



**Planning Commission Recommendation Letter**  
for:  
**Applications # SP-03-20**  
**Preliminary and Final Land Development Approval**  
of the  
**“Piazza Planned Shopping Center”**

June 3, 2020

Steven Whittingham, Burns and Scalo Development, LLC  
VIA E-MAIL @ swhittingham@burnsscalo.com

Reference: File # SP-03-20, Preliminary and Final approval recommendation of “a planned shopping center - mixed use” land development to be known as the “**Piazza**”, located at the intersection of Millers Run Road and Todd Miller Drive. Also being known as tax Parcel ID number 256-R-7 in the Allegheny County Department of Real Estate Assessment Division system. This property is zoned C-2 - Highway Commercial District. The proposed use as a “Planned Shopping Center” is a Board of Commissioners approved conditional use.

Dear Steve Whittingham,

At its May 28, 2020 meeting, the South Fayette Planning Commission recommended Preliminary and Final Land Development approval of the above referenced application File # SP-02-20, subject to the following:

- Comments in the following review letters be addressed to the satisfaction of the Township Engineer:
  - Mitall Division of KU Resources, Inc. review letter dated May 18, 2020, and
  - Gateway Engineers Traffic Impact Study review letter dated May 28, 2020.
- Presentations as made at the Planning Commission meeting, including:
  - Execution of a shared parking agreement with UPMC
  - It was understood and agreed that the final architectural design of the buildings is not complete therefore, each building permit submission will be subject to a Township Zoning and SALDO compliance review
  - Approval by PA DOT is not required for this site
- The following modifications and/or waivers are recommended for approval or denial as noted. If approved, they are required to be noted upon the cover sheet of the land development plans in a format as set forth in the aforementioned KU compliance review letter including:

- ***The planning commission recommended a modification/waiver to Zoning Ordinance § 240-98.B(1)(a) which requires a buffer yard A along the R-2 Residential zoning***

A modification/waiver is being requested to allow the existing vegetation to remain in lieu of planting the required buffer yard A.

- ***The planning commission partially recommended a denial of a modification/waiver to SALDO § 215-67.A(3) which requires sidewalks to be constructed along Millers Run Road and Hickory Grade Road***

The planning commission recommended denial of the requested modification/waiver request for sidewalks along Millers Run Road from Todd Miller Drive to parcel number 256-S-4

ALSO; The planning commission failed to recommend approval or denial of the sidewalk requirement along Hickory Grade Road.

- ***The planning commission recommended a modification/waiver to SALDO § 215-63 Survey monuments which are required to be placed at all angles, points of curve, and points of tangent in the boundary of the subdivision.***

A modification/waiver is being requested to allow for the placement of iron pins in lieu of the required concrete monuments around the perimeter of the property. This modification shall allow for existing iron pins to be maintained as they exist at the time of approval and new iron pins to be placed at all other corners.

NOTE: As a condition of approval of the modification/waiver, the iron pins must be established or set in place, noted as existing upon the plan and thereby certified by a professional land surveyor prior to Township officials signing the plat for recording. In lieu thereof, a financial escrow shall be required to assure their placement.

- ***The planning commission recommended a modification/waiver to SALDO Construction Standards and Appurtenances, Section V; Standards for Private Improvements § 5.5.2(3) which requires a minimum grade of 1% or a minimum velocity of 2 ft/s on a storm sewer***

A modification/waiver is being requested to allow the proposed storm sewer to be designed to as little as a 0.25% grade in certain areas of the plan as shown upon the current designed plan.

NOTE: it was noted by the Township's consulting engineer that if the Township allows the requested modification/waiver, an increased maintenance schedule of washing and cleaning of the pipe will be required to prevent the storm pipe from silting shut.

- ***The planning commission recommended a modification/waiver to STORMWATER MANAGEMENT ORDINANCE NO. 7 of 2018 Article V, § 503.D which requires fencing of a storm water storage structure with a proposed water depth over 2'***

A modification/waiver is being requested to allow the existing guide rail that completely surrounds the basin to remain in lieu of the required fencing.

**The review of this application is scheduled before the South Fayette Township Board of Commissioners at its next regularly scheduled meeting on Wednesday June 10, 2020. Please submit one (1) set of any revised plans in hardcopy and in a pdf computer format, to the South Fayette Township offices by Noon on Monday June 8, 2020 to allow an updated review prior to the Board of Commissioners meeting.**

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

Sincerely,  
Mitall Division of KU Resources, Inc., Township Consulting Engineers

*Donald R. Housley Sr., P.L.S.*

Donald R. Housley, P.L.S., Representative

cc: South Fayette Township Board of Commissioners  
South Fayette Township Planning Commission  
John Barrett, SFT Manager  
Andrew Blenko, PE, Township Engineer  
Robert Garvin, SFT Township Solicitor  
Jerry Brown, Managing Director, Municipal Authority of the Township of South Fayette  
Leonard J White, PE, KU Resources, Inc.  
Donald R Housley, Jr. KU Resource, Inc.  
Lynette King, Planning and Zoning - South Fayette Township  
Andrew R. Gullone, PE, Civil and Environmental Consultants, Inc.