



February 17, 2022

GTE 16154

TO: Mr. John Barrett, Manager  
South Fayette Township  
515 Millers Run Road  
South Fayette, PA 15064

FROM: Gibson-Thomas Engineering Co., Inc.  
Jason F. Paulovich, Engineer's Representative  
[jason.paulovich@gibson-thomas.com](mailto:jason.paulovich@gibson-thomas.com)

SUBJECT: Request for Property Rezoning  
Parcel 325-H-8  
111 Morgan Hill Road

MADE BY: John Kosky – Cuddy Partners LP

DATE OF REQUEST: 01-18-2022

RECEIVED IN GTE Office: 02-09-2022

STATUS: The Rezoning request was generally reviewed for content, property relationship with regards to adjacent ownership and zoning classification.

### General Comments

1. The rezoning request is for a 0.99 Ac tract (325-H-8), from R-3 (Medium Density Residential) to I-P (Industrial Park), The owner of the 0.99 Ac tract being considered, also owns the easterly adjacent 1.6 Ac I-P zoned property (325-H-19).

The 0.99 Ac property proposed for re-zoning appears to be currently used as a single-family residence, with majority of the property as lawn. The structure appears aged.

The south adjacent property (325-H-7) is zoned R-3, and has an older single family residence structure on it. Northwestwardly, across Morgan Hill Road, the properties are zoned R-4 (Neighborhood Residential). The 325-H-11 tract has a single-family residential building.

2. It is suggested that a rezoning of the 325-H-8 property shall be contingent upon there be a consolidation plan recorded, merging the 325-H-8 property with the 325-H-19 tract.

## **CHAPTER 240 – ZONING**

### **1. § 240-29 R-3 Medium Density District**

**§ 240-29 Authorized uses.**

In the R-3 Medium Density Residential District, only the following uses are authorized:

**A. Permitted uses.**

**(1) Principal uses.**

- (a)** Single-family dwelling.
- (b)** Essential services.
- (c)** Township-related facilities.
- (d)** Forestry, subject to § 240-105.
- (e)** Community club.
- (f)** Incidental mineral removal.

**B. Conditional uses.**

**(1) Principal uses.**

- (a)** Bed-and-breakfast, subject to § 240-95A(4).
- (b)** Churches, subject to § 240-95A(9).
- (c)** Firehouses, subject to § 240-95A(9).
- (d)** Golf course; golf or country club, subject to § 240-95A(19).
- (e)** Noncommercial recreation, subject to § 240-95A(38).
- (f)** Open space design option, subject to Article XIV.
- (g)** Public buildings other than Township-related facilities, subject to § 240-95A(9).
- (h)** Public recreation, other than Township-related facilities, subject to § 240-95A(38).
- (i)** Public utility building or structure, subject to § 240-95A(39).
- (j)** Retirement community, subject to § 240-95A(40).
- (k)** Schools (public or private), subject to § 240-95A(9).

## 2. § 240-64 I-P Industrial Park District

### § 240-64 Authorized uses.

In the I-P Industrial Park District, only the following uses are authorized:

#### A. Permitted uses.

##### (t) Principal uses.

- (a) Bakery, including processing.
- (b) Business or professional offices.
- (c) Candy or ice cream shop, including processing.
- (d) Contracting business and contractor's yard.
- (e) Equipment storage yard.
- (f) Essential services.
- (g) Food and related products, packaging, storage and distribution.
- (h) Forestry, subject to § 240-105.
- (i) Garden nursery.
- (j) High technology industries.
- (k) Incidental mineral removal.
- (l) Light manufacturing, provided all storage and operations are within a completely enclosed building.
- (m) Mini-warehouse or self-storage facilities.
- (n) Noncommercial recreation.
- (o) Packaging, storage and distribution.
- (p) Printing establishment.
- (q) Public recreation, other than Township-related facilities.
- (r) Public utility building or structure.
- (s) Repair shop.
- (t) Research and development, including pilot manufacturing.
- (u) Township-related facilities.
- (v) Vehicle repair garage.
- (w) Warehousing and distribution.
- (x) Water towers and water storage facilities.
- (y) Wholesale business.

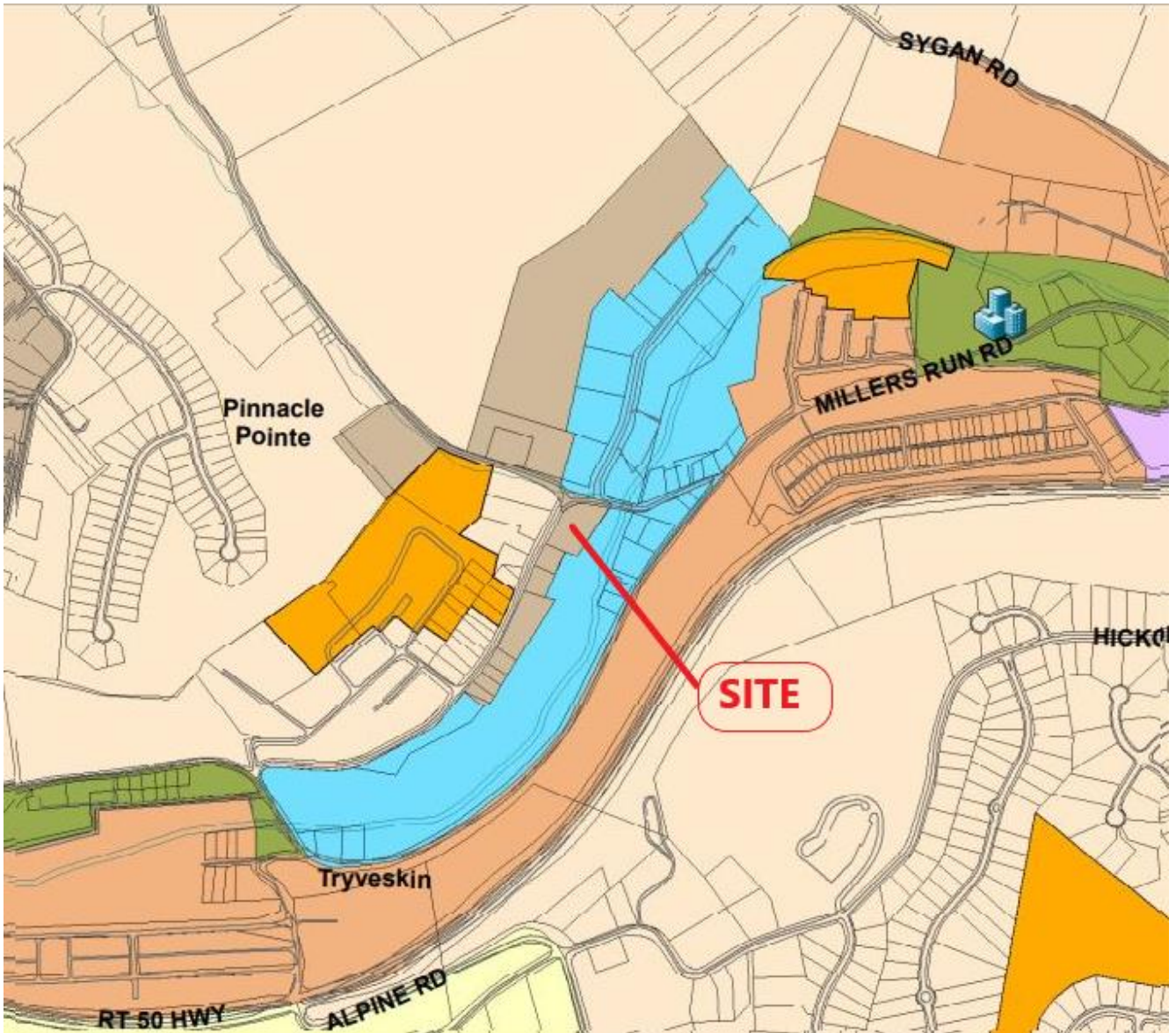
B. Conditional uses.

(1) Principal uses.

- (a) Commercial recreation, subject to § 240-95A(10).
- (b) Communications tower, subject to § 240-95A(11).
- (c) Firehouses, subject to § 240-95A(9).
- (d) Golf course; golf or county club, subject to § 240-95A(19).
- (e) Planned industrial park, subject to § 240-95A(35).
- (f) Public buildings, other than Township-related facilities, subject to § 240-95A(9).
- (g) Truck and heavy equipment rental, sales and service, subject to § 240-95A(43).
- (h) Truck terminal, subject to § 240-95A(44).
- (i) Oil and gas development, subject to § 240-95A(54).  
[Added 11-15-2010 by Ord. No. 5-2010]
- (j) Natural gas compressor station and natural gas processing plant, subject to § 240-95A(55).  
[Added 11-15-2010 by Ord. No. 5-2010]
- (k) Distribution/processing facility, subject to § 240-95A(55).  
[Added 7-18-2011 by Ord. No. 4-2011]
- (l) Oil and gas development, subject to § 240-95A(54).  
[Added 7-20-2011 by Ord. No. 3-2011]
- (m) Natural gas compressor station and natural gas processing plant, subject to § 240-95A(55).  
[Added 7-20-2011 by Ord. No. 3-2011]



# Exhibit B Zoning Map



# Exhibit C

## Aerial Image



Respectfully,

GIBSON-THOMAS ENGINEERING CO., INC.

*Jason F. Paulovich*

Jason F. Paulovich  
Engineer's Representative

*James A. Day*

James A. Day, P.E., P.L.S.  
Project Engineer

*The plans have been reviewed for conformance to the South Fayette Township adopted ordinances only. Gibson Thomas Engineering reserves the right to provide further and additional comments on the submitted plans upon the request of the Township. The review has been based on surveys and drawings prepared by others and assumes this information is correct and valid as submitted.*