

TOWNSHIP OF RICHLAND

ORDINANCE NO. 526

AN ORDINANCE OF THE TOWNSHIP OF RICHLAND AMENDING THE RICHLAND TOWNSHIP ZONING ORDINANCE BY REZONING PROPERTIES IN THE VICINITY OF WILLIAM FLYNN HWY AND WILLOW CREEK DRIVE, AND DESIGNATED AS BLOCK AND LOT NOS. 2190-M-139 AND 2190-S-181 FROM "M" LIGHT INDUSTRY MANUFACTURING TO "RH" – HIGH-INTENSITY RESIDENTIAL, AND BLOCK AND LOT NOS. 2190-H-129 AND 2190-H-143 FROM "CC" – COMMUNITY COMMERCIAL TO "RH" – HIGH-INTENSITY RESIDENTIAL.

The Board of Supervisors of Richland Township Ordains As Follows:

Section 1. The Township finds the following facts:

- a. Persons owning property within the Township have caused to be filed a petition for rezoning of the land described in Section 2 below and have submitted the required property information; and
- b. The Township Planning Commission, pursuant to the provisions of the Township Zoning Ordinance, has reviewed the matter and made a recommendation to approve the requested rezoning; and
- c. The Board of Supervisors of Richland Township finds that the requested rezoning will cause the zoning map to permit appropriate and desirable use and development of the said property, will promote the public health, safety and welfare and practical community development in Richland Township and will be in furtherance of the Township's comprehensive plan; and
- d. The Board of Supervisors has given due public notice, held the requisite public hearing and duly notified the Allegheny County Department of Economic Development as pertains to the proposed rezoning.

Section 2. The Zoning Ordinance of the Township of Richland is hereby amended by rezoning the parcels of property as follows:

a. Parcel 1—Rezoning from “M” Light Industry Manufacturing to “RH” – High-Intensity Residential.

All that certain lot or tract of land situate in Richland Township, Allegheny County, Pennsylvania, more particularly described as follows, to wit:

BEGINNING at a point on the westerly side of LR 72, more commonly known as Route 8, 60 foot in width, said point being distant southwestwardly from a point on the aforementioned westerly right of way from the southerly dividing line of property now or formerly of Paul B. Yeakle, et ux. (reference DBV 4891, P 715) by the arc of a curve bearing to the right, 300 feet in the length, with a radius of 1,878.58 feet, said arc in a general southerly direction; thence from said point of beginning continuing along the westerly right of way of Route 8 in a general southerly direction by the arc of a curve bearing to the right with a radius of 1,878.58 feet, an arc distance of 420.32 feet to a point; thence continuing along Route 8 aforementioned S 16°06'40" W, 79.68 feet to a point; thence by a lien through land of which this is a part the following courses and distances: N 88°34'00" W, 391.82 feet to a point; thence N 1°26'00" E, 492.16 feet to a point; thence S 88°34'00" E, 472.33 feet to a point on the westerly line of Route 8 aforementioned, the place of beginning.

Being Block/Lot No. 2190-M-139.

b. Parcel 2—Rezoning from “M” Light Industry Manufacturing to “RH” – High-Intensity Residential.

All that certain lot or parcel of ground situate in the Township of Richland, County of Allegheny and Commonwealth of Pennsylvania, known as Parcel “B” in the Willow Creek subdivision made for James E. Huckstein and Blanche B. Huckstein, his wife, and Expanded Grain Products, Inc., a Pennsylvania corporation, as recorded on January 4, 1990, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania in Plan Book Volume 162, Pages 64 and 65.

Containing 15 acres, more or less.

Being designated in the Deed Registry Office of Allegheny County, Pennsylvania as Block and Lot No. 2190-S-181.

c. Parcel 3—Rezoning from “CC” Community Commercial to “RH” – High-Intensity Residential.

All that certain lot or piece of ground situate in the Township of Richland, County of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center line of Pennsylvania State Highway Route 8 (formerly Butler Plank Road) on line of land now or formerly of R.T. Yeakel Heira; thence by said Yeakel line, North 87 degrees 39 minutes West 636.90 feet to a point; thence North 2 degrees 30 minutes East, along line of land now or late of C. Cricks, 82.50 feet to a point; thence continuing along said Cricks’ line, North 89 degrees 32 minutes East, 626.45 feet to the center line of Pennsylvania State Highway Route 8 aforesaid; thence by the center line of said road, Southwardly, 115.50 feet to the place of beginning.

Being known and designated as Lot and Block No. 2190-H-129.

d. Parcel 4—Rezoning from “CC” Community Commercial to “RH” – High-Intensity Residential.

All that certain lot or piece of ground situate in the Township of Richland, County of Allegheny and Commonwealth of Pennsylvania, being known and numbered as Lot No. 1 in the McCurry Plan of Lots recorded in the Recorder’s Office of Allegheny County, Pennsylvania in Plan Book Volume 231, pages 95-96.

Being designated as Block and Lot No. 2190-H-143 in the Deed Registry Office of Allegheny County, Pennsylvania.

Section 3. The proper Township Officials are directed to note and delineate the zoning change on any and all official Township zoning maps.

Section 4. Any prior ordinance or resolution inconsistent with this Ordinance is hereby repealed to the extent of such inconsistency.

ORDAINED AND ENACTED INTO LAW by the Board of Supervisors at a public meeting this 15th day of May, 2024.

ATTEST:



Dean E. Bastianini
Township Manager

TOWNSHIP OF RICHLAND

By: 

Raymond P. Kendrick
Chairman, Board of Supervisors

Recording Certification: This Ordinance recorded in the Township Ordinance book on May
15, 2024 by the undersigned.



Township Manager