



Planning Commission Approval Recommendation Letter

for:

Application # SP-01-2026

'Lafayette 180 Planned Shopping Center'

Preliminary & Final Minor Land Development Application

March 6, 2026

Mr. Craig Cozza
295 Myoma Road
Mars, PA 16046

Reference: File # SP-01-2026, Preliminary & Final Land Development application for the proposed planned shopping center located in the vicinity of Newbury Drive and Millers Run Road. The project proposes a 58,420 sf building with associated parking and stormwater management facilities. The involved parcels are Allegheny County Parcel Nos. 256-L-1, 256-L-2, and 256-L-9. The parcels are located in the C-2 (Commercial District) zoning district. The total property acreage involved in this subdivision is 5.48 acres.

Dear Mr. Cozza:

At the March 3, 2026 meeting, the South Fayette Township Planning Commission recommended approval of your application for Preliminary & Final Minor Land Development plan, subject to the following:

1) Resolution of comments in the following review letters be addressed to the satisfaction of the Township Engineer:

- Gibson-Thomas Engineering Co., Inc. review letter dated **February 19, 2026**
- Allegheny County Department of Economic Development letter dated **September 19, 2023**

2) Additionally, the Applicant/Consultant provided documentation for consideration of one Modification from the Township Code that was individually considered and recommended for approval by the Planning Commission. The modification is summarized as:

a) §215-77.C: For double frontage lots, vehicular access shall be limited to only one street.

The Owner/Applicant is requesting modification from this section to allow access on both Newbury Drive and Millers Run Road.

3) Post-construction review of traffic conditions related to movements onto Newbury Drive from the proposed development.

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- 4) Post-construction review of traffic conditions related to movements onto Newbury Drive from the proposed development.
- 5) The following variances were previously granted by the South Fayette Township Zoning Hearing Board for this project:
 - a. On July 26, 2023, a variance has been granted by the South Fayette Township Zoning Hearing Board to Section 240-51.a(1) to allow the lot area of 4.4 acres departure from the required 5.0 acres for a planned shopping center.
 - b. On July 26, 2023, a variance has been granted by the South Fayette Township Zoning Hearing Board to section 240-111.j(2) reducing the setback on Millers Run Road side yard parking setback from 20 feet to 1 foot.
 - c. On July 26, 2023, a variance has been granted by the South Fayette Township Zoning Hearing Board to section 240-111.j(2) reducing the front yard parking setback from 20 feet to 8 feet, as it is related to Newbury Drive.
 - d. On July 26, 2023, a variance has been granted by the South Fayette Township Zoning Hearing Board to section 240-51.c to allow exceedance of maximum impervious surface area from the required 70 percent to 84 percent.
 - e. On November 15, 2023, a variance has been granted by the South Fayette Township Zoning Hearing Board to section 240-95 A(36)(J) to permit a reduction in the minimum gross site area required for open space in a planned shopping center.

If you have any questions and/or comments please feel free to contact me directly.

Respectfully,

Gibson-Thomas Engineering Co., Inc.

Jason F. Paulovich

Jason F. Paulovich, Principal
Engineer's Representative

jason.paulovich@gibson-thomas.com

cc: South Fayette Township Board of Commissioners South
Fayette Township Planning Commission
John Barrett, Township Manager
Gary Hartz, Township Planning Director
Peggy Patterson, Executive Assistant
Arianna Lower, Executive Administrative Assistant
Abbey Scheerer, Administrative Assistant, Planning and Zoning Department
Township Solicitor (Dodara, Matta, & Cambest, P.C.) – Gary J. Matta
Township Solicitor (Dodara, Matta, & Cambest, P.C.) – Chris Seymour
Chelsey Fajbik, Gibson-Thomas Engineering Co., Inc.
Nick Goettman, Municipal Authority of the Township of South Fayette
The Gateway Engineers, Inc. – Joseph Galbraith