

# Memorandum

To: Board of Commissioners



**Date:** March 8, 2022

**From:** Ryan Fonzi, Director of Planning & Zoning

**CC:** Michael Turley, Interim Township Manager  
Robert Robinson, P.E., Interim Township Engineer

**RE:** S-03-2022, Rhodin Enterprises LLC, Industry Blvd, Industrial & R-2 Zoning

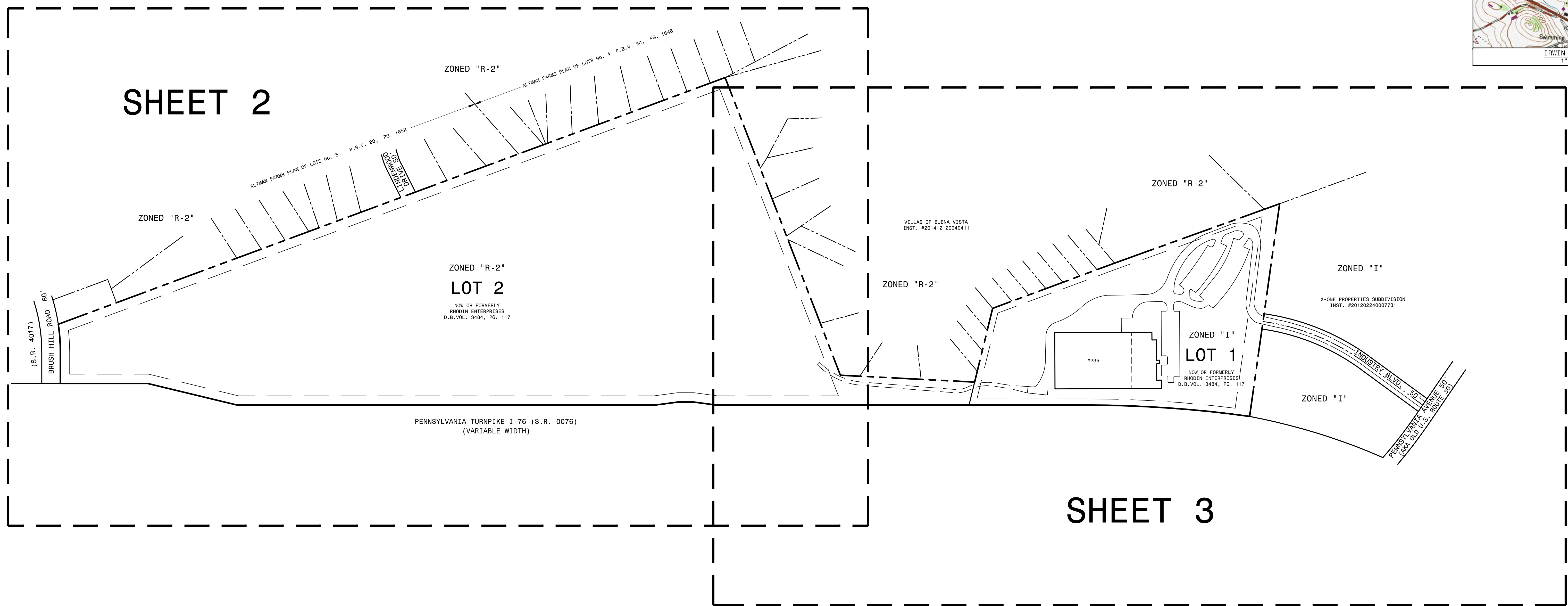
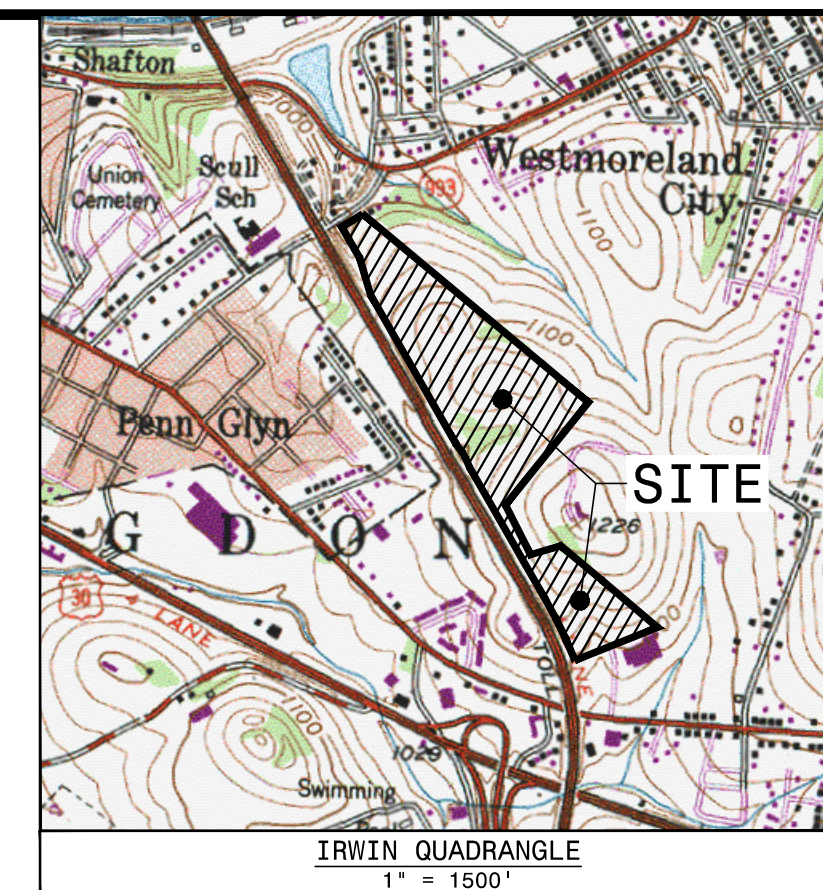
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This is a subdivision creating one new vacant lot off of Industry Blvd. Rhodin Enterprises, LLC of 214 Schenley Road, Pittsburgh, PA, currently owns 47.718 acres in North Huntingdon Township. The existing property is located at 235 Industry Blvd and houses the existing Extrude Hone, LLC, an engineering consultant and manufacturer.

This property contains two different zoning districts, Industrial and R-2. The manufacturing facility sits on Industrial property, while the remaining vacant acreage is residential. The owner would like to subdivide these properties at the zoning line. Extrude Hone, LLC will remain on 10.024 acres that are industrially zoned while the vacant residential piece will be 37.694 acres in size. The residential portion may be sold in the future to a developer as a continuation of the Altman Farms residential subdivision. This piece claims frontage on the existing Lindenwood Drive in Altman Farms Phase V. Both lots meet the minimum dimensional requirements for their respective zoning district.

Because this plan is located in the tap-restricted WWMA service area, a full planning module for 1 EDU is required by PADEP for the residential portion of this subdivision. At their March 7<sup>th</sup>, 2022 meeting, the Planning Commission recommended this plan for approval by a vote of 7-0 with the condition of sewage planning approval by PADEP.

NOTE: ALL SIGNATURES MUST BE MADE WITH A NAVY BLUE INK FELT TIP PEN.

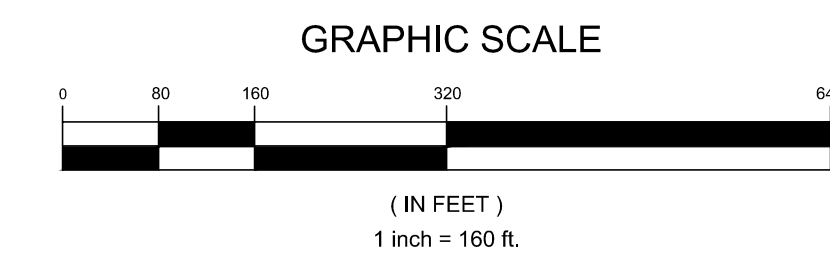


ZONING: RESIDENCE DISTRICT 2 (R-2)	
DENSITY MAXIMUM	4 DWELLING UNIT PER GROSS ACRE
LOT AREA MAXIMUM	10,000 SQ. FT.
LOT WIDTH AT BUILDING SETBACK MINIMUM	65 FT.
FRONT YARD DEPTH MINIMUM	30 FT. MINIMUM. IF BOTH ADJACENT DWELLINGS HAVE A FRONT YARD LESS THAN 30 FEET, THE MINIMUM FRONT YARD DEPTH IS THEN THE GREATER OF THE TWO ADJACENT YARD DEPTHS
REAR YARD DEPTH MINIMUM	30 FT.
SIDE YARD WIDTH MINIMUM	
ONE STORY DWELLING	10 FT. MINIMUM
TWO STORY DWELLING	10 FT. MINIMUM
ABUTTING A STREET	30 FT.
UNENCLOSED PORCH SETBACK	22 FT. MINIMUM
COVERAGE MAXIMUM	25%
ROAD FRONTAGE MINIMUM	65 FT.
ROAD FRONTAGE ON CUL-DE-SAC	MAY BE 85% OF THE LOT WIDTH OR CURVE REQUIREMENT
MINIMUM FIRST FLOOR AREA	
ONE STORY DWELLING	950,000 SQ. FT.
ONE AND A HALF STORY DWELLING	840,000 SQ. FT.
TWO AND A HALF STORY DWELLING	616,000 SQ. FT.
BUILDING HEIGHT MAXIMUM	2 STORIES

ZONING: INDUSTRIAL DISTRICT (I)	
FRONT YARD DEPTH	50 MINIMUM. IF BOTH ADJACENT DWELLINGS HAVE A FRONT YARD LESS THAN 50 FEET DEEP, THE MINIMUM FRONT YARD DEPTH IS THEN THE GREATER OF THE TWO ADJACENT YARD DEPTHS.
REAR YARD DEPTH MINIMUM	20 FT.
BUILDING OVERAGE MAXIMUM	50%
BUILDING HEIGHT MAXIMUM	8 STORIES

**OWNER INFORMATION:**  
 RHODIN ENTERPRISES, LLC  
 214 SCHENLEY ROAD  
 PITTSBURGH, PA 15217

**LEGEND**  
 D.B.VOL. - DEED BOOK VOLUME  
 P.B.VOL. - PLAN BOOK VOLUME  
 INST. - INSTRUMENT



LOT 1 AREA = 436,659 SQ.FT. or 10.024 ACRES  
 LOT 2 AREA = 1,641,953 SQ.FT. or 37.694 ACRES  
 TOTAL PLAN AREA = 2,078,612 SQ.FT. or 47.718 ACRES

**GATEWAY**  
 The Gateway Engineers, Inc.  
 Full-Service Civil Engineering & Surveying  
 100 McMorris Road, Pittsburgh, PA 15205  
 gatewayengineers.com 855-634-9284

**RHODIN PLAN OF LOTS**  
 SITUATE IN  
 NORTH HUNTINGDON TOWNSHIP  
 WESTMORELAND COUNTY, PA  
 MADE FOR  
**RHODIN ENTERPRISES, LLC**

I:\Data & Enterprise\Projects\1000041613\_N\_Huntingdon\_Survey\Drawings\Sheet\41613\_Rhodin.dwg  
 Plot Date: 3/2/2022 5:48 PM  
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