

COUNTY OF



ALLEGHENY

May 2, 2022

Gary Hartz  
Planning Director  
South Fayette Township  
515 Millers Run Road  
South Fayette, PA 15064

Project: **Apex Newbury Apartments**  
Location: Oakridge Road  
Description: Site Plan (PED District)  
Area: 37.17 Acres  
ACED File#: 22-137 SP

Dear Mr. Hartz:

We received the above-referenced application on April 25, 2022 for a site plan of a 416-unit apartment complex with associated parking, utilities, and stormwater management located on Oakridge Road in South Fayette Township. We have reviewed the application and offer the following comments:

Per South Fayette Township Zoning §240-58.E.2 structures that are four to six stories are to have a perimeter setback of 100 feet plus 50 feet for each story over three stories. For the proposed five-story apartment, the perimeter setback is 200 feet. This is labeled on the plan; however, parts of the building encroach into the perimeter setback, which does not permit principal or accessory structures. It does not appear that there is a variance requested to allow for this encroachment. There should be a variance requested.

A variance for Article XVI, Section 240-88.B.(9) is stated on the plan. It appears that the variance is for Article XIV, Section 240-88.B.(9) instead. The correct Article for the requested variance should be cited on the plan. Setbacks including perimeter setbacks and the building line are only shown on page CS101. Page CS102 should also include setbacks.

The parking calculations show that there are only 10 Americans with Disability Act (ADA) parking spaces provided for this site, which would not comply with ADA parking standards. However, the plan shows that there are 15 ADA parking spaces provided for the site, which would comply, so this calculation should be corrected.


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There is only one landscape plan (L-101) and one utility plan (CU131) provided. Part of the apartment complex that is being developed is cut off in these singular plans, so the entire land development was unable to be reviewed concerning the landscaping and utilities.

Should you have any questions, please contact Jaclyn Karolski at (412) 350-1049 or at [Jaclyn.Karolski@AlleghenyCounty.US](mailto:Jaclyn.Karolski@AlleghenyCounty.US).

Sincerely,

A handwritten signature in blue ink, appearing to read "Matthew T. Trepal". The signature is fluid and cursive, with a horizontal line above the middle part of the name.

Matthew T. Trepal, AICP  
Manager, Planning Division

MTT:jmk