



MULTI FAMILY DEVELOPMENT SITE FOR SALE

4.69 acre Multi Family
Development Site
Morganza Road

\$650,000 (\$13,265/UNIT LAND COST)

RICK DIMIDJIAN
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RB 065098, PA

DEVELOPMENT
SITE

Southpointe

I-79

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PROPERTY SUMMARY

4.69 acre Multi Family Development Site Morganza Road
Morganza Road | North Strabane, PA 15317



Property Summary

Type:	Land
Lot Size:	4.69 Acres
GLA:	204,296
Zoning:	Conditional use for 49 Multi Family Units
Lot & Block	5200011700000100

Property Overview

4.69 acres of land fully developed for conditional use for 49 multi-family units. All utilities and stormwater management come with the conditional use approvals.

Location Overview

The subject property is located off Morganza Road in North Strabane township, located in one of Washington County's most dynamic and growing areas with close proximity to Interstate 79 and Southpointe Office and lifestyle centers.

FACT SHEET

4.69 acre Multi Family Development Site Morganza Road
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MORGANZA ROAD DEVELOPMENT SITE FACT SHEET

PRICE: \$ 1,250,000

SITE SIZE: +/- 4.9 ACRES

LOCAL JURISDICTION: NORTH STRABANE TOWNSHIP

CURRENT ZONING: R-3 [ZONING](#)

ZONING ORDINANCE: [NORTH STRABANE TOWNSHIP ZONING](#)

CONDITIONAL USE APPROVAL: MULTI FAMILY 49 UNITS

OTHER POTENTIAL USES: SENIOR HOUSING/ASSISTED SERVICES

PRICE/UNIT: \$ 25,510 PER UNIT

<u>UTILITIES:</u>	<u>AVAILABILITY</u>	<u>PROVIDER</u>
GAS:	TO SITE	Columbia/Peoples
ELECTRIC:	TO SITE	Allegheny Power
WATER:	TO SITE	Pa American Water Co.
SEWAGE:	TO SITE	North Strabane Twp Auth

SITE WORK: BUILDING PAD SITE IS 90% ROUGH GRADED

STORMWATER MANAGEMENT: APPROVED

HIGHWAY OCCUPANCY PERMIT: APPROVED

REMAINING WORK REQUIRED:

1. SITE PLAN APPROVAL
2. UTILITIES TO BUILDING PAD

MATERIALS TO BE PROVIDED TO DEVELOPER:

1. SURVEY
2. CONDITIONAL USE APPROVAL
3. GEOTECHNICAL???
4. ENVIRONMENTAL ???
5. TOPOGRAPHICAL SURVEY
6. PROPOSED 49 UNIT APARTMENT SITE PLAN
7. OTHER POTENTIAL SITE PLANS

PROPERTY PHOTOS

4.69 acre Multi Family Development Site Morganza Road
Morganza Road | North Strabane, PA 15317



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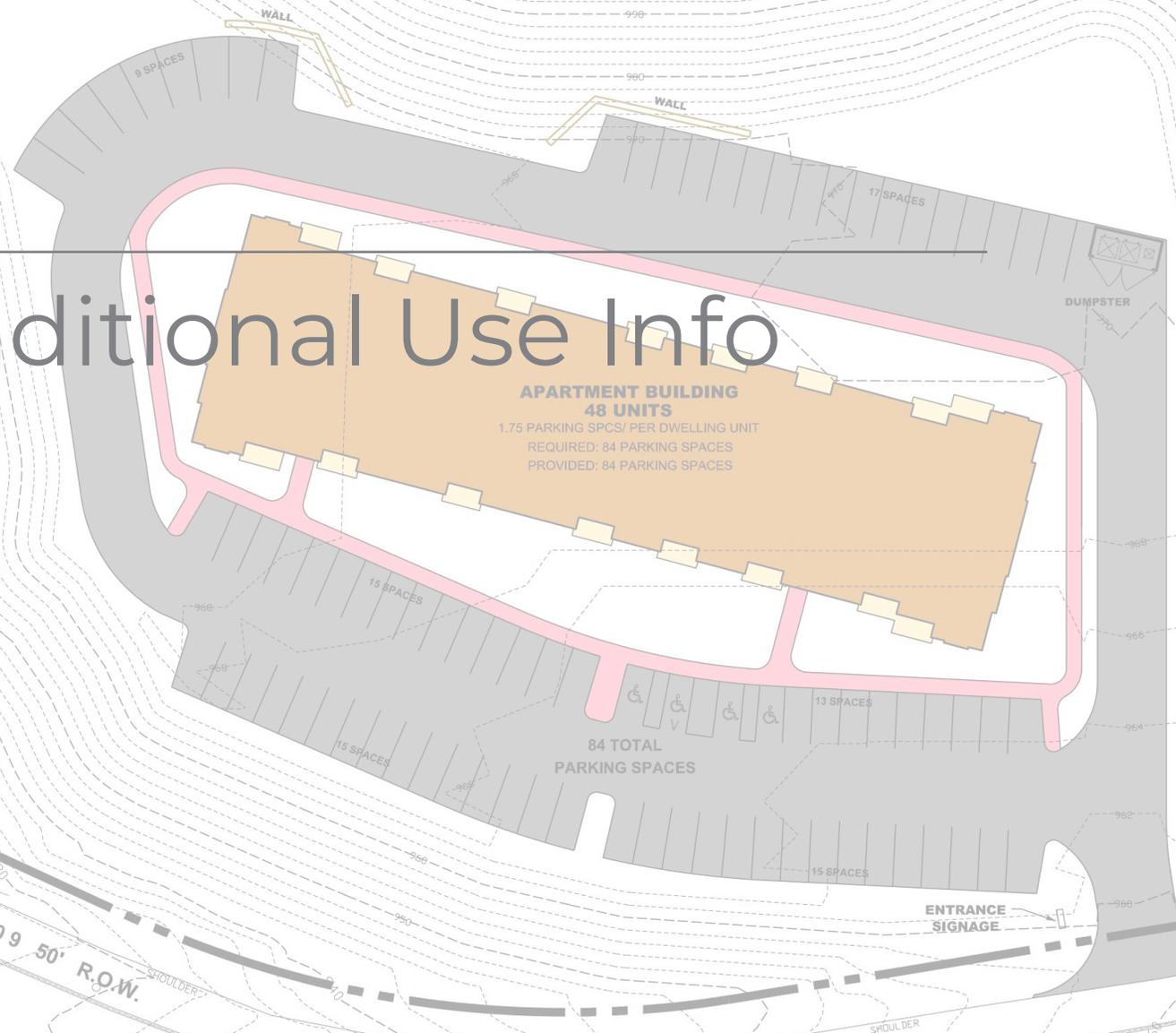




ZONED R-3
MORGAN'S POINT PLAN NO. 3
LOT 202

SECTION I

Conditional Use Info



APARTMENT BUILDING
48 UNITS
 1.75 PARKING SPCS/ PER DWELLING UNIT
 REQUIRED: 84 PARKING SPACES
 PROVIDED: 84 PARKING SPACES

84 TOTAL
PARKING SPACES

ENTRANCE
SIGNAGE

FLOW

CHARTIERS CREEK

MORGANZA ROAD S.R. 1009
 50' R.O.W.
 SHOULDER

SHOULDER

CONDITIONAL USE DECISION

4.69 acre Multi Family Development Site Morganza Road
Morganza Road | North Strabane, PA 15317

**NORTH STRABANE TOWNSHIP
BOARD OF SUPERVISORS
WASHINGTON COUNTY, PENNSYLVANIA**

CONDITIONAL USE DECISION

Applicant:)	
Weavertown Place, LLC)	
)	
Subject – Conditional Use Approval)	Hearing Held:
for Multi-Family Dwelling/Ashford Place)	August 16, 2022

CONDITIONAL USE DECISION

The North Strabane Township Board of Supervisors (“Township”) issues this Decision on the Conditional Use Application of Weavertown Place, LLC (“Applicant”) to construct a multi-family apartment building consisting of 63 separate units on property located in North Strabane Township, Washington County, Pennsylvania.

I. STATEMENT OF PROCEDURE

1. Weavertown Place, LLC (“Applicant”) filed an Application on June 21, 2022, for conditional use approval to construct a multi-family apartment building in North Strabane Township, Washington County, Pennsylvania.

2. The project is on a parcel located in an R-3 Zoning District (“subject property”) along Morganza Road.

3. The Conditional Use Application was deemed to be complete by the Township’s Planning Director and was referred to the Township Engineer and North Strabane Township Planning Commission for review.

4. The North Strabane Township Planning Commission reviewed the application at a public meeting on July 11, 2022 and voted to recommend a Conditional Use Hearing be scheduled by the Board of Supervisors on the Application.

5. A public hearing was held on the Conditional Use Application on August 16, 2022. The Hearing was advertised in the legal section of the Observer Reporter on August 2, 2022, and August 9, 2022. In addition, residents within 300 feet of the proposed development were given written notice of the subject application and the right to be heard.

6. The following individual was present at the Hearing and presented testimony on behalf of Applicant:

CONDITIONAL USE DECISION

4.69 acre Multi Family Development Site Morganza Road
Morganza Road | North Strabane, PA 15317

- Stephen Victor of Victor Wetzel & Associates

7. The following individual was present at the Hearing and provided testimony on behalf of North Strabane Township:

- Andy Walz – Township Manager

8. The following individuals provided public comment as well as opposition to the Application:

- Julia Dzurino – 1305 Morgan Circle, Canonsburg, PA 15317
- Kathy Zawrotny – 1355 Morgan Circle, Canonsburg, PA 15317
- Rob Ivy – 1307 Morgan Circle, Canonsburg, PA 15317
- Doug Pletz – 1303 Morgan Circle, Canonsburg, PA 15317
- Chuck Brown – 358 Morganza Road, Canonsburg, PA 15317
- Nathan Glotzbach – 1302 Morgan Circle, Canonsburg, PA 15317
- Michael Keelon – 1116 Centennial Drive, Canonsburg, PA 15317
- Curt Gallagher – 1120 Centennial Drive, Canonsburg, PA 15317

II. EXHIBITS

Township Exhibits:

- A. Application for Conditional Use and Application Site Plan dated June 21, 2022.
- B. Plans and project narrative dated June 22, 2022 and presented at August 16, 2022 hearing.
- C. Township review letter dated July 7, 2022 and Applicant's response letter dated July 8, 2022.
- D. North Strabane Township Planning Commission recommendation to schedule public hearing dated July 11, 2022.
- E. Legal advertisements scheduling the hearing that appeared in the Observer Reporter/Legal Section on August 2, 2022 and August 9, 2022 as well as letters to property owners within 300 feet of the subject property.
- F. Applicant's response to performance standards dated July 8, 2022 and raised in the review letter pursuant to Section 1401 of the Township Zoning Ordinance.

III. FINDINGS OF FACT

1. The Applicant's Conditional Use Application requests approval to construct a 63-unit apartment building on property located off of Morganza Road in North Strabane Township.

2. The subject property is located in an R-3 Residential District. Steven Victor, the Applicant's Representative, provided a general narrative of the development. Mr. Victor reviewed the Proposed Site Plan attached to the Application and stated the following:

- A multi-family dwelling is permitted as a conditional use in an R-3 Residential District;
- The application and proposed development meets the general standards and performance standards applicable to all conditional uses as well as the specific standards governing the development of the multi-family structure.

3. Mr. Victor indicated the project will provide the buffers required between the apartment building and the single-family residences that adjoin the property as well as recreation. Applicant further indicated there currently is one access point for ingress and egress leading into the subject property.

4. The residents who provided public comment raised the following concerns:

(a) Increased traffic will adversely affect the public health and safety of the residents living in the area.

(b) The proposed buffers will not provide sufficient visual separation.

(c) This type of project is not consistent with the character of the adjoining neighborhood.

(d) The traffic created by the development will adversely affect the flow of traffic along Morganza Road.

(e) Residents were concerned about noise levels and dust that will adversely impact their quality of life.

(f) One access point is not adequate for the number of cars that will enter and exit the subject property.

IV. CONCLUSIONS OF LAW

1. Conditional Uses are uses permitted by right as long as the standard enumerated in the Zoning Ordinance are met. *Bray v. Zoning Bd. Of Adjustment*, 410 A.2d909,911 (Pa. Commw. Ct. 1980).

2. An Applicant is entitled to a Conditional Use as a matter of right unless it is determined that the use does not satisfy the specific, objective criteria in the Zoning Ordinance for that Conditional Use. *In re Drumore Crossings, L.P.*, 984 A.2d 589, 595 (Pa. Commw. Ct. 2009).

3. In considering whether a conditional use is to be granted, the Board must address three inquiries: (1) whether the Applicant's use falls within the parameters of the Conditional Use being sought; (2) whether the "specific" requirements of the Ordinance applicable to that

Conditional Use have been met; and (3) whether the “general”, “non-specific” or non-objective requirements and purposes of the Ordinance have been satisfied.

4. It is the Applicant’s burden to provide that it satisfies the first two inquiries. Once the Applicant satisfies the first two inquiries outlined above, objectors seeking to defeat the conditional use must show that the impact of the proposed use “will be greater than would normally be expected and would pose a substantial threat to the health, safety and welfare of the community. They must provide ‘evidence that there is more than a mere speculation of harm.’” *Szewczyk v. Zoning Bd. Of Adjustment*, 654 A.2d 218, 224 (Pa. Commw. Ct. 1995) citing *Abbey v. Zoning Hearing Bd.*, 559 A.2d 107, 110 (Pa. Commw. Ct. 1989).

5. The subject parcel (4.35 acres) is located in an R-3 High Density Residential Zoning District.

6. A multi-family development is defined as a residential building designed exclusively for occupancy by three or more families living independently of each other and containing three or more separate dwelling units, including triplexes, quadruplexes, townhouses and garden apartments (see **North Strabane Township Zoning Ordinance – Part 2 – Dwelling Types E**). The Application submitted proposes a four-story apartment building containing 63 separate apartment units.

7. The Township Engineer testified the Conditional Use Application with the proposed plan attached meets the performance standards for conditional uses as well as the specific conditional use standards for a multi-family structure. However, the Township Engineer and Planning Director questioned if two access points into the development was required based on the number of units proposed.

8. The residents who attended the hearing raised legitimate concerns that dealt with traffic, access to and from the development, buffer and fencing areas, height regulations as well as general overall safety.

9. Based on Section _____ of the North Strabane Township Subdivision and Land Development Ordinance, 50 or more units require two access roads into the development. Steven Victor indicated that it was impossible to construct two access roads into the 4.35 acre parcel because of its configuration.

10. Mr. Victor indicated that if the Applicant could not receive a waiver, it would be willing to accept the imposition of reasonable conditions as part of the approval.

11. The Board of Supervisors voted to approve the Conditional Use Application submitted by Weavertown Place, LLC to construct a multi-family apartment building on the 4.35 acre parcel along Morganza Road subject to the following conditions:

- (a) The maximum height for the structure shall not exceed three stories.
- (b) The maximum apartment units will be limited to 49 units.
- (c) Buffer area A must be installed and shown on the Final Site Plan.

CONDITIONAL USE DECISION

4.69 acre Multi Family Development Site Morganza Road
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- (d) Applicant must apply for a PennDOT HOP Permit.
- (e) For purposes of site plan approval, the building setback must be measured from the edge of the rear easement rather than the property line.
- (f) Applicant must install a privacy fence between Ashford property and Morgans Point along the easterly and southerly side of the proposed plan to a minimum height of five feet. The Final Site Plan must indicate the location of this privacy fence.

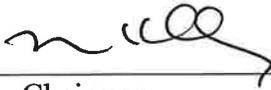
V. DECISION

The North Strabane Township Supervisors voted 4-0 to approve the Conditional Use Application of Weavertown Place, LLC to construct a 49-unit multi-family apartment structure on property located on Morganza Road subject to the terms and conditions set forth herein.

This Decision is issued pursuant to Section 913.2 of the Pennsylvania Municipalities Planning Code (“MPC”) and is based upon the representations made by Applicant in its Conditional Use Application along with the testimony and exhibits presented at the hearing held.

Respectfully submitted,

NORTH STRABANE TOWNSHIP

By: 
Chairman

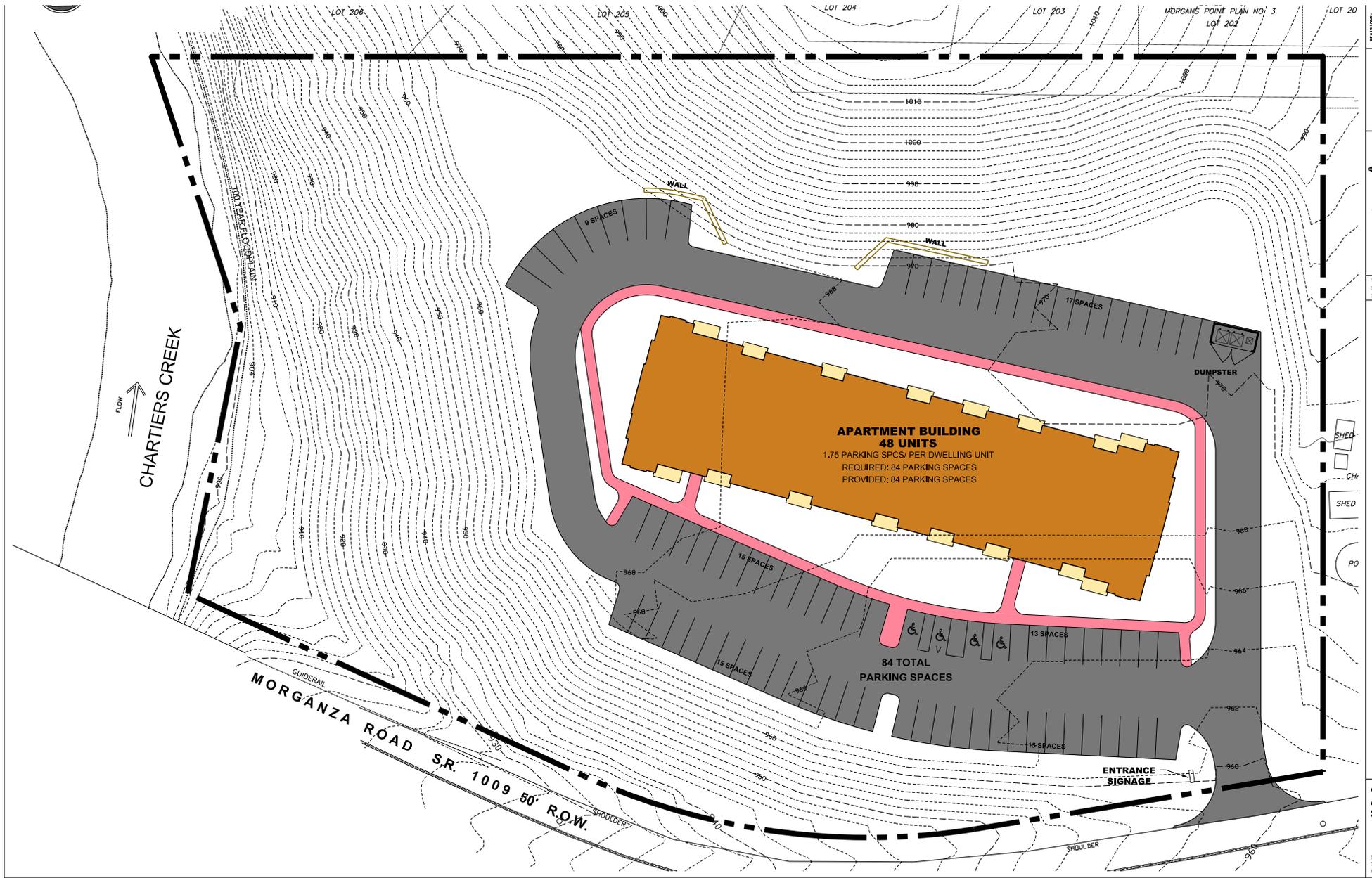
10-3-22
Date

SWEAT LAW OFFICES

By: 
Gary L. Sweat, Esquire
Solicitor/Hearing Officer

49 UNIT APARTMENT PLAN

4.69 acre Multi Family Development Site Morganza Road
Morganza Road | North Strabane, PA 15317



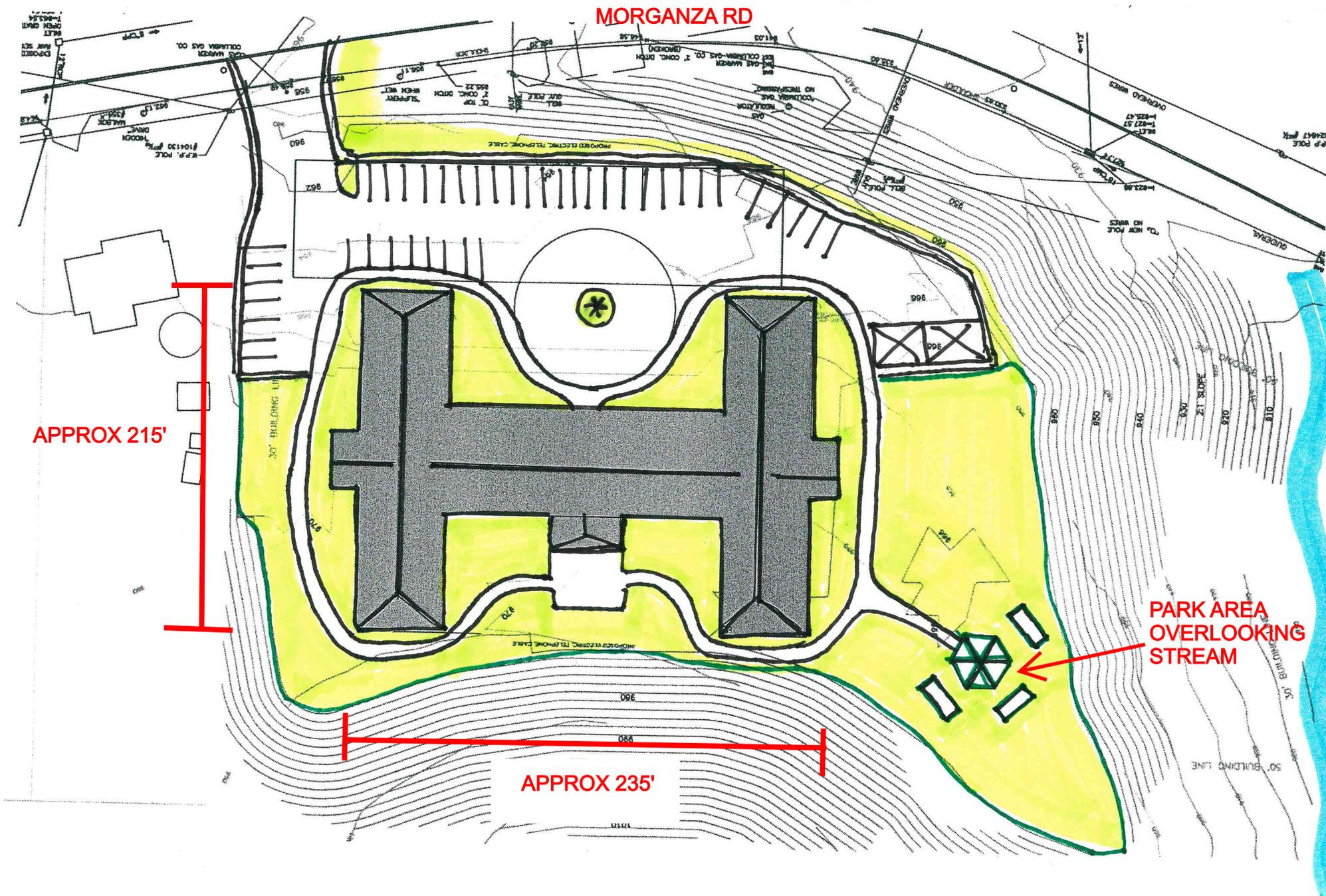
RESIDENTS
MAILBOX
PO
SHED
Clt
SHED
PO
ASHFORD PLACE
48 UNIT APARTMENT SITE
S
SCALE: AS SHOWN
DATE: 08/20/2024

MORGANZA RD

APPROX 215'

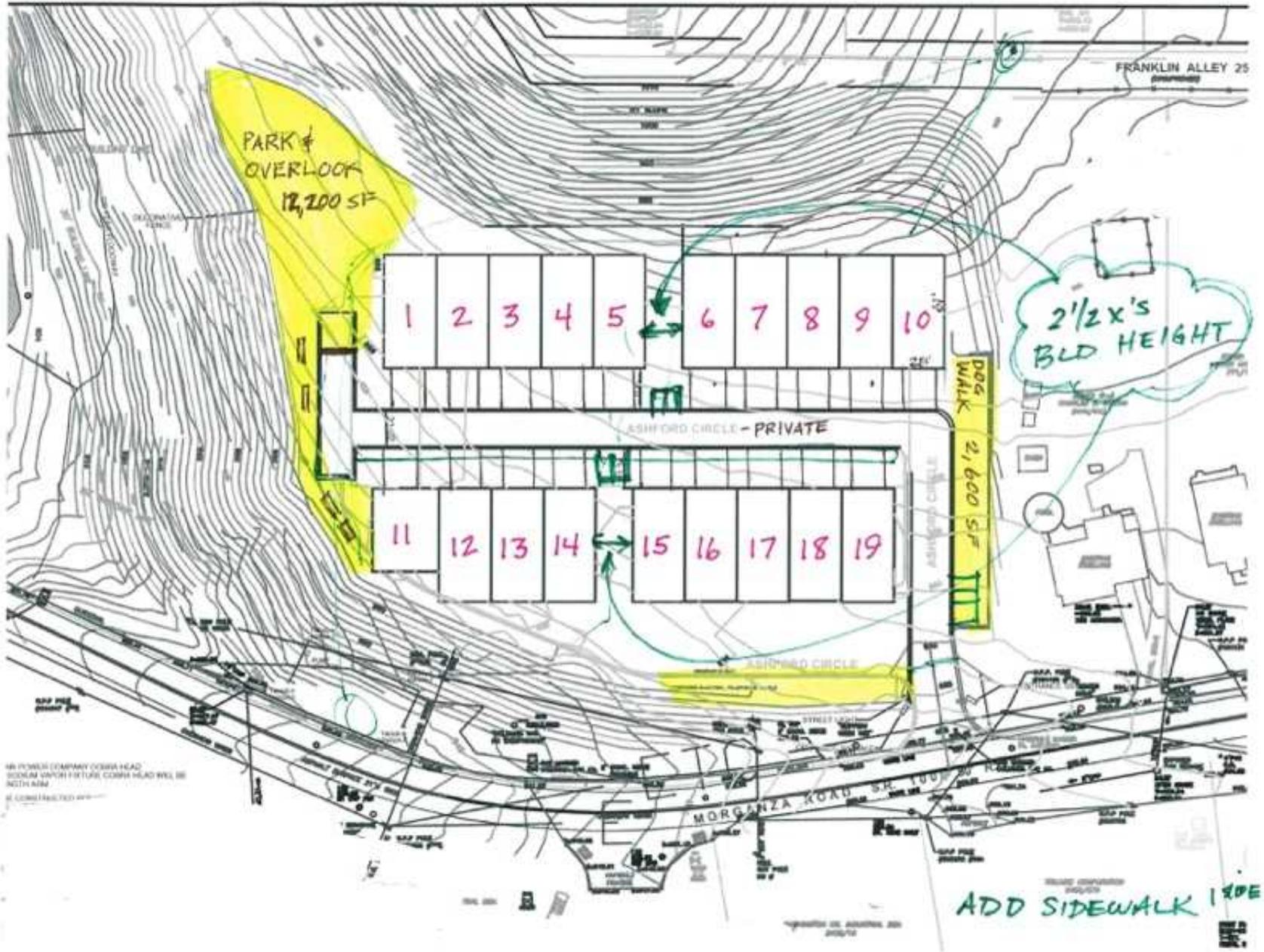
APPROX 235'

PARK AREA
OVERLOOKING
STREAM



19 CARRIAGE HOME PLAN

4.69 acre Multi Family Development Site Morganza Road
Morganza Road | North Strabane, PA 15317



SECTION II

Maps and Demographics

60%

40%

60%/40%

55%

45%

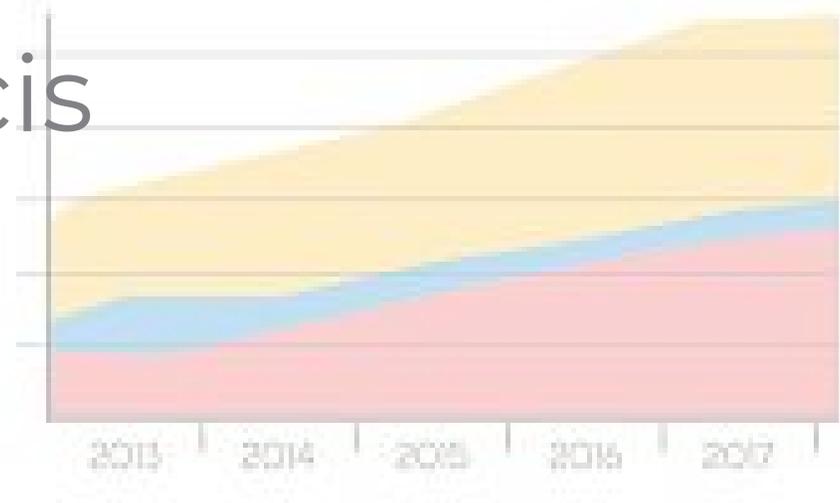
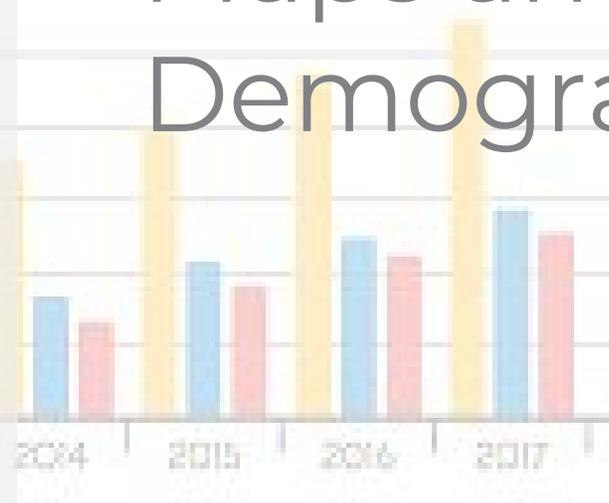
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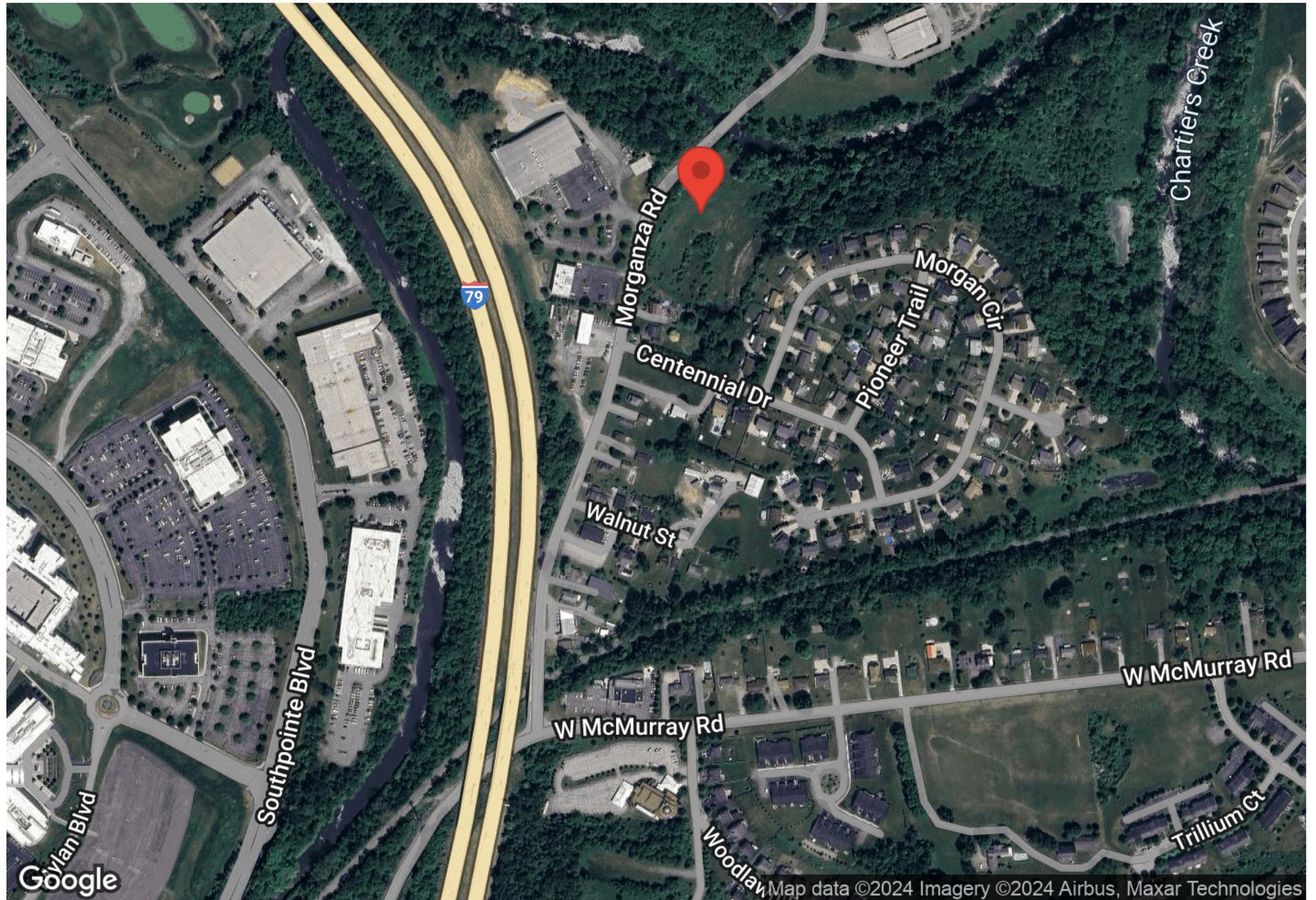
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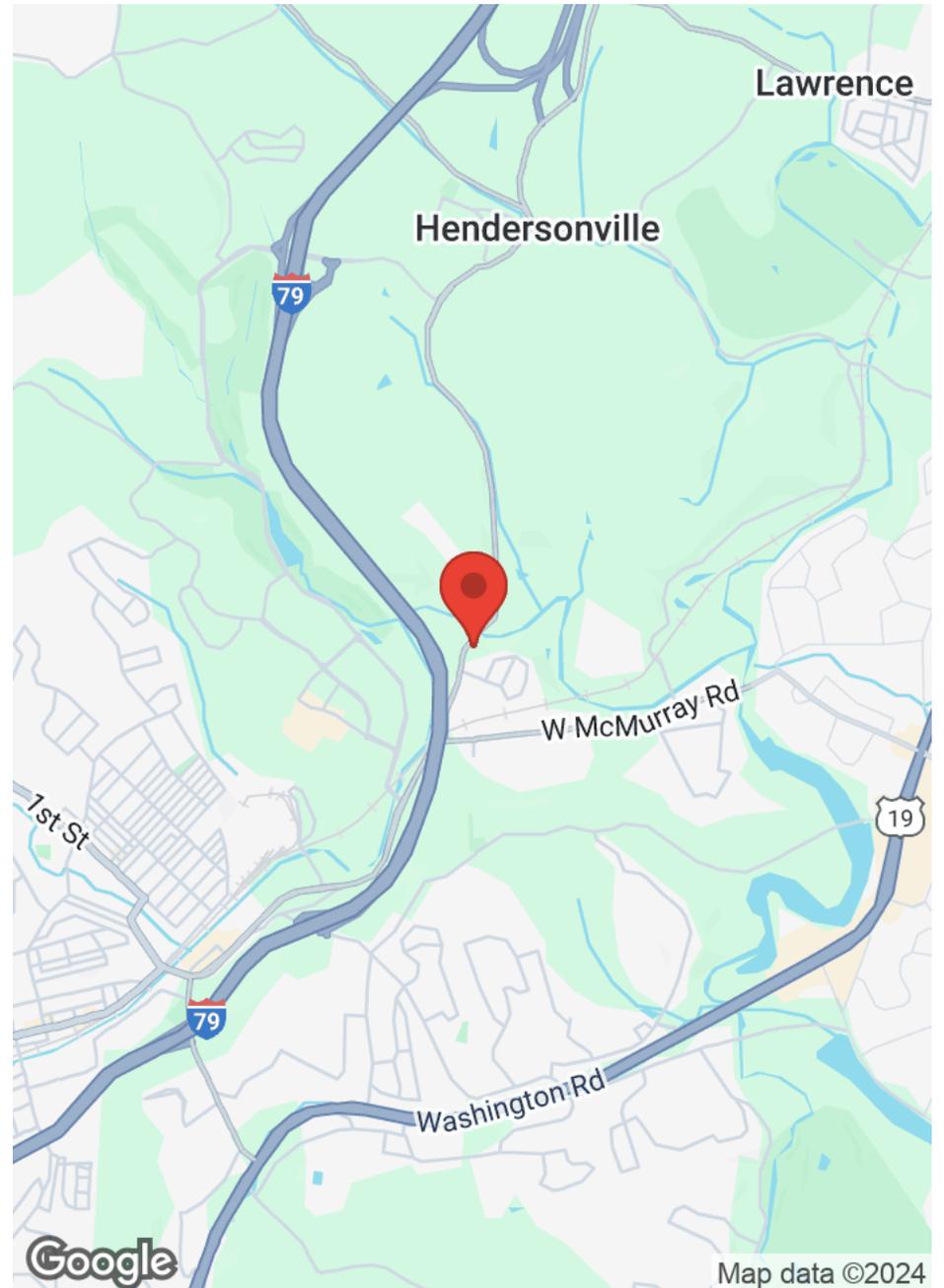
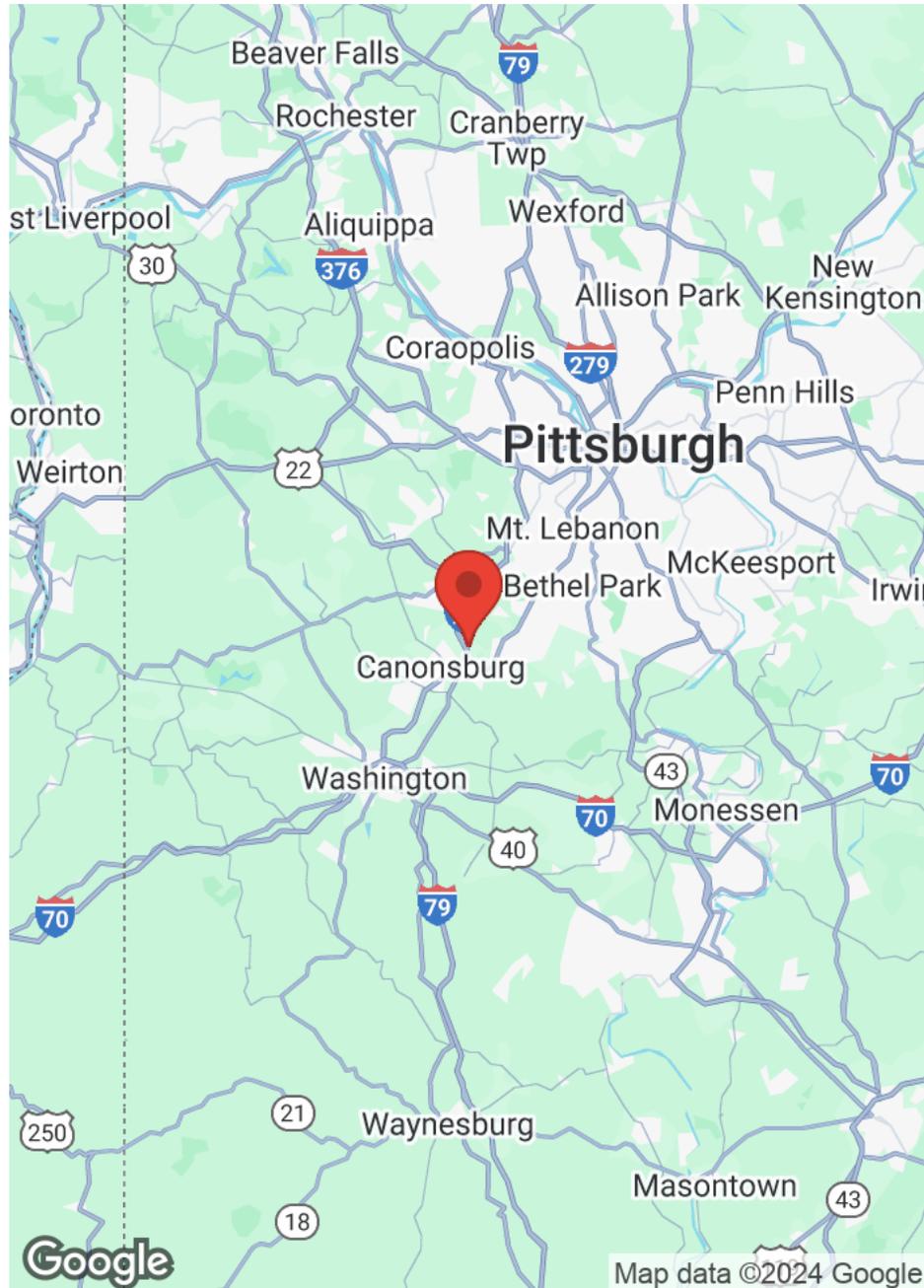
REGIONAL MAP

4.69 acre Multi Family Development Site Morganza Road
Morganza Road | North Strabane, PA 15317



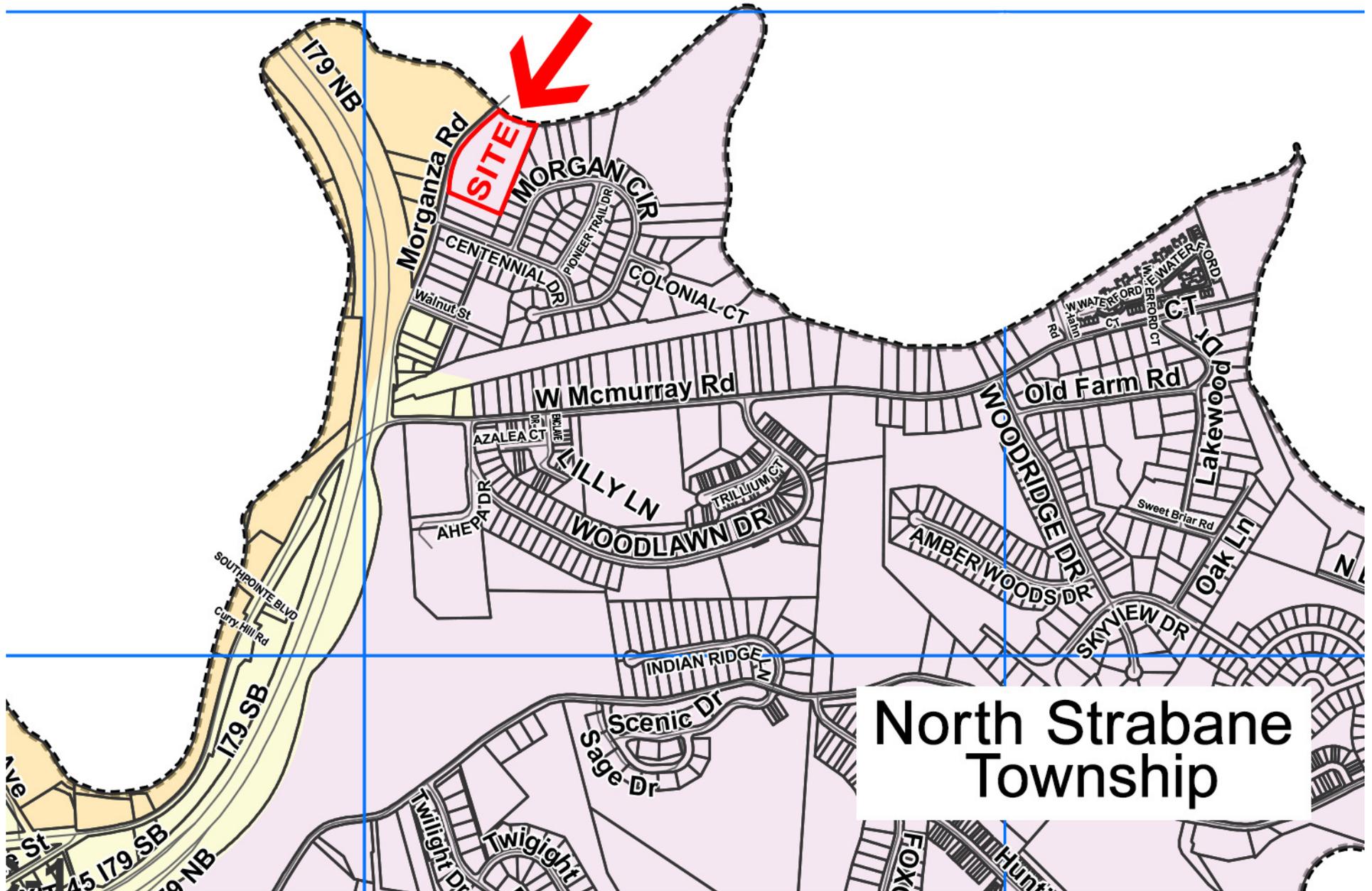
LOCATION MAPS

4.69 acre Multi Family Development Site Morganza Road
Morganza Road | North Strabane, PA 15317



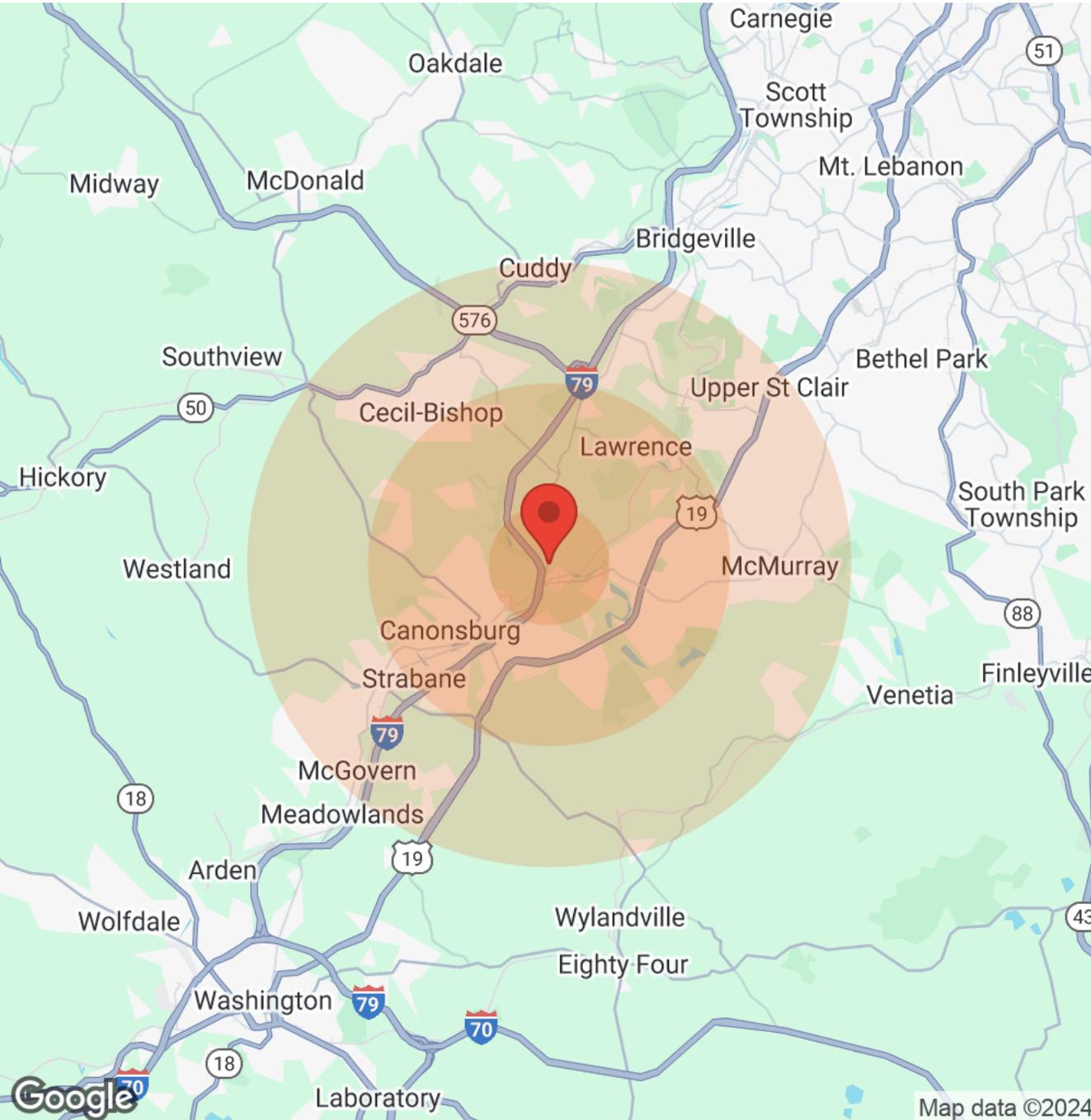
ZONING MAP

4.69 acre Multi Family Development Site Morganza Road
Morganza Road | North Strabane, PA 15317



DEMOGRAPHICS

4.69 acre Multi Family Development Site Morganza Road
Morganza Road | North Strabane, PA 15317



Population	1 Mile	3 Miles	5 Miles
Male	N/A	14,822	34,032
Female	N/A	16,088	36,537
Total Population	N/A	30,910	70,569

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	5,060	11,622
Ages 15-24	N/A	3,851	9,347
Ages 25-54	N/A	10,820	25,049
Ages 55-64	N/A	4,386	10,066
Ages 65+	N/A	6,793	14,485

Race	1 Mile	3 Miles	5 Miles
White	N/A	29,728	67,875
Black	N/A	572	954
Am In/AK Nat	N/A	3	3
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	232	472
Multi-Racial	N/A	776	1,316

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$62,066	\$64,795
< \$15,000	N/A	1,058	1,875
\$15,000-\$24,999	N/A	1,119	2,229
\$25,000-\$34,999	N/A	927	2,069
\$35,000-\$49,999	N/A	1,525	3,445
\$50,000-\$74,999	N/A	2,979	6,256
\$75,000-\$99,999	N/A	1,829	4,136
\$100,000-\$149,999	N/A	1,805	4,657
\$150,000-\$199,999	N/A	846	2,109
> \$200,000	N/A	632	1,721

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	13,876	30,652
Occupied	N/A	12,961	28,901
Owner Occupied	N/A	10,083	23,358
Renter Occupied	N/A	2,878	5,543
Vacant	N/A	915	1,751

Map data ©2024

ABOUT AEGIS REALTY

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PROFESSIONAL BIO 24

PROFESSIONAL BIO

4.69 acre Multi Family Development Site Morganza Road
Morganza Road | North Strabane, PA 15317



RICK DIMIDJIAN

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PROFESSIONAL PROFILE

Rick Dimidjian is President, Founder and Broker of Record for Aegis Realty Partners, Inc. and has been actively involved in real estate since 1999. Mr. Dimidjian specializes in all aspects of commercial real estate.

Specifically in areas of commercial retail leasing, site selection, land development, asset management, and in all types of commercial investment properties sales such from single tenant NNN investments to multi-tenant investment opportunities.

Having represented local, regional, and national retailers, developers and investors alike, Rick has been involved in over \$750+ Million of transactional volume in his career.

Mr. Dimidjian is a licensed real estate broker in the Commonwealth of Pennsylvania and also in the State of West Virginia, and has established his expertise in not only Western Pennsylvania, but in various other markets around the country. Rick has developed over \$ 10,000,000 of commercial and residential properties in his career.

Additionally Mr. Dimidjian and his team currently oversee a real estate management portfolio of over \$ 70,000,000 and is a member of the Institute of Real Estate Management.

Mr. Dimidjian is a graduate of the University of Pittsburgh with a degree in Business Management; He is active in ICSC, International Council of Shopping Center, is a member of NARPM (National Associations of Residential Property Managers) and IREM (Institute of Real Estate Management), and has served on the PAR (Pennsylvania Association of Realtors) standard commercial real estate contract committee. Mr. Dimidjian has proudly served as a Board of Director for Easter Seals of Western Pennsylvania. Rick is married with two children and resides in Pittsburgh, PA.