

COUNTY OF



ALLEGHENY

May 4, 2022

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

Project: **The Piazza**  
Location: 100 Hickory Grade Road  
Description: Major Land Development  
Area: unclear  
ACED File#: 22-138 SP

Dear Mr. Hartz:

We received the above-referenced application on April 25, 2022 for the land development of parcels 256-R-3, 256-S-4, and 256-R-7 in South Fayette Township. We have reviewed the application and offer the following comments:

The scope of the project is unclear. The maps and tables shown in sheet C000 would appear to indicate that the project encompasses all three of the parcels stated above in addition to parcel 256-R-5 (UPMC Children's Hospital South), but detailed drawings are only provided for the eastern most part of the project. On April 29, 2022 we received the application for the lot line revision of parcels 256-R-3 and 256-S-4 under a different name and, after review, it would appear to indicate that the area being developed in The Piazza plans was the Lot 4 proposed in this subdivision. This does not appear to be explained anywhere in the applications we received.

Section 240-111-2 of the Township's Zoning Ordinance states: "To apply for usage of the shared parking requirement, a table shall be submitted showing the breakdown of the gross floor area devoted to each of the above five land use categories." The table would appear to be provided in sheet C000 but does not include the gross floor areas for each of the five uses.

The Parking Requirements Table in sheet C000 states that the total buildout building area is 51,100 square feet, but given the number of required spaces stated for each of the five uses in the above mentioned table and the parking spaces required per gross floor area stated in Section 240-112-C the total gross area would be closer to 74,950 square feet than the 51,100 square feet stated in the table. It

should also be noted that when you add up the square feet provided of each proposed building in sheet C200 the total is 48,031 square feet.

The following requirements stated in Section 215-42-E of the Township's SALDO would appear to be missing:

- "(2) Tract boundary lines ... all lot lines and other boundary lines; with accurate dimensions, bearing or deflection angles, and radii, arcs and central angles of curves; and the area of each lot"
- "(21)... a notation on the plat that access to a state highway shall only be authorized by a highway occupancy permit issued by the Pennsylvania Department of Transportation under Section 420 of the State Highway Law"

In sheet C100 the owner of parcel 256-S-4 is shown as Golden Oil Company. This is inconsistent with the owner shown in the subdivision plans and in the Allegheny County Real Estate Portal: Piazza Properties LLC.


Project: **South Fayette Civic Center POL 3rd Revision**  
Location: 100 Hickory Grade Road  
Description: Minor Subdivision (C-2)  
Area: 9.1519 Acres  
ACED File#: 22-149 SU

We received the above-referenced application on April 29, 2022 for the lot line revision of parcels 256-R-3 and 256-S-4 in South Fayette Township. We have reviewed the application and have no additional comments.

For future reference, applicants must complete a County review application form and it must be included with all subdivision and land development review submittals. A copy has been enclosed with this letter.

Should you have any questions, please contact Natalia Cains Febles at 412-350-4356 or by e-mail at [Natalia.CainsFebles@AlleghenyCounty.US](mailto:Natalia.CainsFebles@AlleghenyCounty.US).

Sincerely,



Matthew T. Trepal, AICP  
Manager, Planning Division

MTT:NCF