

NEW SEWICKLEY TOWNSHIP

233 Miller Road

Rochester, PA 15074

Phone (724-774-7822 * Fax (724-774-7825

CONDITIONAL USE APPLICATION

*AND PRD APPLICATION

CONDITIONAL USE: A use permitted in a particular zoning district pursuant to the provisions of the New Sewickley Township Zoning Ordinance, as amended, and the provisions of the Pennsylvania Municipalities Planning Code, Act 247, as amended.

APPLICANT: Meadowcrest, LP

ADDRESS: P.O. Box 449

Mars, Pa 16046

TELEPHONE: 724 625 7800

FAX 724 625 7808

PROPERTY LOCATION: 326 + 392 Klein Road

DEED BOOK: 3659 + 3688

PAGE: 687 + 014

PARCEL NO.: 691550105000 +
691550107010

BLOCK

UNIT:

70.0 acres +

LOT SIZE: 24.85 acres

ACREAGE: 94.85

SQUARE FOOTAGE: 4,131,666 sqft

ZONING DISTRICT CLASSIFICATION: RA - Residential Agricultural

PRESENT IMPROVEMENTS: 2 residences (1976 sq ft and 1248 sq ft), barn, workshop,
and farmland

PROPOSED IMPROVEMENTS: 219 unit PRD comprised of 100 quads, 4 duplexes,

115 single family homes, clubhouse, and associated site improvements.



The Applicant hereby applies for review and approval of the Conditional Uses(s) in accordance with the New Sewickley Township Zoning Ordinance No. 208.

LIST SPECIFIC ARTICLE(S) AND SECTIONS(S) OF THE NEW SEWICKLEY TOWNSHIP ZONING ORDINANCE NO. 208, APPLICABLE TO THIS REQUEST:

ARTICLE: 3 SECTION: 304

ARTICLE: 4 SECTION: 400, 401

ARTICLE: 5 SECTION: 501, 503, 504, 505

6 601, 602, 603, 604, 605

7 701, 702, 703, 704

Does the proposed off-street parking comply with the regulations as contained in the applicable district?

Yes X No _____

If no, explain _____

Will there be any signs? Yes X No _____

Will the signs comply with the standards as contained in Article 6 of the Zoning Ordinance?

Yes X No _____ If no, explain _____

Do the standards comply with the applicable zoning district regulations?

Yes X No _____ If no, explain _____

I hereby certify, as the undersigned applicant, that I am familiar with the New Sewickley Township Zoning Ordinance No. 208, and to the best of my knowledge and belief, this application and submitted plans conform to Ordinance 208 and the New Sewickley Township Subdivision and Land Development Ordinance.

APPLICANTS SIGNATURE: Brian J. Schuyler
CONDITIONAL USE APPLICATION FEE:

DATE: 12/19/23

Residential: X

Commercial: _____

CONDITIONAL USE SUBMISSION REQUIREMENTS:

Each applicant must submit a completed Conditional Use Application and have paid the appropriate fee, before the Township will initiate the review process. All information required below must be included. Minimum Information needed for initial submission must include:

- A. Five (5) copies of a map or plan locating the property on which Conditional Uses(s) is requested, to include:
 - 1. Each Applicant must attach a narrative and/or graphic sketch to detail how the application proposes to meet all specific standards for the Conditional Use.
 - 2. Present improvements and location to property line, if applicable;
 - 3. Nearest intersecting streets;
 - 4. Environmentally sensitive areas (i.e. wetlands, streams, slopes etc);
 - 5. Names of adjoining property owners; block and unit numbers;
 - 6. Present or proposed setbacks, easement, rights-of-way, etc.
- B. Upon receipt, the applicant may be required to submit additional information as required by the reviewing agencies and the Board of Supervisors.

