

## **Project Narrative/Site Analysis/Impact Report**

Applicant: Piazza Properties, LLC  
Project: The Piazza  
Location: South Fayette Township, Allegheny County Pennsylvania  
CEC Project: 321-117

### **Introduction:**

The Preliminary & Final Land Development application for The Piazza project is being submitted to amend the previously approved for re-development of two parcels totaling 9.17 acres, formerly the Star City Cinema site, along Millers Run Road and Hickory Grade Road. The amendment will add a third property that was formerly the Kehm Oil parcel. The addition of this parcel will bring the total acreage of the development to 9.81 acres. The following information has been revised to reflect the revised layout and additional property.

### **Zoning:**

The property is located in the Highway Commercial (C-2) zoning district, as are all of the contiguous properties. The property is being proposed as a Planned Shopping Center, which is a conditional use in the C-2 district. The proposed uses of restaurant and retail are allowed as permitted uses.

### **Existing Site Conditions:**

The property was formerly the Star City Cinema site, which has been closed for several years. The site is accessed from one full access driveway on Millers Run Road, as well as one full access and one right-in only driveway on Hickory Grade Road. Kehm Oil had a separate entrance on Millers Run Road. There is 8.12 acres of impervious coverage, or approximately 83% of the property area. The site topography ranges from elevation 898' at the western corner of the site to elevation 826' along Millers Run Road. Although there is approximately 79' of elevation change over the site, nearly 8 acres has previously been graded to create the development pad which is under 5%. Stormwater runoff is directed to an on-site storm sewer system that connects to the public storm sewer system in Millers Run Road through the adjacent UPMC-owned parcel, as well as an existing stormwater management pond for the previous development that connects to a public storm sewer system in Hickory Grade Road. The existing sanitary sewer lateral from the former cinema building connects to the public sanitary sewer along the Millers Run Road frontage.

### **Public Road Frontage:**

The property has approximately 525 feet of frontage along Millers Run Road, and 1,458 feet of frontage along Hickory Grade Road.

### **Proposed Improvements:**

- Site Improvements – The proposed project will include a seven-building mixed-use development consisting of restaurants and retail stores totaling 51,000 square feet, with associated parking, stormwater management facilities, and utility infrastructure.

- Site Access – The proposed development will be accessed from three driveways – the existing full access driveway on Millers Run Road that is shared with UPMC, a proposed right-in/right-out driveway on Hickory Grade Road, and a full access driveway on Hickory Grade Road. Both full access driveways will be constructed at the same location as the existing curb cuts, with the right-in/right-out being moved to the west of the existing stormwater management pond.
- Parking – There are 458 proposed parking spaces adjacent to the proposed buildings, 16 of which are ADA accessible on our site. We have completed a shared parking analysis that incorporates 190 parking spaces from the existing UPMC parcel, including 8 ADA accessible spaces.
- Stormwater – The project proposes a net decrease in impervious coverage from 83% to 75%. On-site stormwater detention is still necessary to maintain the stormwater runoff rates and volumes as outlined in the stormwater management ordinance.
- Utilities – Electric, gas, water, sewer, and telecommunication services are available at the site.

**Permitting:**

- NPDES – A Major Amendment under the will be submitted to the Allegheny County Conservation District for review.
- Sewage Planning – Sewage Planning has been approved. There is no change in this amendment.