



Board of Commissioners Approval Letter
for:

Application # CU-02-2024

'Walkers Mill Townhouse Development'

Conditional Use Application

July 17, 2024

J&T Oakdale Properties, LLC -and- co-applicant: John Kosky
1321-C McLaughlin Road 619 Millers Run Road
Pittsburgh, PA 15241 Cuddy, PA 15031

Reference: File # CU-02-2024, Conditional Use application for the proposed use of the Open Space Design Option in the R-3 (Medium Density Residential) Zoning District. This application pertains to a multi-municipal Townhouse development proposed in both Oakdale Borough and South Fayette Township. The involved South Fayette Township parcels are known as Allegheny County Parcel Identification Nos. 9946-X-50583 (J&T) and 407-J-5 (Kosky) and total approximately 4.7 acres.

Dear J&T Oakdale Properties and John Kosky:

At the July 10, 2024 meeting, the South Fayette Township Board of Commissioners voted and recommended approval of your application for Conditional Use subject to the following:

- 1) Resolution of comments in the following review letter be addressed to the satisfaction of the Township Engineer:
 - Gibson-Thomas Engineering Co., Inc. review letter dated **June 28, 2024**
 - Gibson-Thomas Engineering Co., Inc. review letter dated **May 14, 2024**
- 2) Additionally, the following modifications have been granted by the Board of Commissioners for this Project, as outlined in the following Victor-Wetzel Associates letter (revised date: June 10, 2024):

File # CU-02-2024

Board of Commissioners – Conditional Use Approval Letter

Walkers Mill Townhouse Development

July 17, 2024

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

Respectfully,
Gibson-Thomas Engineering Co., Inc.

Jason F. Paulovich

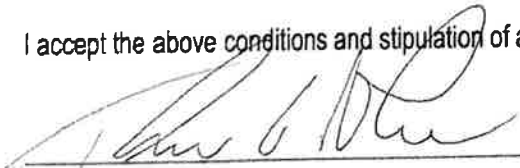
Engineer's Representative

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
Township Solicitor (Dodara, Matta, & Cambest, P.C.) – Gary J. Matta
Township Solicitor (Dodara, Matta, & Cambest, P.C.) – Gina Rosso
Laura Rowe, Gibson-Thomas Engineering Co., Inc.
Managing Director, Municipal Authority of the Township of South Fayette
Peggy Patterson, Executive Assistant - South Fayette Township
Abbey Scheerer, Administrative Assistant, Planning and Zoning Department – SFT
Victor-Wetzel Associates


APPLICANT ACCEPTANCE OF CONDITIONS:

I accept the above conditions and stipulation of approval.



Signature

3/23/2026
Date



Printed Name



April 17, 2024
(Revised: May 29, 2024)
(Revised: June 10, 2024)

Mr. Gary Hartz, Zoning Officer & Planning Director
South Fayette Township
100 Township Drive
South Fayette, PA 15017

**Re: Walkers Mill Townhouses – Conditional Use Submittal
Modification Request**

Dear Mr. Hartz:

We hereby request the following modification request for the Conditional Use Application for a R-3 Open Space Design Option use for the Walkers Mill Townhouses:

Modification Request

Article XIV - Open Space Design Option

1. 240-86 - Eligibility

Required: Minimum Site Area for R-3 Site: 25 acres
Proposed: 4.70 acres - (S. Fayette Township)
8.09 acres - (Overall Site Area)

2. 240-87(A) - General Regulations

Required: No Townhouse Units Permitted in the R-3 Zoning District
Proposed: To allow Townhouse Units

3. 240-88(A)(1) - Permitted Density Calculation & Minimum Restricted Open Space-R-3 Zoning

Required: Maximum "Other Unit Factor - 25%" for Townhouses
Proposed: To allow 100% use of townhouse units

4. 240-88(A)(1) - Permitted Density Calculation & Minimum Restricted Open Space-R-3 Zoning

Required: Maximum 1.30 du/ac in the R-3 Zoning District
Proposed: To allow 7.0 du/ac in the R-3 Zoning District

(Note: Based on the Open Space Provided (40%) the PED Density Factor would be 14 du/ac)

5. 240-88(B)(1) - Minimum Side to Side Separation Between Buildings

Required: 35' Side to Side Separation between buildings

Proposed: To allow 20' Side to Side Separation between buildings

(Note: The plan conforms to all other building separation requirements)

6. 240-88(B)(5) - Minimum Building Setback from Edge of Road

Required: 25' Minimum Building Setback from edge of cartway

Proposed: To provide a 22' Minimum Building Setback from the edge of the cartway along the private street. (Lots 301, 302, 303) The private street width is shown at 18' wide where 16' is permitted.

7. 240-88(B)(6) - Perimeter Property Line Setback - Revised

Required: Provide a 50' Perimeter Boundary Building Setback

Proposed: To allow a minimum 25' Perimeter Setback at Unit 302(B). The units along the northern property line (Panhandle Trail Side) are the units that are requesting this modification.

Below is the Perimeter Setback Distance for each lot:

Lot 201:	Minimum 31' Perimeter Setback - Modification Required
Lot 202:	Minimum 30' Perimeter Setback - Modification Required
Lot 203:	Minimum 30' Perimeter Setback - Modification Required
Lot 204:	Minimum 97' Perimeter Setback - (No Modification Required)
Lot 205:	Minimum 93' Perimeter Setback - (No Modification Required)
Lot 301:	Minimum 33' Perimeter Setback - Modification Required
Lot 302:	Minimum 25' Perimeter Setback - Modification Required

8. 240-89(A)(4)(b) - Buffer Yard Requirements - Revised

Required: Provide a Buffer Yard Area C along all other property lines on the perimeter of the property.

Proposed: To provide an Alternate Bufferyard Planting along the Panhandle Trail & Robinson Run.

Required: 69 Evergreen Trees Planted at 15' on center

Proposed: 24 Deciduous Tree & 90 Shrubs

This is to allow views to the existing trail and Robinson Run on the Oakdale Borough Property.

(Note: All other buffer yards meet the township requirements with existing vegetation)

9. 240-90(A)(2) - Open Space Designation

Required: A portion of the required Open Space shall have no less than 10% of the gross tract area (4.7 ac) located outside designated wetlands and slopes in excess of 25% slopes

Required Area: 0.47 ac (10%)

Proposed: To allow 8% of the gross tract area in restricted Open Space

Proposed Area: 0.37 ac (8%)

10. Section 215-67(A) - Sidewalks

Required: To provide a sidewalk along the full frontage of all lots.

Proposed: To allow a sidewalk along one side of the street along the Public Street and no sidewalks along the Private Streets.

11. Section 215-74(D) - Streets and Right-of-ways

Required: To provide a 50' Right-of-way for Public Streets

Proposed: To allow a 33' Right-of-way for Public Streets

(Note: The Public Streets will be maintained by Oakdale Borough. The Private Streets will be maintained by the HOA)

12. Section 215-65(A) - Streets

Required: Each lot shall have frontage on a public street, unless a modification to this requirement is granted to use a Private Street per Section 215-65(B) - Private Streets

Proposed: To request a modification for a Private Street as permitted by Section 215-65(B)(1-12)

13. Section 215-65(B)(2) - Streets - (Private Streets) - Revised

Required: No more than five lots shall front on a Private Street

Proposed: The Conditional Use Plans show (2) Townhouse Lots on the Private Street for Phase 3. (Lots 301 & 302) The Modification request is to allow (10) Townhouse Units on the proposed Private Street

We look forward to reviewing this modification request at the June 12, 2024, Board of Commioner Meeting.

Sincerely,

Michael L. Wetzel

Michael L. Wetzel

Partner