



# Gibson-Thomas

ENGINEERING

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May 6, 2022

GTE - 16292

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: Conditional Use Application

PLAN NAME: Apex Newbury Apartments

LOCATION: Oak Ridge Road (SR 3029)  
Allegheny County Parcel Identification No. 256-E-50 (37.17 acres)

APPLICATION No.: CU-02-2022

MADE BY: Hampton Technical Associates  
Etna Technical Center  
35 Wilson St. – Suite 201  
Pittsburgh, PA 15223  
412-781-9660  
Mark B. Schmidt ([marks@hampton-tech.net](mailto:marks@hampton-tech.net))

MADE FOR: Apex Newbury, LLC  
44 Abele Road – Suite 304  
Bridgeville, PA 15017  
412-968-8478  
JP Morgan ([jp.morgan@thetaservicesgroup.com](mailto:jp.morgan@thetaservicesgroup.com))

DATE OF PLAN : 04-14-2022

RECEIVED IN GTE Office: 04-20-2022

ESTABLISHED 1916

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Latrobe ■ Harrisburg ■ Indiana ■ Fayette ■ Washington ■ Ft. Myers

**STATUS:** The submitted application is for Conditional Use approval to allow an Open-Space Design concept for a mid-rise apartment building development within the PED (Planned Economic Development) Zoning District.

The application was reviewed against Chapter 240- Zoning and general requirements of Chapter 215 – Subdivision and Land Development.

The submitted materials for this request included:

- 1) Subdivision & Land Development Application for Conditional Use dated 04/14/2022
- 2) Subdivision & Land Development Checklist (undated)
- 3) Project Narrative dated 04-18-2022
- 4) Land Development Plan (Cond Use 2) dated 04-18-2022

## **CHAPTER 240 – ZONING**

1. § 240-57(A)(1)(f)(1): This section requires a 20% maximum percentage of the total tract that can be used for development of any residential component. The Project Narrative that supplements the conditional use request, states that 6.4% of the total area will be utilized for residential. The proposed development therefore complies for that aspect.
2. The subject property is zoned PED District (Planned Economic Development District). The proposed use of **Mid-Rise Apartment** is a permitted use, per § 240-57-A(1)(f)(1)-(f), subject to granting of conditional use approval. This application is requesting the Conditional Use.
3. Per Zoning Hearing Board Application Z-03-2022, Variances were granted for Article XIV § 240-88 (B) (9 and 7). (7) requires building length to be 694'-4" length. (9) requires parking to be at 35' from property line. These variances support the request for Conditional Use.
4. The included Project Narrative notes requests for two SALDO Modifications. One pertains to partial impacts to regulated steep slopes (§ 215-73.C(5)(a), and the other modification request is for elimination of required frontal sidewalks on road frontages (§ 215-67-A).

The partial impacts to steep slopes can be mitigated by geotechnical analysis showing calculations for adequate slope stability.

The elimination of frontal sidewalks is a reasonable request since there is no local sidewalk connectivity or practical use for these sidewalks.

The Project Narrative has a section within that provides background information and support for the modification requests.

The requested Modifications are reasonable and practically supported. Township Engineer does not object to the granting of the requested modifications. These modifications will be individually acted upon by the Planning Commission (recommendation) and Board of Commissioners during the Land Development approval process, and are therefore not considered to be part of this Condition Use application.

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 and is not construed to be a Quality Control review of the plan. 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.*