

**BOROUGH OF OAKDALE  
RESOLUTION NO. 11-2026**

**A RESOLUTION OF THE BOROUGH OF OAKDALE,  
COUNTY OF ALLEGHENY, COMMONWEALTH OF  
PENNSYLVANIA APPROVING THE LAND  
DEVELOPMENT PLAN OF R.A.T. OAKDALE  
PROPERTIES FOR THE PUBLIC PARKING LOT  
PROJECT ON ALLEGHENY COUNTY TAX PARCEL NO.  
492-S-151.**

**WHEREAS**, R.A.T Oakdale Properties (hereinafter referred to as the “Developer”) has submitted applications for Land Development that proposes creation of a Public Parking Lot located at 112 Union Avenue, Oakdale, Allegheny County, Pennsylvania, further identified as Allegheny County Tax Parcel No. 492-S-151 (hereinafter referred to as the “Property”);

**WHEREAS**, the Property for the Public Parking Lot is identifiable as Beaver County Tax Parcel No. 492-S-151 in the B-2 Neighborhood Zoning District;

**WHEREAS**, the Borough Zoning Ordinance requires that a Public Parking Lot as a use receive conditional use approval in the B-2 Neighborhood Zoning District;

**WHEREAS**, the Developer secured conditional use approval from the Borough Council at their May 7, 2026 public meeting;

**WHEREAS**, the Borough Engineer has reviewed the Developer’s Applications for Land Development and has submitted review letters in this regard dated April 30, 2026;

**WHEREAS**, it is understood by the Developer and the Borough that all comments addressed by the Borough Engineer in their April 30, 2026 review letter will be addressed appropriately by the Developer as a condition of this approval;

**WHEREAS**, it is the intention of the Oakdale Borough Council to approve the Land Development Plans as submitted by the Developer conditioned upon the successful completion and compliance with all the outstanding comments issued in the Borough Engineer’s April 30, 2026 letter, and any subsequent review letters, to the Developer concerning the Public Parking Lot project.

**NOW, THEREFORE, IT IS HEREBY RESOLVED** by the Oakdale Borough Council that:

1. The Oakdale Borough Council hereby approves the Land Development Plans as submitted by R.A.T. Oakdale Properties for the Public Parking Lot project.
2. As a condition of this approval of the Land Development Plan, the Developer shall address all outstanding comments contained in the Borough Engineer’s April 30, 2026

review letter, and any subsequent letter regarding this Public Parking Lot Project.

3. The Developer agrees that payment of all fees, escrow deposits, and bonding requirements will be met, and that this approval is conditioned upon successful completion and payment of all necessary fees, escrow deposits, and bonding requirements for the Public Parking Lot Project.

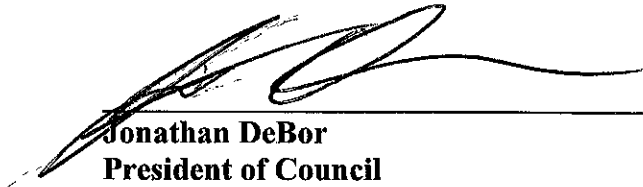
IN WITNESS WHEREOF, we have hereunder set our hands and seals this 7<sup>th</sup> day of May 2026.

**ATTEST:**

**BOROUGH OF OAKDALE**



**Vicki Kaine,  
Borough Manager**



**Jonathan DeBor  
President of Council**