

TOWNSHIP OF SOUTH FAYETTE
ALLEGHENY COUNTY, PENNSYLVANIA

ORDINANCE NO. 4 OF 2016

AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 240 OF THE SOUTH FAYETTE TOWNSHIP CODE OF ORDINANCES, BY AMENDING THE SOUTH FAYETTE TOWNSHIP ZONING MAP, BY APPROVING THE ZONING RECLASSIFICATION FOR PROPERTY KNOWN AS BLOCK AND LOT 480-P-00001, LOT 1 IN THE MINOR SUBDIVISION OF THE MAYVIEW STATE HOSPITAL PLAN AS RECORDED IN THE ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE AT PLAN BOOK VOLUME 269, PAGE 95 CONSISTING OF 81.331 ACRES ALONG MAYVIEW ROAD, FROM THE B-1 BUSINESS DISTRICT ZONING CLASSIFICATION TO A NEW PROPOSED ZONING CLASSIFICATION DESIGNATED AS THE ND NEIGHBORHOOD DESIGN DISTRICT

WHEREAS, on December 11, 2000, the Board of Commissioners of the Township of South Fayette adopted, by Ordinance Number 6 of 2000, amendments to the Township's Zoning Ordinance; and

WHEREAS, after study, review, public comment, notice and public hearings, pursuant to the Municipalities Planning Code, as codified at 53 P.S. §10101, et. seq., the South Fayette Code and other applicable laws of the Commonwealth of Pennsylvania, the Board of Commissioners of the Township of South Fayette have determined that it is in the interest of public health, safety and welfare of the Township to rezone Block and Lot 480-P-00001, also known as Lot 1 in the Minor Subdivision of the Mayview State Hospital Plan, PBV 269, Page 95, from its current B-1 Business District Zoning classification to the ND Neighborhood Design District Zoning classification and to amend the Official Zoning Map to change the zoning district of the property as described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH FAYETTE AND IT IS HEREBY ORDAINED AND ENACTED AS FOLLOWS:

1. The zoning of the property known as Block and Lot 480-P-00001, map attached as Exhibit "A", is changed from the B-1 Business District Zoning classification to the ND Neighborhood Design Zoning District classification.

2. The Official Zoning Map of the Township of South Fayette shall be changed to reflect these zoning change.

3. The proper officials of the Township of South Fayette are hereby authorized and directed to do all things necessary to effectuate the purpose of this Ordinance.

4. All ordinances and parts of ordinances inconsistent with the terms of this Ordinance are hereby repealed; provided, however, that such repeals shall only be to the extent of such inconsistency and in all other aspects, this Ordinance shall be cumulative with the other ordinances regulating and governing the subject matter covered by this Ordinance.

5. If any section or provision or parts thereof in this Ordinance shall be adjudged invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Ordinance as a whole or any other section or provision or part thereof.

6. This Ordinance shall be in full force and effect from and after its passage and publication as required.

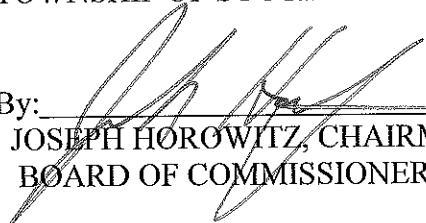
ORDAINED AND ENACTED INTO LAW, this 16th day of March, 2016.

Attest:



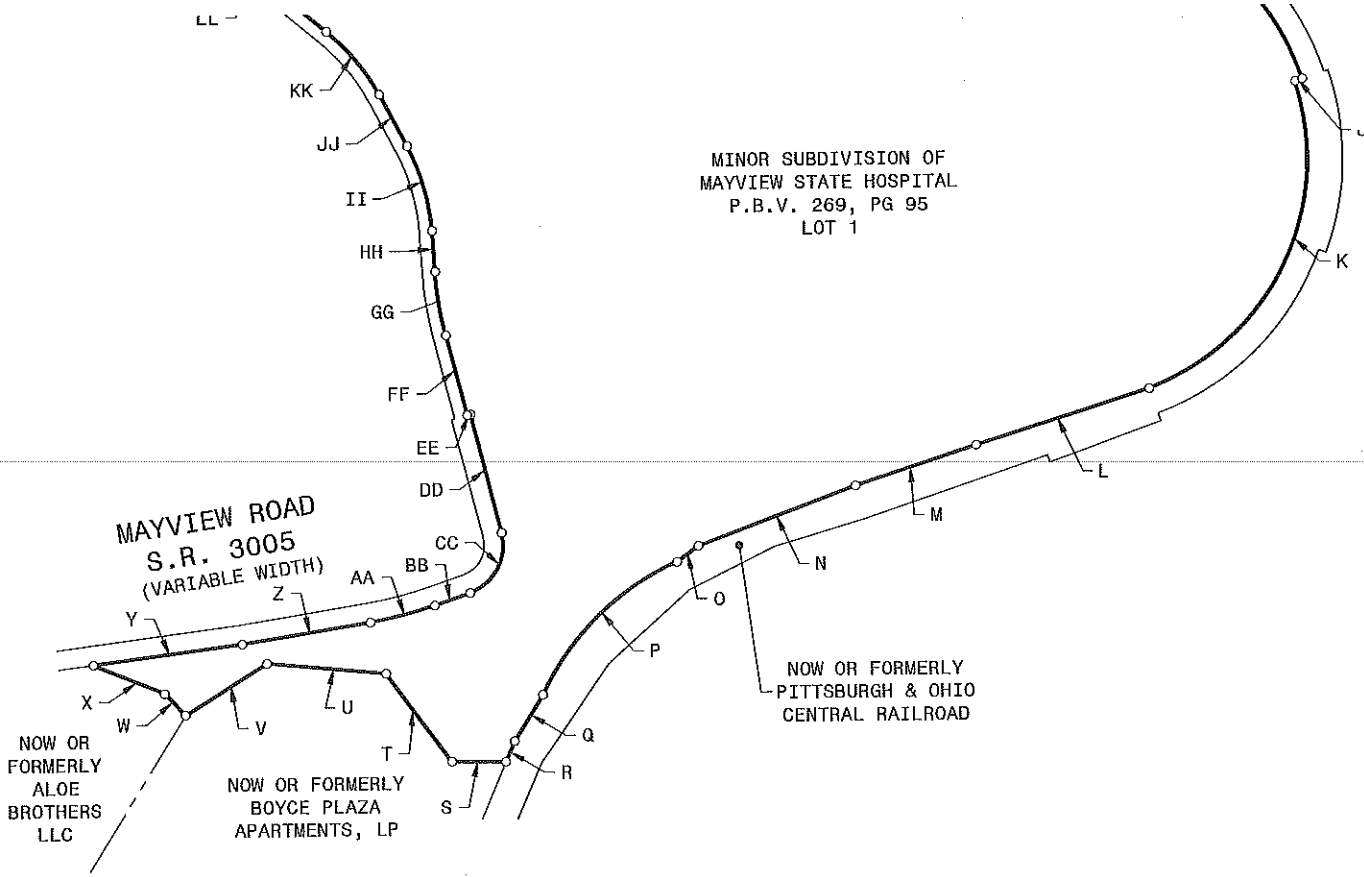
RYAN EGGLESTON
TOWNSHIP SECRETARY

TOWNSHIP OF SOUTH FAYETTE

By: 

JOSEPH HOROWITZ, CHAIRMAN
BOARD OF COMMISSIONERS

MINOR SUBDIVISION OF
MAYVIEW STATE HOSPITAL
P.B.V. 269, PG 95
LOT 1



CHORD

A	S 42°54'10" E	289.56'	
B	S 40°33'49" E	419.59'	
C	S 89°36'43" E	432.07'	
D	N 68°47'14" E	101.98'	
E	N 80°05'50" E	400.00'	
F	N 09°54'10" W	10.00'	
G	N 80°05'50" E	270.00'	
H	R= 2,303.66' A= 723.72'	N 89°05'50" E	720.74'
I	R= 654.14' A= 727.75'	S 50°01'52" E	690.80'
J	S 71°50'27" W	20.00'	
K	R= 634.14' A= 978.29'	S 26°02'09" W	884.12'
L	S 72°39'30" W	475.41'	
M	S 71°55'20" W	331.44'	
N	S 69°40'12" W	438.03'	
O	S 53°58'31" W	70.04'	
P	R= 697.63' A= 501.35'	S 45°50'12" W	490.63'
Q	S 31°34'51" W	141.13'	
R	S 23°37'50" W	58.04'	
S	N 89°18'43" W	140.90'	
T	N 36°36'46" W	287.54'	
U	N 84°36'46" W	310.00'	
V	S 57°53'14" W	250.00'	
W	N 42°37'35" W	78.00'	
X	N 68°07'35" W	202.52'	
Y	N 82°34'35" E	392.34'	
Z	N 80°48'25" E	335.96'	
AA	R= 1,025.00' A= 174.64'	N 75°55'33" E	174.43'
BB	N 71°02'41" E	97.44'	
CC	R= 130.00' A= 194.34'	N 28°13'07" E	176.74'
DD	N 14°36'27" W	317.99'	
EE	S 75°23'33" W	8.50'	
FF	N 14°36'27" W	215.17'	
GG	R= 898.50' A= 168.21'	N 09°14'39" W	167.96'
HH	N 03°52'52" W	106.97'	
II	R= 542.50' A= 231.86'	N 16°07'29" W	230.10'
JJ	N 28°22'07" W	153.00'	
KK	R= 551.50' A= 215.61'	N 39°34'07" W	214.24'
LL	N 50°46'08" W	457.91'	
MM	R= 165.58' A= 163.24'	N 22°31'44" W	156.71'
NN	R= 277.76' A= 48.96'	N 10°45'52" E	48.90'
OO	N 15°48'52" E	104.43'	
PP	N 16°47'48" E	76.15'	



GRAPHIC SCALE:
1" = 500'

AREA = 3,542,770.36 SQ.FT. OR 81.331 ACRES



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The Gateway Engineers, Inc.

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EXHIBIT PLAN
FOR PROPERTY RE-ZONING

SITUATE IN
SOUTH FAYETTE TOWNSHIP
ALLEGHENY COUNTY, PA

MADE FOR
**CHARTER HOMES
& NEIGHBORHOODS**

C-18927-0008

PM: JAB DB: BMc CB: -

DATE: APRIL, 2015

SCALE: 1" = 500'