

OFFICIAL

**MUNICIPALITY OF BETHEL PARK
ALLEGHENY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 10-12-20

AN ORDINANCE OF THE MUNICIPALITY OF BETHEL PARK, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING ORDINANCE 7-12-93A, THE OFFICIAL MUNICIPALITY OF BETHEL PARK ZONING ORDINANCE, BY REZONING A CERTAIN PORTION OF PROPERTY FROM ZONING CLASSIFICATION R-3 (ONE FAMILY RESIDENTIAL DISTRICT) TO R-T (TOWNHOUSE DWELLING DISTRICT), BEING LOCATED AT INTERSECTION OF BAPTIST ROAD AND HAMILTON ROAD.

WHEREAS, it appears to the members of Council of the Municipality of Bethel Park that the public health, convenience and welfare of the residents and property owners in the Municipality of Bethel Park will be benefited by changes of the properties described herein from Zoning Classification R-3, One Family Residential to Zoning Classification R-T, Townhouse Dwelling District; and

WHEREAS, the Municipality of Bethel Park Planning and Zoning Commission reviewed proposed rezoning request at its meeting on July 8, 2020 and to recommend approval or the rezoning request; and

WHEREAS, the Council of the Municipality of Bethel Park, upon consideration of the petition of the property owner, directed the preparation of a Zoning Amendment Ordinance and directed that a public hearing be held on the 28th day of September, 2020, and that public notice to the property owners affected by the zoning district change be given the time and place where the interested parties might meet and be heard; and directed the posting of notices in conspicuous places located in the area of the territory affected by the change proposed; and

WHEREAS, a meeting of the said Council of the Municipality of Bethel Park was held on the 28th day of September, 2020, at the Bethel Park Municipal Building, 5100 West Library Avenue, Bethel Park, Pennsylvania, that being the time and place specified in said notice; and after hearing and consideration on the matter, the Council of the Municipality of Bethel Park decided in favor of rezoning the property hereafter described from Zoning Classification R-3 to Zoning Classifications R-T.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by Council of the Municipality of Bethel Park in meeting assembled, and it is hereby ordained and enacted by and with the authority of the same;

SECTION 1: THAT certain parcel of land situate in the Municipality of Bethel Park, County of Allegheny and Commonwealth of Pennsylvania, being located at Baptist Road and Hamilton Road, being more particularly described as follows:

All that certain lot or parcel of land to be rezoned situate in the Municipality of Bethel Park, County of Allegheny, Commonwealth of Pennsylvania, being a portion of Lot 1F of the Cool Springs Subdivision Revision #1, to be recorded, more particularly bounded and described as follows:

Beginning at a point on the northeasterly right of way line of Cool Springs Drive, 50' wide, on the dividing line of Lot 1E and Lot 1F of the Cool Springs Subdivision Revision #1, to be recorded; thence along the dividing line of Lot 1E and Lot 1F of the Cool Springs Subdivision Revision #1, the following two (2) courses and distances, viz:

1. North 45°05'53" East, 169.18' to a point;
2. North 11°36'27" East, 102.20' to a point on the rezoning line;

thence through Lot 1F of the Cool Springs Subdivision Revision #1 and along the rezoning line, the following four (4) courses and distances, viz:

1. South 89°20'14" East, 292.87' to a point;
2. North 01°09'21" East, 247.03' to a point;
3. North 06°09'08" East, 445.95' to a point;
4. North 61°03'53" East, 127.45' to a point on the westerly right of way line of Hamilton Road, S.R. 3037, variable width;

thence along the westerly right of way line of Hamilton Road, S.R. 3037, the following five (5) courses and distances, viz:

1. by an arc of a circle deflecting to the right in a southeastwardly direction, having a radius of 683.50', an arc distance of 44.10' (chord bearing and distance, South 28°30'54" East, 44.09') to a point;
2. South 26°40'00" East, 789.18' to a point;
3. South 63°28'49" West, 7.73' to a point;
4. South 26°10'19" East, 3.71' to a point;
5. by an arc of a circle deflecting to the right in a southwestwardly direction, having a radius of 100.00', an arc distance of 159.52' (chord bearing and distance, South 19°31'39" West, 143.14') to a point on the northerly right of way line of Baptist Road, S.R. 3009, variable width;

thence along the northerly right of way line of Baptist Road, S.R. 3009, the following three (3) courses and distances, viz:

1. by an arc of a circle deflecting to the right in a southwestwardly direction, having a radius of 1402.39', an arc distance of 349.82' (chord bearing and distance, South 72°22'23" West, 348.91') to a point;
2. South 79°31'09" West, 149.44' to a point;
3. by an arc of a circle deflecting to the left in a southwestwardly direction, having a radius of 1462.39', an arc distance of 344.28' (chord bearing and distance, South 72°46'29" West, 343.49') to a point on the northeasterly right of way line of Cool Springs Drive, 50' wide;

thence along the northeasterly right of way line of Cool Springs Drive, the following three (3) courses and distances, viz:

1. by an arc of a circle deflecting to the right in a northwestwardly direction, having a radius of 25.00', an arc distance of 38.43' (chord bearing and distance, North 69°55'58" West, 34.76') to a point;
2. North 25°53'45" West, 101.60' to a point;
3. by an arc of a circle deflecting to the left in a northwestwardly direction, having a radius of 175.00', an arc distance of 60.34' (chord bearing and distance, North 35°46'25" West, 60.04') to a point at the place of beginning.

Contains 471,131.27 Sq. Ft. or 10.816 Acres

Is hereby rezoned from R-3 to R-T; and

SECTION 2: THE area is further illustrated on the map attached to this document and referred to as EXHIBIT 'A'.

SECTION 3: THAT the zoning map on file in the offices of the Secretary of the Municipality of Bethel Park and the office of the Municipal Engineer be changed to be in compliance with this ordinance.

SECTION 4: THAT the provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses and phrases of this Ordinance, but they shall stand notwithstanding the invalidity of any part.

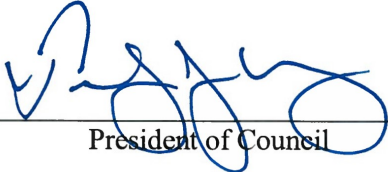
SECTION 5: THAT any Ordinance or part of Ordinance conflicting with the provisions of this Ordinance be, and the same is hereby, repealed to the extent of such conflict.

ORDAINED AND ENACTED in the law by Council of the Municipality of Bethel Park this 12th day of October, 2020.

ATTEST:

MUNICIPALITY OF BETHEL PARK


Municipal Manager

By: 
President of Council

EXAMINED AND APPROVED by me, this 12th day of October, 2020.

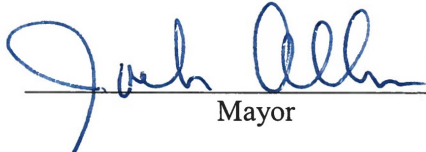

Mayor

EXHIBIT "A"

Map 1: Rezoning Request Exhibit Plan Dated 03/05/2020 by Civil & Environmental Consultants, Inc.

