

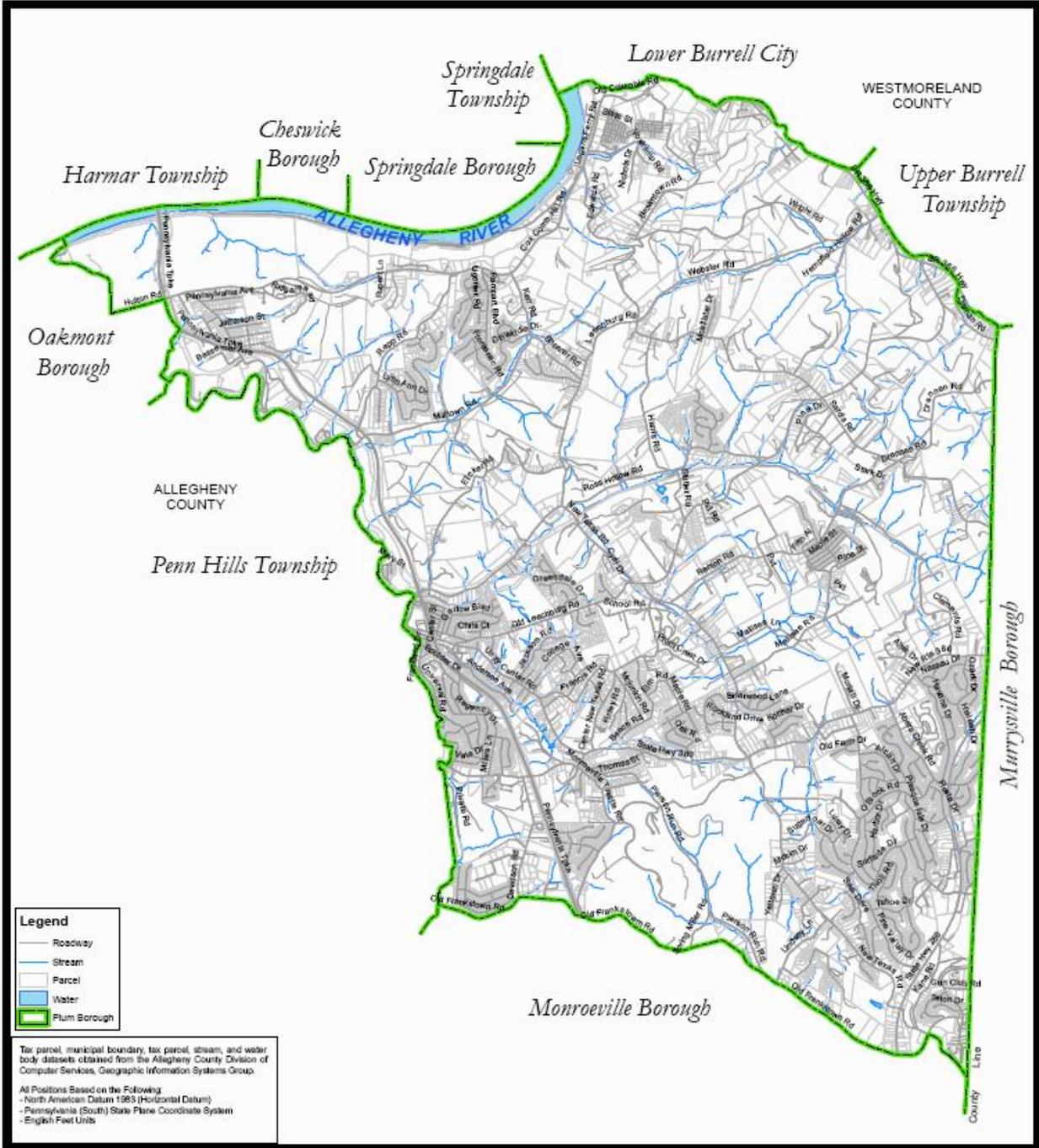
CHAPTER 11

CONTIGUOUS MUNICIPALITIES STATEMENT

The Pennsylvania Municipalities Planning Code (MPC) requires municipal comprehensive plans to include a statement indicating that a municipality's existing and proposed development is compatible with existing and proposed development in contiguous municipalities. If there are incompatible uses juxtaposed along municipal borders (e.g., industrial uses next to residential uses), the comprehensive plan must include a statement indicating measures to be taken that will provide buffers or transitional devices between disparate uses. The MPC also requires that municipal comprehensive plans include a statement indicating that the existing and proposed development of the municipality is generally consistent with the objectives and the plans of the county comprehensive plan.

Plum Borough is contiguous to the following municipalities (see Location Map on next page):

Municipality	Location in Relation to Plum	Impact
<u>Allegheny County</u>		
Cheswick Borough	Northern border	No impact
Harmar Township	Northern border	No impact
Municipality of Monroeville	Southern border	No impact
Oakmont Borough	Northwestern border	No impact
Penn Hills Township	Western border	No impact
Springdale Borough	Northern border	No impact
Springdale Township	Northern border	No impact
<u>Westmoreland County</u>		
City of Lower Burrell	Northern border	No impact
Municipality of Murrysville	Eastern border	No impact
Upper Burrell Township	Northeastern border	No impact



LOCATION MAP
BOROUGH OF PLUM
ALLEGHENY COUNTY
PENNSYLVANIA

plum borough

RV & B
 Remington, Vernick & Bensch Engineers
 690 Grant Street
 Suite 1251
 Pittsburgh, PA 15219
 412.263.2200, Fax: 412.263.2210
 Web Site Address: www.rvb.com

FIG3 Project\FR\Allegheny County\Plum Borough\Comp_Plan\GIM\CDbase.mxd

A review of the comprehensive plans and zoning maps of the municipalities that are adjacent to Plum Borough indicates the following relationships of Plum Borough's existing and proposed development with the existing and proposed development in these contiguous municipalities.

Cheswick Borough

Cheswick Borough is located across the Allegheny River from Plum Borough, and the river provides a natural buffer between land uses in the two municipalities. The western half of Cheswick Borough's riverfront is occupied by industrial and commercial uses, while the eastern half is a wooded area. These uses are expected to continue for the near future. Plum Borough's existing and proposed riverfront land uses opposite Cheswick Borough consist of wooded slopes, which are compatible with the existing and proposed land uses in Cheswick Borough.

Harmar Township

The Allegheny River and three of its islands provide natural barriers between Harmar Township and Plum Borough. The township's existing land uses along its river frontage opposite Plum Borough include mostly residences, but also some commercial and industrial uses. The river islands are used exclusively for residential purposes. Although most of Harmar Township's riverfront is zoned for commercial and industrial uses, residential uses are expected to predominate for the foreseeable future.

Plum Borough's existing and proposed riverfront land uses opposite Harmar Township consist of wooded slopes that are compatible with the existing and proposed land uses in the township.

Municipality of Monroeville

Old Frankstown Road separates Plum Borough from the Municipality of Monroeville along the entire length of the borough's southern border. As Monroeville's 2005 comprehensive plan notes, existing land uses along this road in both Monroeville and Plum are residential subdivisions, light industrial parks, Boyce Park, vacant land, and strip commercial (at the Old Frankstown Road-Rt. 286 intersection). These uses crisscross both sides of the border. In Monroeville, there are some institutional uses (e.g., Allegheny County Community College) along portions of Old Frankstown Road.

Proposed land uses on Monroeville's side of Old Frankstown Road consist chiefly of residential development, continuation of existing commercial and institutional uses, and office/institutional and commerce park center development in currently vacant land. Proposed land uses on Plum's side of the road include continuations of existing land uses that are compatible with similar border land uses proposed in Monroeville.

Oakmont Borough

The northwestern portion of Plum Borough borders Oakmont Borough. The border between the two boroughs zigzags in an overall southerly direction. On the Plum side, the northern portion of this border has first wooded land and then a golf course. Opposite these uses in Oakmont are first institutional uses, then the remaining portions of the golf course, and residential uses. In the southern portion of the border between the two municipalities, the existing uses on the Plum side are commercial uses, vacant land and wooded slopes. On the Oakmont side, there are various types of residential uses. However, the Pennsylvania Turnpike and wooded slopes serve as buffers between Oakmont's residential areas and adjacent uses in Plum.

Oakmont is essentially a fully developed borough. Therefore, the existing uses along its border with Plum will remain unchanged for the foreseeable future. Plum expects commercial development on its vacant border land opposite Oakmont's existing residential development. But, as noted above, the Pennsylvania Turnpike is a buffer between the two boroughs at that point, and commercial development in Plum is not expected to have any significant adverse impact on Oakmont.

In sum, both Plum's existing and proposed development is compatible with existing and proposed development in Oakmont. Consequently, no buffering or other measures will be needed to mitigate or eliminate incompatible land uses.

Penn Hills Township

Plum Borough shares a long border with Penn Hills Township to the borough's west, and Plum Creek forms the northern two-thirds of this border. About 90% of the land uses along this border are residential uses of various types, open space, or wooded land. The remaining land uses include scattered businesses and public uses. Many of the residential, open space and wooded areas are mirror images of the border uses opposite them.

None of the existing border uses in Plum and Penn Hills are incompatible or require buffers. However, Wal-Mart is proposing to build a department store in Penn Hills Township on Saltsburg Road at the Penn Hills-Plum Borough border. The traffic study prepared for the proposed development identified the need for improvements at three Saltsburg Road intersections in Plum – at Crestview Drive, Monroeville-Trestle Road, and Unity-Center Road – to accommodate the traffic volumes generated by the anticipated development. Borough officials have had extensive discussions with Penn Hills officials regarding the traffic study and the road and signalization improvements that must occur in Plum as a result of the Wal-Mart development. Borough staff will continue to communicate with Penn Hills officials regarding the Wal-Mart development, and the Borough must insure that the required road and signalization improvements are implemented.

The land along Saltsburg Road in Plum Borough that is adjacent to the proposed Wal-Mart site is chiefly commercial uses mixed with some public uses. The area is zoned for commercial use. Thus, the proposed Wal-Mart development in Penn Hills is compatible with both existing and anticipated uses in that area of Plum Borough.

Penn Hills is in the process of updating its comprehensive plan. Plum Borough does not expect any conflicts between the borough's proposed development (i.e., a combination of residential, commercial, light industrial and rural resource uses) and Penn Hills proposed development along their mutual border. Plum will consult Penn Hills' updated plan when it becomes available to determine if any proposed land use incompatibilities exist and what, if any, buffers or other mitigating measures are needed to address them.

Springdale Borough

Springdale Borough lies north of Plum Borough across the Allegheny River. Riverfront uses in Springdale are various types of industrial uses and electrical power plants/transformer yards. Plum Borough's land uses along this stretch of the river consist of wooded slopes, the village of Barking, and a brownfield industrial site.

Springdale Borough's existing riverfront land uses are expected to remain unchanged for the foreseeable future. Plum is seeking to redevelop its riverfront brownfield site, but that is a long term goal. Therefore, Plum's existing riverfront land uses will probably remain unchanged for at least 10 years.

With the river as a natural buffer between the two boroughs, their existing and proposed land uses do not have, and are not expected to have, any adverse impacts on one another that would require any buffers other than the river.

Springdale Township

Springdale Township's Allegheny River frontage land uses consist of wooded land in the northern half and a power plant substation in the southern half. Riverfront land use in Plum Borough opposite the utility substation in Springdale is industrial. The current riverfront uses in both municipalities are expected to continue indefinitely, and these uses are compatible.

City of Lower Burrell

Little Pucketa Creek demarcates Lower Burrell's southern border and Plum Borough's northern border. Lower Burrell's existing and proposed land uses along the border are commercial and industrial uses, while Plum's are a combination of residential, commercial and industrial uses. Plum's existing and proposed commercial and industrial land uses along the border are generally opposite the same uses in Lower Burrell. Plum's existing and proposed residential uses are buffered from Lower Burrell's commercial and industrial uses by a combination of wooded slopes, open space, and Little Pucketa Creek. No additional buffering or mitigation measures are needed along this border.

Municipality of Murrysville

There are many compatible (and often mirror image) existing land uses along Plum Borough's long eastern border with the Municipality of Murrysville. These uses are mostly low and medium density residential uses, with some agricultural uses, vacant land, and recreation/conservation areas.

The proposed border land uses identified in Murrysville's 2002 comprehensive plan consist mostly of medium density residential uses, with non-residential mixed uses flanking Saltsburg Road (Rt. 380), and woodlands north of the Rt. 380 corridor. These proposed uses correspond very closely with Plum's proposed land uses, which are low density residential and rural resource north of the Rt. 380 corridor, with principally residential uses south of Rt. 380.

In sum, both the existing and proposed land uses in Murrysville and Plum are compatible.

Upper Burrell Township

Plum Borough abuts Upper Burrell Township to the northeast. Little Pucketa Creek separates the two municipalities. Existing land uses in Upper Burrell are chiefly low density residential, many wooded slopes, some open space and a few scattered commercial uses. Existing land uses in Plum consist chiefly of single family houses, a few scattered commercial and industrial businesses, and one public use.

Proposed land uses in both Upper Burrell and in Plum consist of continuations of existing land uses. As is the case with Lower Burrell, the combination of wooded slopes, open space, and Little Pucketa Creek are expected to serve as adequate buffers between any potential incompatible land uses.

County of Allegheny

Plum Borough has tried to insure that this comprehensive plan is consistent with Allegheny County's comprehensive plan---*Allegheny Places*. Some elements of the borough's comprehensive plan are virtually identical to elements in the county's plan. In other cases, the consistencies between the two plans are more general in nature. The consistencies include the following:

Historic, Natural and Cultural Resources – *Allegheny Places*' recommendations for historic and cultural resources include promotion and protection of these resources, utilization of cultural resources to stimulate economic development, and cooperation between historical and cultural organizations. The county's natural resources goals are centered on identifying and protecting environmentally sensitive resources, e.g., steep slopes, wetlands, floodplains, streams, etc.

The Plum Borough comprehensive plan has strategies that address many historic, natural and cultural resource issues. Among these strategies are the following:

1. Collaborating with the Allegheny Foothills Society, Pittsburgh History and Landmarks Foundation, and the PA Historical and Museum Commission to identify, evaluate and preserve historic resources.
2. Using borough ordinances, smart growth techniques, sustainability principles and best management practices to protect natural resources and promote environmentally friendly land development.
3. Promoting conservation easements, greenway development and land banking.

Community Facilities and Services – The county comprehensive plan’s community facilities recommendations include encouraging multi-municipal cooperation in the provision of municipal services, providing efficient emergency response services, supporting educational opportunities and ensuring quality healthcare for all citizens, caring for elderly residents, and insuring accessibility to public facilities.

Strategies in the borough’s comprehensive plan that directly relate to the county’s recommendations include the following:

1. Sharing specialized equipment with neighboring fire companies and police departments.
2. Participating in the Turtle Creek Council of Government joint purchasing programs.
3. Periodically updating the borough’s emergency management plan.
4. Installing and maintaining all recreational facilities in compliance with the standards of the Americans with Disabilities Act.
5. Encouraging the efforts of the Plum Borough School District and other education providers to maintain high quality facilities, programs, and curriculums.
6. Promoting adult educational programs and other adult educational opportunities by providing links to the Community College of Allegheny County and other education providers on the borough’s website.

Transportation – *Allegheny Places*’ general transportation goal is to achieve a multi-modal transportation network that connects people to jobs and schools, supports mobility of existing communities, provides efficient access to proposed development, and encourages multi-modal connectivity. The county plan’s more specific transportation objectives are reflected in many borough comprehensive plan goals, objectives and strategies that seek to:

1. Improve the existing road network to insure the safe and efficient flow of traffic in and through the borough.
2. Develop walking and biking trails.
3. Install bicycle racks at public buildings and facilities and at Park ‘n Ride lots.
4. Collaborate with other parties to develop the Allegheny River Trail.

Housing – Allegheny County’s comprehensive plan housing objectives support fair housing policies; promote various types of housing (e.g., mixed-income, affordable, infill, accessible and visitable), advocate green and energy efficient housing, and recommend conversion of former schools and municipal buildings to residential units.

The borough’s comprehensive plan housing element espouses these county objectives and recommends a combination of private sector and public sector actions, partnerships and funding sources to meet the borough’s housing needs.

Economic Development – Although *Allegheny Places* does not identify any project-specific economic development initiatives in Plum, some of the county’s economic development goals (e.g., development or redevelopment of riverfronts and brownfields) are directly reflected in the borough’s economic development goals, objectives and strategies. Other borough economic development objectives call for collaboration and coordination with private sector and public sector economic development agencies, neighboring municipalities, borough businesses and other parties in efforts to attract, retain and expand businesses and jobs.

Land Use – The Future Land Use Map in the county comprehensive plan identifies three areas in Plum as Community Downtowns (mixed-used areas of moderate development density), with the remainder of the borough designated as Infill Areas or Conservation Areas. Community Downtowns are described as areas targeted for development. Infill areas provide opportunities for new development and redevelopment on vacant, or under-utilized properties. Conservations Areas contain sensitive environmental features, scenic landscapes and cultural resources that are only meant for very limited or no development.

Plum Borough’s comprehensive plan land use goals, objectives and strategies include measures to protect the borough’s natural resources and rural areas, achieve cohesive land use patterns, and promote development and redevelopment in selected areas. Specific actions include amending borough ordinances, adopting regulations, developing standards or taking other measures that encourage or facilitate the following: infill development, environmental protection, agricultural preservation, greenway and open space development, cluster zoning, conservation subdivisions, density bonuses, adaptive reuse, etc.

Summary

Plum Borough does not foresee any significant discrepancies between the existing and proposed development along its borders with the existing and proposed border development of neighboring municipalities. In many instances, natural features (e.g., streams, slopes, etc.) provide buffers between the borough’s border land uses and those of its neighbors. However, Plum will continue to monitor existing and proposed development on both sides of its borders and will maintain communication with adjacent municipalities to identify potential incompatibilities and the need for buffering or transitional devices.