



Memorandum

To: Planning Commission Members

Cc: Mr. Leon Chiri, Fayette Farms, LP, Applicant (via email)
Ms. Kim Gales, P.E., J.R. Gales and Associates (via email)
Ms. Brenda Sebring, Esq., Sebring & Associates (via email)

Board of Supervisors (via email)
Chief Donald Cokus, Director, Public Safety (via email)
Tom McDermott, Esq., Township Solicitor (via email)
Shawn Wingrove, P.E., Township Engineer (via email)

From: Andrew Hartwell, AICP
Assistant Township Manager

Date: January 5, 2022

Re: Application 2022-1-PRD – Fayette Farms PRD – Phase 10 (Final Approval)
Township Review Comments No. 1

1. Application Summary:

- A. This is an application for final approval of a planned residential development consisting of 58 dwelling units on 105.28 acres of land located on Donaldson Road in the R-2 Suburban Residential Zoning District (Allegheny County Parcel ID No. 798-N-5).
- B. The original tentative PRD approval for Fayette Farms was approved by the Board of Supervisors on January 27, 2004, and consisted of 548 total dwelling units. A revised tentative approval was subsequently approved by the Board of Supervisors on November 10, 2015, and consisted of 639 total dwelling units.
- C. A second revised tentative PRD approval for the Fayette Farms development was approved by the Board of Supervisors on September 28, 2021, which added 37 lots for a total of 676 lots within the PRD.

2. Waivers/Modifications:

- A. As part of the tentative PRD approval, the following modifications were granted:

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- a. Modification to §27-205.3.A, to allow for a reduction in the minimum lot area from 7,200 sq. ft. to 6,000 sq. ft. for single-family lots.
 - b. Modification to §27-205.3.A, to allow for a reduction in the minimum lot width for single family dwellings from 80 feet to 50 feet measured from the front principal building setback line.
 - c. Modification to §27-205.3.A, to allow for a 5' or 0' and 10' side yard setback for townhouses and patio homes, instead of the required 10' minimum side-yard setback.
 - d. Modification to §27-607.4.A & §27-607.A.C, to allow for 30.22% of the total site area, or 98.5024 acres, to be set aside for open space, instead of the required minimum of 40% of the total site area.
 - e. Modification to §22-404.2.B, to not provide a sidewalk along the frontage of Pattridge Lane, and instead provide a trail connection between phase 13 and the Donaldson Park Complex, and a sidewalk connection between phase 12 and International Drive.
 - f. Modification to §22-404.2.B, to not provide a sidewalk along the entire frontage of Donaldson Road, and instead provide a five foot wide asphalt trail through part of the property along the southerly side of Donaldson Road due to the steep terrain.
 - g. Modification to §22-504.2.E, to allow for streets with horizontal curves with a minimum centerline radius of 100 feet, instead of the required minimum 150' centerline radius.
 - h. Modification to §22-504.3.C, to allow for a reduction in the minimum length of vertical curve for all streets from 250' to 50' plus 20' for every 1% change.
 - i. Modification to §22-504.3.D, to install level areas on each street at street intersections with a maximum grade of 6% for a minimum distance of 25', instead of the required maximum grade of 5% for a minimum distance of 100'.
 - j. Modification to §22-504.4.B, to allow for construction of cul-de-sac streets in excess of the 600' maximum length.
- B. As part of this application for final approval, the following waiver is being requested:
- a. A modification is being requested to the Township of North Fayette Minimum Construction Standards and Details, page 52 – Storm Sewer Manhole, to permit the maximum depth of a sanitary manhole to be greater than 20 feet (§22-512.1).

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3. Variances:

- A. No variances have been granted or are currently under consideration for the site by the Zoning Hearing Board.

4. Township Engineer Review:

- A. Please refer to comments from the Township Engineer, per the LSSE review letter dated December 29, 2022. A copy of the letter is enclosed.

5. Community Development Review:

- A. Upon review of the application materials, we offer the following comments:

- a. A 15' wide pedestrian access easement should be provided over any sidewalk or pedestrian path not located within the proposed Township right-of-way. The easement should be shown on both the PRD plan set and the record plan.
- b. The pedestrian pathway proposed to connect phase 10 and phase 14 through the open space should be shown on the overall PRD plan (Sheet 2 of 15), and any other plan sheets as appropriate.
- c. Fencing should be provided along the proposed pedestrian pathway to prevent unauthorized access to the detention pond area. For aesthetics, the Township suggests a decorative fence be provided, perhaps aluminum/metal picket fence painted black.
- d. The chain-link fencing provided around the perimeter of detention pond is permitted to be a minimum of four (4') feet high.
- e. Stop bar markings must be provided on the roadways at the location of stop signs.
- f. Crosswalks and ADA ramps must be provided across Nash Drive at the intersection of Nash Drive and Southfork Drive.
- g. Crosswalks located within the Township right-of-way shall be the standard crosswalk design found in PennDOT Publication 111, Traffic Control – Pavement Markings and Signing Standards, TC-8600, Sheet 6 of 13 – Type C, and shall feature PennDOT approved hot thermoplastic pavement markings. Please revise the typical construction detail of the proposed crosswalks accordingly.
- h. Vertical concrete curbing and lighting is required to be provided within the off-street parking lot for the cluster mailbox area. Typical construction details for both items should be provided on the plans.
- i. The Lighting and Signs Plan (Sheet 15 of 15) should include the intersection of Raymond Drive and Donaldson Road, as show any required regulatory signage in that area.

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- j. To illuminate the crosswalks, streetlights should be provided at the intersections of Donaldson Road and Raymond Drive and Donaldson Road and Heritage Drive.
 - k. The clubhouse shown on parcel 1-E should be removed if the applicant does not intend to construct it (Sheet 2 of 15).
 - l. Please revise sheets 12 and 15 to state Nash Drive instead of Southfield Drive.
 - m. The site development Road Improvement fee calculation, based on 58 dwelling units, at \$1,000.00 per dwelling unit, results in a fee of \$58,000.00 due to the Township for Phase 10 as a whole. The Developer shall pay the Road Improvement fee to the Township at time of Building Permit Issuance in the amount of \$1,000.00 per dwelling unit.
 - n. The site development recreation fee calculation, based on 58 dwelling units, at \$822.00 per dwelling unit, results in a fee of \$47,676.00 due to the Township for Phase 10 as a whole. The Developer shall pay the recreation fee to the Township at time of Building Permit Issuance in the amount of \$822.00 per dwelling unit.
 - o. Truth in Advertising – The applicant is advised that Ordinance No. 479, requiring truth is advertising, is applicable to the development.
- B. Additional comments may be made, and the Department reserves the right to comment further pending submission of revised plans.
6. Township Solicitor Review:
- A. Please refer to any comments from the Township Solicitor.
7. County Planning Agency Review:
- A. The Planning Division of the Allegheny County Department of Economic Development (ACED) received a copy of the application and plans. As of this date, no comments have been received from ACED.

At this time, the application is complete, pending the resolution of items outlined by the Township Engineer and the Department of Community Development. **It is my recommendation that the Planning Commission recommend final approval of the Fayette Farms Planned Residential Development Phase 10 application to the Board of Supervisors, contingent upon all items being addressed in this review memorandum dated January 5, 2022,** and the Township Engineer review letter dated December 29, 2021.

Please let me know if you have any questions or concerns.

AH

Enclosures (1)