



February 23, 2022

Gary Hartz  
Planning Director/Zoning Officer  
South Fayette Township  
515 Millers Run Road  
Morgan, PA 15064

**RE: Township of South Fayette - Proposed Zoning Map Amendment**  
ACED File #: 22008-OR  
Mail Date: January 28, 2022  
45 Day DL: March 14, 2022

Dear Gary:

The Planning Division of Allegheny County Economic Development (ACED) has reviewed the aforementioned matter pursuant to the Pennsylvania Municipalities Planning Code (MPC). As a result, the County offers the following for your consideration.

### **GENERAL OVERVIEW**

As stated in the correspondence with the application, the proposed request is by Cuddy Partners, LP who “owns a 0.99-acre parcel of ground at 111 Morgan Hill Road, County Parcel 325-H-8. The parcel was acquired by Cuddy Partners, LP in Deed Book Volume 17423, Page 586. It is currently is zoned R-3, but the majority of the adjoining property is zoned I-P Industrial Park.” As a result, the applicant requests a rezoning of this parcel to the I-P District.

### **COMMENTS**

Upon review of the ordinance, the following comments are offered for your consideration:

1. Please note that the subject property is surrounded by the following zoning designations:
  - a. North – I-P; South – R-3; East – I-P; West – R-1

2. A review of aerial images notes that there is a significant amount of residential development, primarily to the South of the subject property.
3. As with any zoning map amendment, it is recommended that the municipality consult with their Comprehensive Plan as well as the Allegheny County Comprehensive Plan. As a result of reviewing the Township of South Fayette Comprehensive Plan of 2013, which will be in need of an update soon, the following comments are noted for your consideration:
  - a. It should be noted that the generalized *Future Land Use and Housing Plan* shows the subject property as Mixed-Office Commercial/Residential.
  - b. The Comprehensive Plan goes on to state that “the location of future commercial development should occur not only in the areas where there is already commercial development, but also where zoning permits and the commercial use will not adversely encroach further into the rural areas of the Township.” (54)
  - c. In addition, it states that “with the natural increase in population, as well as an anticipated increase in commercial development, road network issues (both current and foreseeable) need to be addressed in order for the Township to remain attractive to current and incoming residents.” (55)
  - d. MPC §§303(a)(3) and (b) provide that when a municipality has adopted a Comprehensive Plan, any subsequent action to amend the Zoning Ordinance shall be submitted to the Planning Commission. The Planning Commission's review shall include a written statement as to whether or not the proposed action is in accordance with the objectives of the Comprehensive Plan. If a rezoning is adopted that isn't generally consistent with the Comprehensive Plan, per MPC 603(j), the municipality shall concurrently amend its Comprehensive Plan.
4. As with any rezoning request, it is important to note that the municipality is rezoning to a district, not a plan. As a result, if the subject property is rezoned, it can be developed in accordance with any of the permitted uses within the I-P district, which permits offices, pizza shops, and contracting businesses. As a result, the Township should not rezone any request based on any representation of any plan because the ultimate development scenario can be completely different than that initially envisioned.

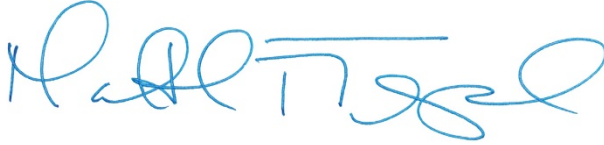
5. It should also be ensured that there is adequate infrastructure with respect to the proposed rezoning request. For example, nonresidential development will impact the roadway network. Has this been given consideration, especially as it relates to what improvements may be necessary? In addition, has the adequacy of water and sewer facilities been evaluated as well?
  - a. It is also very important that there be adequate buffering for the properties to the South, which are zoned residential. This buffering should be for noise and lighting to minimize the potential land use conflicts between nonresidential development and the existing homes
6. All in all, the Comprehensive Plan is very generalized with respect to the Future Land Use and Housing Plan. As a result, we recommend that the Township embark on an update to the Comprehensive Plan with a specific focus on this corridor of Morgan Hill Road. Specifically, there may be a potential “domino effect” of properties to the South wishing to be rezoned I-P as well. The Township should therefore take a holistic look at this corridor with a vision as to how South Fayette wishes to see it develop.
7. Procedurally, there are some important requirements for enacting proposed zoning map amendments to keep in mind:
  - a. Since the proposed amendment involves a zoning map change, notice of said public hearing shall be conspicuously posted by the municipality at points deemed sufficient by the municipality along the tract to notify potentially interested citizens. The affected tract or area shall be posted at least one (1) week prior to the date of the hearing.
  - b. MPC §609(2)(i) also requires that when a proposed amendment involves a zoning map change, notice of the public hearing shall be mailed by the municipality at least thirty (30) days prior to the date of the hearing by first class mail to the addresses to which real estate tax bills are sent for all real property located within the area being rezoned as evidence by tax records within the possession of the municipality. This clause shall not apply when the rezoning constitutes a comprehensive rezoning, pursuant to Section 609(2)(ii).
  - c. An ordinance should be prepared in proper format with signature blocks and a legal description of the subject property.

If the proposed amendment is adopted, please send a copy of the fully executed ordinance to the County, including the signed and dated signature pages, within 30 days of adoption as required by the MPC. If the proposed amendment is modified, please resubmit the ordinance for review and reference the ACED file number for this review in your request.

22008-OR  
Township of South Fayette

Feel free to direct any inquiries or comments to me at [Matt.Trepal@AlleghenyCounty.US](mailto:Matt.Trepal@AlleghenyCounty.US) or 412-350-1030.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matt Trepal". The signature is fluid and cursive, with a horizontal line above the "T" and "r".

Matthew T. Trepal, AICP  
Manager, Planning Division

MT:mts