

TOWNSHIP OF O'HARA
REVIEW REQUIREMENTS FOR CONDITIONAL USE

Check if included with Application

- 1. Presentation Letter - requesting Planning Commission's and Township Council's review of Conditional Use and should include the following information, if applicable:
- 2. A recorded plat. (submit twenty copies).
- 3. A site location map. (submit twenty copies)
- 4. A site plan providing topography, building. (Ord. 850, Section 104.3.1.e) (submit twenty copies)
- 5. A scaled drawing (minimum 1" = 50') of the proposed building. (submit twenty copies)
- 6. A simplified (no scale) print showing elevations of the building. (submit twenty copies)
- 7. Stormwater Management Plan for entire site for pre and post-developed area (Ordinance No. 850). (submit two copies)
- 8. Parking Plan and Lot Layout including calculations for all use areas - Section 72-14.113. (submit twenty copies)
- 9. Grading Plan (Ordinance No. 674). (submit twenty copies)
- 10. Soil and Erosion Control Plan meeting Allegheny County Conservation District Requirements. (submit two copies)
- 11. Buffer area if needed (Ordinance No. 1012, Section 72-13.100). (submit twenty copies)
- 12. Site analysis study (Ordinance No. 1012, Section 72-12.77.C.(2)). (submit two copies)
- 13. Engineering Report (Ordinance No. 1012, Section 72-12.77.C.(5)). (submit two copies)
- 14. Traffic Study (See performance standards applicable to Zoning District). (submit two copies)
- 15. Landscaping Plan (Ord. No. 1012, Section 72-14.115) (submit twenty copies)
- 16. Application for Conditional Use Approval (available at the Township Office).
- 17. Verification that Items A-J of Section 72-13.103 have been met.
- 18. Verification that all conditions specific to certain uses as provided for in the Township Zoning Ordinance have been met.
- 19. Review Fee (Resolution No. R-44-2002).

NOTE: All plans submitted shall be a maximum size "E" (34"x44") and folded to a size no greater than 10" x 13"

The above required information is to be submitted to the Township office 30 days prior to the scheduled Planning Commission Meeting. Regularly scheduled Planning Commission Meetings are held the third Monday of the month. The owner for the building proposal, or a representative, are requested to attend the Planning Commission Meeting to present the proposal and address any questions from the Planning Commission and/or citizens in attendance.

In addition, the Conditional Use requires a Public Hearing which will be scheduled by Council, and Final Approval by Township Council.

Mailing Address: Township of O'Hara
325 Fox Chapel Road
Pittsburgh, PA 15238
(412) 782-1400
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