

ORDINANCE NO. O-8-2023

AN ORDINANCE OF THE TOWNSHIP OF UNITY, COUNTY OF WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA, REZONING PROPERTIES OF STAS HOLDINGS, LLC BEARING TAX MAP PARCEL NOS. 61-14-05-0-133 AND 61-14-05-0-136 FROM R-2 (SUBURBAN RESIDENTIAL) TO B-1 (NEIGHBORHOOD COMMERCIAL) AND AMENDING THE TOWNSHIP'S ZONING MAP TO REFLECT SAME

WHEREAS, Stas Holdings, LLC (hereafter "Stas") is the owner of two (2) parcels of property located at 721-719 Monastery Drive, Latrobe (Unity Township), PA 15650 (hereafter the "Property"); and

WHEREAS, the Property, in combination, consists of a total of approximately 0.799 acres of land, with improvements, bear Westmoreland County Tax Map Parcel Nos. 61-14-05-0-133 and 61-14-05-0-136 and is located in the R-2 Zoning District; and

WHEREAS, the Property sits adjacent to a larger parcel of property situate along SR 0981 located in the B-1 Zoning District; and

WHEREAS, Stas filed an application to change the zoning classification of the Property from R-2 (SUBURBAN RESIDENTIAL) to B-1 (NEIGHBORHOOD COMMERCIAL) to provide for its future development; and

WHEREAS, the Unity Township Planning Commission reviewed the rezoning request at a public meeting on October 3, 2023, and recommended approval of same; and

WHEREAS, the proposed rezoning request was sent to the Westmoreland County Planning Agency for review and comment, and, by correspondence dated October 12, 2023, the County Planning Agency stated:

"The proposed changes appear to be compatible with the use of surrounding and nearby propeliies, which are composed of both Neighborhood Commercial (B-1) and Suburban Residential (R-2) classifications. The proposed changes also appear to be consistent with the Unity Township community development objectives."

WHEREAS, the Board of Supervisors of Unity Township conducted a public hearing on the rezoning request on Tuesday October 24, 2023, at which time evidence supporting the Applicant's rezoning request was received; and

WHEREAS, no person appeared at the Hearing to offer any opposition to same;
and

WHEREAS, the Board of Supervisors voted to approve the rezoning of the aforesaid portion of the Property from R-2 to B-1 at its public meeting on November 9, 2023, and authorized the preparation and advertising of this Ordinance to effectuate same.

NOW, THEREFORE, WITH THE FOREGOING RECITALS BEING INCORPORATED HEREIN BY REFERENCE THERETO, THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF UNITY, WESTMORELAND COUNTY, PENNSYLVANIA HEREBY ORDAINS AND ENACTS THE FOLLOWING:

1. THAT, the zoning classification of the properties of Stas Holdings, LLC, located at 721-719 Monastery Drive, Latrobe (Unity Township), PA 15650, bearing Westmoreland County Tax Map Parcel Nos. 61-14-05-0-133 and 61-14-05-0-136, be and are hereby changed from R-2 (SUBURBAN RESIDENTIAL) to B-1 (NEIGHBORHOOD COMMERCIAL).

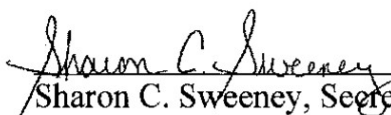
2. THAT, the Official Zoning Map of the Township shall be, and is hereby, amended to reflect the change in the zoning classification of the above-referenced parcels from R-2 to B-1.

3. THAT, the Township Secretary and Township Zoning Officer forward a copy of this Ordinance to the publisher of the Code of Unity Township upon it becoming effective, along with a request to update the Township's Zoning Map to reflect the change in the Zoning classifications of the properties referenced herein.

THIS ORDINANCE IS DULY ORDAINED AND ENACTED BY THE BOARD OF SUPERVISORS OF UNITY TOWNSHIP AT A DULY ADVERTISED PUBLIC MEETING HELD THE 14th DAY OF DECEMBER, 2023, AND SHALL TAKE EFFECT IN FIVE (5) DAYS FROM THE DATE OF ENACTMENT.

ATTEST:

THE BOARD OF SUPERVISORS OF
THE TOWNSHIP OF UNITY


Sharon C. Sweeney, Secretary


Michael J. O'Barto, Chairman