



**TOWNSHIP OF NORTH FAYETTE
ALLEGHENY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 497

AN ORDINANCE OF TOWNSHIP OF NORTH FAYETTE, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE OFFICIAL ZONING MAP (§27-301) TO REZONE SEVERAL PARCELS FRONTING AND/OR IN THE IMMEDIATE VICINITY OF BATEMAN ROAD FROM “I-1 LIGHT INDUSTRIAL” TO “R-2 SUBURBAN RESIDENTIAL”.

WHEREAS, as authorized by the Pennsylvania Municipalities Planning Code (MPC), Act 247 of 1968, as amended, the Board of Supervisors of the Township of North Fayette regulates land use within the Township through its comprehensive Zoning Ordinance, currently codified as Chapter 27 of the Township Code of Ordinances, as amended; and

WHEREAS, the Board of Supervisors wishes to amend the Zoning Ordinance’s Official Zoning Map, to rezone several parcels fronting and/or in the immediate vicinity of Bateman Road from the “I-1 Light Industrial” Zoning District Designation to the “R-2 Suburban Residential” Zoning District Designation, as specified in Section 1 of this ordinance, and as identified in Exhibit “A” and as depicted on the proposed zoning map drawing attached as Exhibit “B” hereto; and

WHEREAS, the Township has, in accordance with the requirements of the MPC, submitted the proposed amendment to the Allegheny County Planning Agency, for review and comment; and

WHEREAS, the Township has, in accordance with the requirements of the MPC, submitted the proposed amendments to its Planning Commission, which gave its recommendation in favor of the proposed amendments at a duly noticed public meeting on <INSERT DATE>; and

WHEREAS, the Township advertised the time, place, and date of the public hearing on <INSERT DATE> and <INSERT DATE>, in the Pittsburgh Post-Gazette; and

WHEREAS, on <INSERT DATE>, the Board of Supervisors held duly noticed and advertised public hearing to take public comment on the proposed Zoning Ordinance map amendment; and

WHEREAS, the Board of Supervisors, having received such public comment as may have been given at the Public Hearing, and having received the recommendations of the Township Solicitor, the Township Engineer, the Director of Community Development, the Township Planning Commission, and the Allegheny County Planning Agency, finds that enactment of the proposed Zoning Ordinance map amendment to be consistent with the MPC, with its Comprehensive Plan and with its Zoning Ordinance, and will be beneficial to the health, safety, and welfare of the Township.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors for the Township of North Fayette, and it is hereby ordained and enacted by the authority of the aforesaid as follows:

SECTION 1. AMENDMENT TO THE OFFICIAL ZONING MAP.

That the Official Zoning Map, as codified in the current Zoning Ordinance as §27-301, of the Township Code of Ordinances, is hereby amended, as follows:

Amend the Zoning Map, §27-301, to rezone several parcels fronting and/or in the immediate vicinity of Bateman Road from the "I-1 Light Industrial" Zoning District Designation to the "R-2 Suburban Residential" Zoning District Designation, as identified in Exhibit "A" and as depicted on the proposed zoning map drawing attached as Exhibit "B" hereto.

SECTION 2: SEVERABILITY.

That if any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

SECTION 3: CONFLICT.

Any ordinances or any part of any ordinance which conflict with this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 4: EFFECTIVE DATE.

That this Ordinance shall take effect immediately upon enactment as provided by law.

ENACTED AND ORDAINED into Law this the ____ day of _____ 20__.

ATTEST:

TOWNSHIP OF NORTH FAYETTE

James R. Mangan
Township Manager

James Morosetti
Chairman, Board of Supervisors

DRAFT

EXHIBIT 'A'

Exhibit 'A'

LIST OF PARCELS REZONED TO R-2 SUBURBAN RESIDENTIAL

PARCEL ID	PROPERTY ADDRESS				PROPERTY OWNER	OWNER ADDRESS			
690-P-3	211 BATEMAN RD	OAKDALE	PA	15071	COCHRAN FETTEROLF REVOCABLE TRUST	211 BATEMAN RD	OAKDALE	PA	15071
690-P-2	231 BATEMAN RD	OAKDALE	PA	15071	HOLL MICHAEL STEPHEN & SUSAN ANN	108 HEMLOCK CT	OAKDALE	PA	15071
690-R-3	249 BATEMAN RD	OAKDALE	PA	15071	LUTZ JEFFREY F & SUSAN M	PO BOX 674	IMPERIAL	PA	15126
690-P-1	243 BATEMAN RD	OAKDALE	PA	15071	LUTZ EBART & DOROTHY	PO BOX 691	IMPERIAL	PA	15126
689-C-4	0 BATEMAN RD	OAKDALE	PA	15071	GENERAL INDUSTRIES OF PENNSYLVANIA INC	262 TECH RD	PITTSBURGH	PA	15205
689-B-2	255 BATEMAN RD	OAKDALE	PA	15071	LUTZ PROPERT FIRM LLC	249 BATEMAN RD	OAKDALE	PA	15071
689-B-1	261 BATEMAN RD	OAKDALE	PA	15071	BELL BARBARA ANN	261 BATEMAN RD	OAKDALE	PA	15071
689-C-2	291 BATEMAN RD	OAKDALE	PA	15071	GENERAL INDUSTRIES OF PENNSYLVANIA INC	262 TECH RD	PITTSBURGH	PA	15205
690-R-1*	0 BATEMAN RD	OAKDALE	PA	15071					

* Newly Created Parcel – Ownership Information is Pending

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EXHIBIT 'B'

North Fayette Township - Zoning Map Amendment

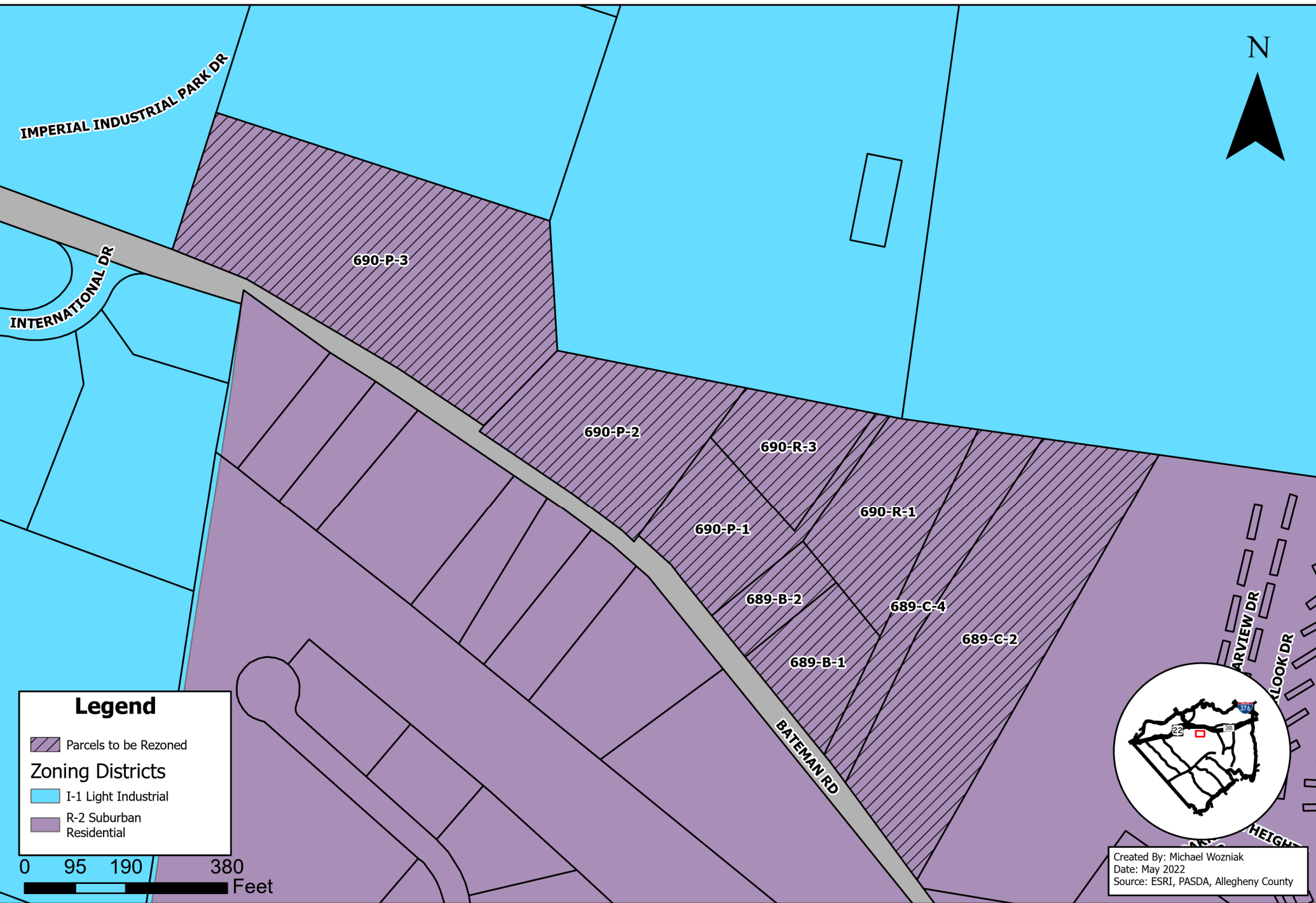


Exhibit 'B'

Parcels to be rezoned to B-2 Suburban Residential

Created By: Michael Wozniak
Date: May 2022
Source: ESRI, PASDA, Allegheny County