attached as Exhibit "B" hereto; and

**WHEREAS**, the Township has, in accordance with the requirements of the MPC, submitted the proposed amendment to the Allegheny County Planning Agency, for review and comment; and

**WHEREAS**, the Township has, in accordance with the requirements of the MPC, submitted the proposed amendments to its Planning Commission, which gave its recommendation in favor of the proposed amendments at a duly noticed public meeting on June 6, 2024; and

**WHEREAS**, the Township advertised the time, place, and date of the public hearing on June 9, 2024 and June 16, 2024 in the Pittsburgh Post-Gazette; and

**WHEREAS**, on June 25, 2024, the Board of Supervisors held duly noticed and advertised public hearing to take public comment on the proposed Zoning Ordinance map amendment; and

**WHEREAS**, the Board of Supervisors, having received such public comment as may have been given at the Public Hearing, and having received the recommendations of the Township Solicitor, the Township Engineer, the Director of Community Development, the Township Planning Commission, and the Allegheny County Planning Agency, finds that enactment of the proposed Zoning Ordinance map amendment to be consistent with the MPC, with its Comprehensive Plan and with its Zoning Ordinance, and will be beneficial to the health, safety, and welfare of the Township.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Board of Supervisors for the Township of North Fayette, and it is hereby ordained and enacted by the authority of the aforesaid as follows:

**SECTION 1. AMENDMENT TO THE OFFICIAL ZONING MAP.**

That the Official Zoning Map, as codified in the current Zoning Ordinance as §27-301, of the Township Code of Ordinances, is hereby amended, as follows:

Amend the Zoning Map, §27-301, to add multiple parcels to the Streetscape Enhancement Overlay Zoning District, as identified in Exhibit "A" and as depicted on the proposed zoning map drawing attached as Exhibit "B" hereto.

**SECTION 2: SEVERABILITY.**

That if any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

**SECTION 3: CONFLICT.**

Any ordinances or any part of any ordinance which conflict with this Ordinance are hereby repealed insofar as the same affects this Ordinance.

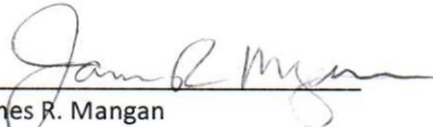
**SECTION 4: EFFECTIVE DATE.**

That this Ordinance shall take effect immediately upon enactment as provided by law.

**ENACTED AND ORDAINED into Law this the June 25, 2024.**

**ATTEST:**

**TOWNSHIP OF NORTH FAYETTE**

  
\_\_\_\_\_  
James R. Mangan  
Township Manager

  
\_\_\_\_\_  
James Morosetti  
Chairman, Board of Supervisors

**EXHIBIT 'A'**

**Exhibit 'A'**  
**LIST OF PARCELS TO BE ADDED TO THE STREETScape ENHANCEMENT OVERLAY DISTRICT**

PARCEL ID	PROPERTY ADDRESS				PROPERTY OWNER	OWNER ADDRESS			
412-G-1	0 DAVIS BLVD	PITTSBURGH	PA	15275	MONTOUR CHURCH ROAD LIMITED PARTNERSHIP	1702 LINCOLN WAY	MCKEESPORT	PA	15131
497-L-11	38 SUMMIT PARK DR	PITTSBURGH	PA	15275	WEST PENN POWER COMPANY	800 CABIN HILL DR	GREENSBURG	PA	15601
800-P-21	0 STEUBENVILLE PIKE	OAKDALE	PA	15071	COOK WAYNE W JR & SHERRI LYNN COOK	8034 STEUBENVILLE PIKE	OAKDALE	PA	15071
413-P-5	2000 CASTEEL DR	CORAOPOLIS	PA	15108	ZAM II CASTEEL LLC	9595 WILSHIRE BLVD STE 700	BEVERLY HILLS	CA	90212
497-L-6	0 USENICK LN	CORAOPOLIS	PA	15108	VIDMAR JOSEPH J & SANDY L	220 USENICK LN	CORAOPOLIS	PA	15108
690-A-5	7939 STEUBENVILLE PIKE	OAKDALE	PA	15071	CASCIOLA MARTIN W & PATRICIA M	7939 STEUBENVILLE PIKE	OAKDALE	PA	15071
497-M-5	0 CLIFF MINE RD	CORAOPOLIS	PA	15108	CLIFF ASSOCIATES LLC	11617 PEACHSTONE LN	ORLANDO	FL	32821
497-M-10	0 CLIFF MINE RD	CORAOPOLIS	PA	15108	CLIFF ASSOCIATES LLC	11617 PEACHSTONE LN	ORLANDO	FL	32821
412-A-5	430 HOME DR	PITTSBURGH	PA	15275	COMMERCIAL NET LEASE REALTY INC	450 S ORANGE AVE	ORLANDO	FL	32801
497-L-4	208 USENICK LN	CORAOPOLIS	PA	15108	ROZMAN ROBERT WILLIAM & LINDA L	208 USENICK LN	CORAOPOLIS	PA	15108
413-P-8	0 SCOTT RD	CORAOPOLIS	PA	15108	ROBINSON PERIPHERAL DEVELOPERS LLC	127 PUBLIC SQ STE 3200	CLEVELAND	OH	44114

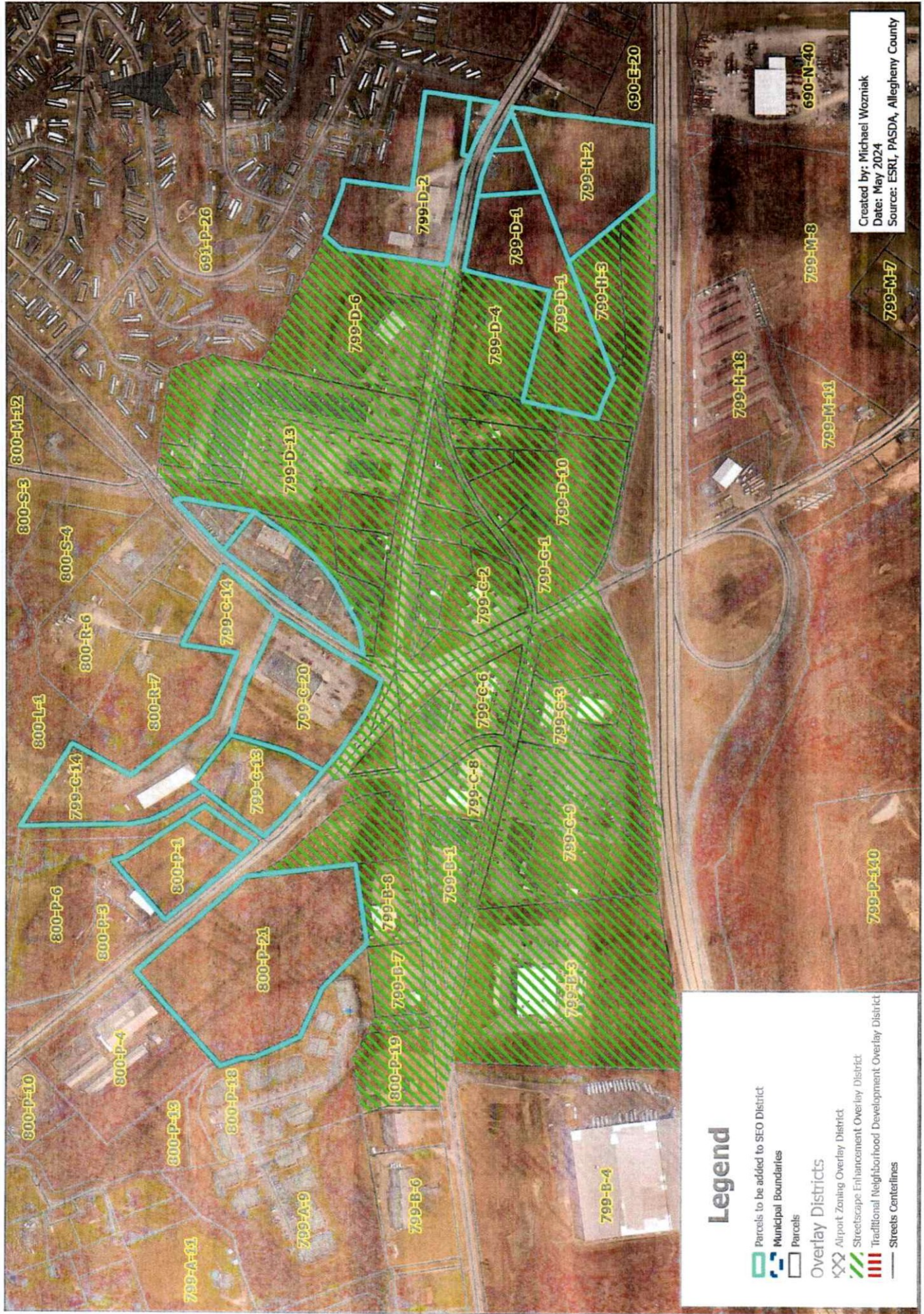
799-D-1	0 STEUBENVIL LE PIKE	OAKDALE	PA	15071	A&R DEVELOPMENT CO	130 WEST ALLEGHENY RD	IMPERIAL	PA	15126
690-A-3	7937 STEUBENVIL LE PIKE	OAKDALE	PA	15071	4 M INC	7960 STEUBENVILLE PIKE	IMPERIAL	PA	15126
498-M-1	0 AIRPORT PKWY	CORAOPOLIS	PA	15108	MARTIN MEDIA	740 TRUMBULL DR	PITTSBURGH	PA	15205
412-G-4	300 DAVIS BLVD	PITTSBURGH	PA	15275	MONTOUR CHURCH ROAD LIMITED PARTNERSHIP	1702 LINCOLN WAY	MCKEESPORT	PA	15131
497-L-12	0 PRIVATE RD	CORAOPOLIS	PA	15108	USENICNIK RONALD	240 WEST ALLEGHENY RD	IMPERIAL	PA	15126
497-F-2	0 CLIFF MINE RD	CORAOPOLIS	PA	15108	GRILLI VIRGINIA MARIA	246 CLEVER RD	MCKEES ROCKS	PA	15136
799-C-13	455 US ROUTE 30	IMPERIAL	PA	15126	IMPERIAL INVESTMENTS, LLC	393 VANDIUM RD STE 301	PITTSBURGH	PA	15243
799-C-14	105 WEST ALLEGHENY RD	IMPERIAL	PA	15126	A&R DEVELOPMENT CO	130 WEST ALLEGHENY RD	IMPERIAL	PA	15126
412-G-3	200 DAVIS BLVD	PITTSBURGH	PA	15275	MONTOUR CHURCH ROAD LIMITED PARTNERSHIP	1702 LINCOLN WAY	MCKEESPORT	PA	15131
497-F-1	378 CLIFF MINE RD	CORAOPOLIS	PA	15108	TURNBULL IAN ROBERT & KIMBERLY ANN (W)	378 CLIFF MINE RD	CORAOPOLIS	PA	15108
800-R-10	130 WEST ALLEGHENY RD	IMPERIAL	PA	15126	A&R DEVELOPMENT CO	130 WEST ALLEGHENY RD	IMPERIAL	PA	15126
690-A-2	7936 STEUBENVIL LE PIKE	IMPERIAL	PA	15126	DONS PIZZERIA INC	PO BOX 750	IMPERIAL	PA	15126
413-P-3	0 CASTEEL DR	CORAOPOLIS	PA	15108	ROBINSON PERIPHERAL DEVELOPERS LLC	127 PUBLIC SQ STE 3200	CLEVELAND	O H	44114

799-C-15	110 WEST ALLEGHENY RD	IMPERIAL	PA	15126	A&R DEVELOPMENT CO	130 WEST ALLEGHENY RD	IMPERIAL	PA	15126
498-M-25	1000 CASTEEL DR	CORAOPOLIS	PA	15108	SLJ CASTEEL LLC	9595 WILSHIRE BLVD STE 700	BEVERLY HILLS	CA	90212
799-D-2	7946 STEUBENVILLE PIKE	IMPERIAL	PA	15126	4 M INC	7960 STEUBENVILLE PIKE	IMPERIAL	PA	15126
497-K-6	0 CLIFF MINE RD	CORAOPOLIS	PA	15108	HERRING THOMAS SR				
799-H-2	7935 STEUBENVILLE PIKE	OAKDALE	PA	15071	4-M INC	7960 STEUBENVILLE PIKE	IMPERIAL	PA	15126
799-C-20	103 WEST ALLEGHENY RD	IMPERIAL	PA	15126	REALTY INCOME PENNSYLVANIA PROPERTIESTRUST	PO BOX 460069	ESCONDIDO	CA	92046
412-G-2	100 DAVIS BLVD	PITTSBURGH	PA	15275	MONTOUR CHURCH ROAD LIMITED PARTNERSHIP	1702 LINCOLN WAY	MCKEESPORT	PA	15131
412-G-6	306 MCHOLME DR	PITTSBURGH	PA	15275	MONTOUR CHURCH ROAD LIMITED PARTNERSHIP	1702 LINCOLN WAY	MCKEESPORT	PA	15131
412-M-5	250 SUMMIT PARK DR	PITTSBURGH	PA	15275	WAL-MART STORES INC	PO BOX 8050	BENTONVILLE	AR	72712
497-L-2	0 CLIFF MINE RD	CORAOPOLIS	PA	15108	POGACHNICK WILLIAM W	1008 CROSSWINDS DR	MCMURRAY	PA	15317
497-S-8	0 CLIFF MINE RD	CORAOPOLIS	PA	15108	CLIFF ASSOCIATES LLC	11617 PEACHSTONE LN	ORLANDO	FL	32821
799-C-11	0 US ROUTE 30	IMPERIAL	PA	15126	LJ MARCELLUS HOLDINGS LLC	100 MARKET PL DR	OAKDALE	PA	15071
800-P-1	220 US ROUTE 30	IMPERIAL	PA	15126	LJ MARCELLUS HOLDINGS LLC	100 MARKET PL DR	OAKDALE	PA	15071

**EXHIBIT 'B'**



# NORTH FAYETTE TOWNSHIP ZONING MAP AMENDMENT



## Legend

- Parcels to be added to SEO District
- Municipal Boundaries
- Parcels
- Overlay Districts**
- Airport Zoning Overlay District
- Streetscape Enhancement Overlay District
- Traditional Neighborhood Development Overlay District
- Streets Centerlines

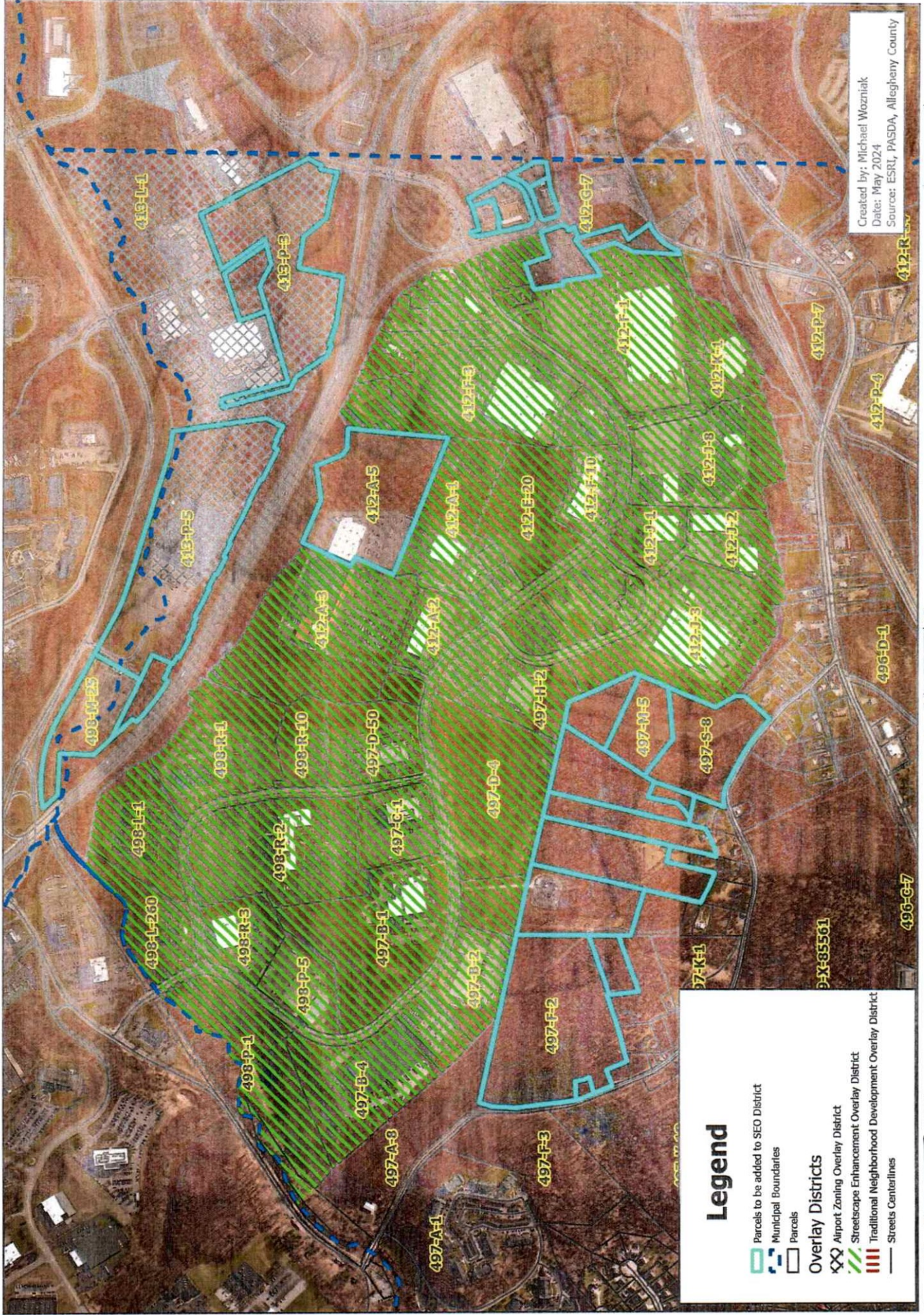
Created by: Michael Wozniak  
 Date: May 2024  
 Source: ESRI, PASDA, Allegheny County



**Exhibit 'B'**  
 Parcels to be added to the Streetscape Enhancement Overlay District



# NORTH FAYETTE TOWNSHIP ZONING MAP AMENDMENT



**Legend**

- Parcels to be added to SEO District
- Municipal Boundaries
- Parcels
- Overlay Districts**
- Airport Zoning Overlay District
- Streetscape Enhancement Overlay District
- Traditional Neighborhood Development Overlay District
- Streets Centerlines

Created by: Michael Wozniak  
 Date: May 2024  
 Source: ESRI, PASDA, Allegheny County

0 315 6 260 Feet

Exhibit B  
 Parcels to be added to the Streetscape Enhancement Overlay District