

**APPLICATION FOR ZONING CHANGE/AMENDMENT  
UNIFIED DEVELOPMENT ORDINANCE -- ORDINANCE #507-93  
BOROUGH OF PLUM  
4575 NEW TEXAS ROAD  
PITTSBURGH, PA 15239  
(412) 795-6800, EXT. 229  
(412) 793-4061 (FAX)**

Applicant's Name Maronda Homes, Inc.

Applicant's Address 11 Timberline Drive

City Imperial State PA Zip 15126

Phone 724-695-1200 FAX \_\_\_\_\_

Address of Subject Property 0 Frankstown Road

City Pittsburgh State Pa Zip 15235

Type of Amendment Requested

Zoning District Change B-2 "General Commercial", 46.468 Acres  
Current Zoning M1 "Manufacturing", 77.911 Acres  
Proposed Zoning R2 "Residential"

Change to text of Unified Development Ordinance (Ordinance #507-93)

Section Proposed for Change: \_\_\_\_\_

(Attach copy of proposed amendment)

Curative Amendment (Attach copy of proposed amendment)

Existing Use(s) of Subject Property Vacant/Wooded

Proposed Use(s) of Subject Property if Request is Granted Proposed Residential Development  
with roads, sidewalks, new homes, utilities, stormwater control systems, grading,  
erosion control facilities, and all necessary appurtenances.

**Requirements for Submittal**

1. Portion of the current Plum Borough Zoning Map showing the present zoning classification and the proposed change.
2. Names and addresses of all property owners within 300 feet of the outer boundary of the area of the proposed zoning change.
3. A recent property survey showing the subject property and adjacent properties as prepared by a registered engineer or surveyor and bearing his/her seal.
4. A copy of the deed(s) for the subject property or properties.
5. Allegheny County Tax Parcel ID#.

I, the undersigned, do hereby certify to the best of my knowledge, that all information indicated on and attached to this application for a zoning amendment and/or change, is true and correct.

State of Pennsylvania  
County of Allegheny

*[Handwritten Signature]*

Applicant's Signature

12-14-15

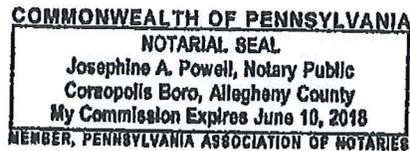
Date

Notary Public:

Subscribed, sworn to and acknowledged before by the above Robert Mihok this  
14<sup>th</sup> day of December 2015,

*[Handwritten Signature]*  
Notary Public

SEAL



Maronda Homes Inc.  
Proposed Residential Development  
ZONING MAP CHANGE APPLICATION NARRATIVE

INTRODUCTION

This attached application outlines a request on the behalf of Maronda Homes Inc. to grant approval of rezoning parcels No. 741-A-46, consisting of 124.379 Acres of the original 225.8501 Acres, and an acquired portion of parcel No. 739-S-25, consisting of 2.496 Acres of the original 43.00 acres. The subject parcels are located within the Borough of Plum and are currently zoned Zone M1 “Manufacturing” and B2 “General Commercial”. The proposed rezone will change these parcels to Zone R2 “Neighborhood Residential”. This request is required to develop this property into a residential community.

The subject rezoned properties are located to the southwest of the intersection of Saltsburg Road and Davidson Road in Allegheny County, PA. Refer to the attached vicinity map.

The subject rezoned properties utilize public water and sanitary systems.

PROJECT OVERVIEW

Currently, the to be acquired parcels No. 741-A-46 and the portion of parcel No. 739-S-25 consist of unused, wooded areas. With this proposed rezoning, Maronda Homes Inc. proposes to zoning construct a new Residential Development consisting of approximately 245 single family residential lots on the property. The existing topography lends itself to residential development due to the streams, and valleys located on the site. The property is better suited for residential development which minimizes overall land disturbance and environmental impacts compared to larger manufacturing sites that require large level pads. In addition to new residences, the development will include new

roads, sidewalks, utilities, stormwater conveyance facilities, grading, erosion control facilities, and all necessary appurtenances.

The overall concept for the proposed development is to provide the community of Plum with new, quality homes, on a long time vacant parcel. Nestled between the communities of Edgemoade to the south and Regency Park along with Willow Village to the north, which were previously rezoned to R-2, the proposed development will complement the surrounding residential areas. The access for this residential development will occur from two separate roadways, Saltsburg Road a state route and Davidson Road a borough roadway. We are asking for the entire parcel be rezoned to R-2, however, the development will occur in several phases as lots are sold and the demand for the next phase.

## CONCLUSION

This zoning application is the first step in beginning the collaborative process of bringing a new, exciting development to the Borough of Plum. Maronda Homes Inc. is a family owned and operated business which has been building quality homes and vibrant communities since being founded in Pittsburgh in 1972. They strive to bring their commitment to building quality, affordable homes to the communities they serve and are looking forward to the opportunity to work with the Borough of Plum.

The following Exhibits are included for clarification and understanding of this request.

- Aerial Map Overlay
- Existing Zoning Map
- Proposed Zoning Map
- Overall Zoning Area
- Overall Conceptual Plan and Survey
- List of Surrounding Property Owners

Thank you for your consideration of a Zoning Map Revision for this parcel.