

CHAPTER 8

LAND USE

INTRODUCTION

Nature and Purpose of a Land Use Plan

A land use plan identifies the amount, intensity, character, and timing of growth and development within a municipality. It consists of a land use map and accompanying text. The map designates various land use categories for all areas within a municipality, and the text describes the land use categories and the goals of the plan.

A land use plan serves as a guide for the appropriate growth of a municipality. By specifying the nature and timing of land use development, a land use plan determines the character of a community, protects natural and manmade resources, guides the location and phasing of transportation improvements and infrastructure extensions, etc.

A land use plan also serves as the basis for a municipality's zoning map. A municipality's zoning map must reflect the land uses designated on its future land use map.

The goal of the Plum Borough Land Use Plan is to identify the location and character of future land uses and growth areas within the borough. The objectives in the plan are to:

- Emphasize flexibility of land use while building on the existing land use patterns.
- Place an equal importance on the quality and character of new residential neighborhoods regardless of their location in the borough, while at the same time maintaining and upgrading existing neighborhoods.
- Promote the location of new commercial development along the Golden Mile Highway (PA Route 286), Leechburg Road, Saltsburg Road (PA Route 380), Coxcomb Hill Road (PA Route 909), Old Leechburg Road, and Greensburg Road (PA Route 366), and in other areas of existing concentrated commercial development. Encourage revitalization of these areas that includes installing streetscape improvements along Route 286, upgrading facilities, reducing traffic conflicts, and improving parking where needed.
- Encourage the development of multi-use, high quality employment districts where campus type settings are appropriate, particularly near Davidson Road, Hulton Road, Coxcomb Hill Road, Eastern Avenue, and PA Route 366.

As a guideline, a land use plan aims to promote efficiency and economy in the land development process. This includes, among other things, provision for traffic; protection from fire, flood, and other dangers; provisions for adequate light and air; distribution of population; provision of affordable housing of various types; promotion of good civic design; efficient expenditure of public funds; promotion of energy conservation; and the provision of community facilities and public utilities.

The Plum Borough Future Land Use Plan provides a long-range guide for future development and includes growth management measures. The Future Land Use Plan is a crucial component of the borough's comprehensive plan because it serves as a basis for many other elements of the plan, e.g., community facilities and public utilities.

REVIEW OF 1983 FUTURE LAND USE PLAN

In Plum Borough's existing comprehensive plan (1983), the future land use plan promoted orderly, consolidated new growth in areas of the borough that were not environmentally sensitive. The future land use plan also identified additional commercial and industrial land to be developed in order to enhance the municipal tax base. Further, the land use plan sought to avoid incompatible adjacent land uses.

The 1983 future land use plan advocated extensive commercial development along the Golden Mile Highway (PA Route 286) and small-scale commercial development around the Village of Unity. It also recommended transitional land use districts to separate incompatible land uses, steep hillsides to be used to separate neighborhoods and residential development of the borough's rolling hills and flatter areas.

The 1983 future land use plan also called for reducing urban sprawl via linking of communities, compact development, planned residential developments, and transfer of development rights.

REVIEW OF 1993 FUTURE LAND USE PLAN

In 1993, Plum Borough prepared (but did not officially adopt) an updated comprehensive plan. The 1993 future land use plan mimicked the 1983 plan in most ways. Among the new recommendations of the 1993 plan were the following:

- Utilizing the lands in the Plum Creek Valley adjacent to Penn Hills Township where rail service is available for light industrial and larger-scale commercial land uses.
- Designating reclaimed mining areas near the Village of Renton for industrial use.
- Developing a planned industrial park in the southwest corner of the borough near the PA Turnpike adjacent to Saltsburg Road.

The 1993 comprehensive plan update also advocated the following land development policies:

- Future residential development should occur in or around areas with existing infrastructure.
- Existing residential developments should be expanded to provide additional housing opportunities.
- Expansion, extension, and improvement of community facilities and utilities should be encouraged in and around growth areas.
- Residential development in growth areas should not be limited to road frontage land.
- Developers should be strongly encouraged to use advanced principals of construction and design to achieve cohesive neighborhoods and to create superior and more rewarding living environments.
- Planned residential developments, flexibility, and innovation in the design of large subdivisions should be encouraged.

EXISTING LAND USE PATTERNS AND MAP 2009

A survey of Plum Borough in 2009 revealed some distinct land use pattern changes since the 1983 comprehensive plan was created. Existing land use categories are described below and are indicated on the Existing Land Use Map on p.8-11. Table 8.1 lists the color codes and acreages for the various land use categories shown on the map. (See Existing Land Use Map.)

Agricultural includes farms, nurseries, orchards, kennels, and stables.

Commercial includes offices, restaurants, retail establishments, business services, etc.

Single-family Residential indicates single dwelling units.

Multi-family Residential includes duplex units, townhouses, and apartment buildings

Light Industrial includes light assembly, warehousing and other less intense and light manufacturing activities.

Heavy Industrial includes heavy manufacturing activities and other uses that are often incompatible with land uses that are sensitive to the odors, noises, fumes, etc. that are generated by industrial or similar uses are found in this land use category. The Renton Coal Mine is an example of this type of land use.

Public includes land owned by owned the borough, fire companies, Plum Borough Municipal Authority, Plum Library, etc.

Semi-public includes lands and buildings owned by fraternal organizations, churches, and cemeteries.

Vacant indicates undeveloped lands.

Recreational includes recreational facilities owned and operated by either public or private agencies.

Open Space: Land dedicated to being preserved so that it may not be developed.

Table 8.1: Existing Land Use 2009

Category	Color	Acreage	% of Total Acreage
Agricultural	Light Green	2,515	14.2
Commercial	Red	784	4.4
Single-family Residential	Yellow	5,739	32.4
Multi-family Residential	Orange	414	2.3
Light Industrial	Purple	265	1.5
Heavy Industrial	Brown	204	1.2
Public	Dark Blue	271	1.5
Semi-Public	Light Blue	386	2.2
Vacant	White	5,376	30.4
Recreational	Dark Green	1,711	9.7
Open Space	Dashed black lines	36	0.2
Total Acres		17,701	100.0

In 1983, nearly half of the borough's land was undeveloped. Much of this land was and remains in areas that have environmental constraints to development such as steep slopes, geological limitations, wetlands, and landslide prone areas. However, the most influential determinant of past and current development is the extension or expansion of public water and sewer service into previously unserved or underserved areas.

EXISTING ZONING MAP COMPARED TO EXISTING LAND USE

In 2004, Plum Borough adopted a new zoning map and zoning classifications to reflect land use changes since the 1983 comprehensive plan. The zoning map has the following 12 zoning classifications:

B1 Neighborhood Commercial	R2 Neighborhood Residential
B2 General Commercial	R3 Apartment Residential
B3 Office Commercial	RB Transitional
HC Highway Commercial	RD Riverfront Development
M1 Manufacturing	RR Rural Residential
R1 Suburban Residential	S Conservation

Most of the existing land uses identified in the 2009 land use survey matched the type of land uses called for by the zoning map classifications. The following is a synopsis of the land use survey results broken down by quadrants of the borough (see Quadrant Map on p.8-10):

Quadrant One: Southeast

This area extends from Boyce Park eastward to the Plum-Murrysville border and northward slightly above the Village of Renton. The overwhelming majority of this area is the Holiday Park community and the Golden Mile Highway (Route 286) commercial corridor. The zoning classifications for Holiday Park (R2 Neighborhood Residential) and the Rt. 286 corridor (HC Highway Commercial) are appropriate for their existing development patterns. The area along Old Frankstown Road that is zoned B3 Office Commercial is starting to develop in that manner.

Other land uses in this quadrant include Larry Mills Park off Fontana Drive that is zoned S Conservation and cannot be developed. There are also three pockets of residential apartments in the Holiday Park area located in the Falls Village area, on Logans Ferry Road, and in the Timothy Drive area. These areas are appropriately zoned R3 Apartment Residential.

The area adjacent to Mallisee Lane is zoned R1 Suburban Residential, but little residential development has occurred in this area.

Land uses in the Village of Renton, which is zoned R2 Neighborhood Residential, have remained essentially unchanged since 1983. The village has retained a mix of single family and multi-family residential, commercial, and civic uses.

Quadrant Two: Northeast

This area generally encompasses borough land north of Renton and east of Harris Road. Major roads in this area include Old Leechburg Road, Drennen Road, Sardis Road and Greensburg Road (PA Route 366).

This quadrant is primarily zoned RR Rural Residential. However, along Route 366 the area that is southeast of Webster Road is zoned HC Highway Commercial, while the area that is northwest of Webster Road is mostly zoned M1 Manufacturing. There is a pocket of B1 Neighborhood Commercial at the western corner of Rt. 366 and Webster Rd. The remainder of the quadrant includes sections zoned R1 Suburban Residential, R2 Neighborhood Residential, and M1 Manufacturing.

Most of the developed land in this quadrant is in conformance with zoning classifications. Some of the land along Rt. 366 that is zoned for manufacturing has developed instead as commercial. There are large parcels in this quadrant that are vacant land.

Quadrant Three: Northwest

This quadrant encompasses the area north of Ross Hollow and west of Harris Road. This quadrant contains the borough's entire river frontage. The western half of the borough's river frontage is zoned S Conservation and consists of a narrow shelf of land upon which a railroad runs along the riverbank. The eastern half of the borough's river frontage is zoned RD Riverfront Development. This area contains some industrial uses (including a brownfield site), a few businesses, the Village of Barking, and some vacant or underutilized land.

The Village of Logans Ferry is zoned as neighborhood residential and has developed as such. Two areas flanking the village to the north and south are zoned M1 Manufacturing.

There are several pockets of multi-family residential development in corresponding R3 Apartment Residential zoning districts along Coxcomb Hill Road. Between the Plum Borough-Oakmont Borough border and River Road, virtually all of the land north of Hulton Road and Coxcomb Hill Road is zoned S Conservation. This area includes two golf courses and steep wooded hillsides owned and protected by the Allegheny Land Trust.

Large sections of this quadrant that are zoned as R1 Suburban Residential and R2 Neighborhood Residential have developed as such, but many parcels zoned for suburban residential uses remain vacant. In addition, there are numerous businesses in the B2 General Commercial zone along Hulton Road and Coxcomb Hill Road. The area east of the PA Turnpike between Milltown Road and Leechburg Road that is zoned B3 Office Commercial remains undeveloped.

With a few minor exceptions, the remainder of the developed land in this quadrant is in conformance with zoning classifications.

Quadrant Four: Southwest

This quadrant runs from Ross Hollow Road south to the Plum Borough-Monroeville Borough border, east to New Texas Road, and west to the Penn Hills Township line. The Regency Park Neighborhood makes up the majority of the area northwest of Boyce Park. Most of the land in this quadrant is zoned as R2 Neighborhood Residential, which is reflected in the existing land use.

The Village of Unity is also located in this section of the borough. The village area is characterized by a small-scale commercial uses, residential subdivisions, community facilities, and open undeveloped lands. The village is primarily located along Unity Center Road and Old Leechburg Road.

This quadrant contains the only RB Transitional zones in the borough. They are located along Unity Center Road and Saltsburg Road (PA Route 380). The transition zones provide for diversification of land uses between flanking R2 Neighborhood Residential, S

Conservation, and B2 General Commercial Districts along Unity Center Road, and Saltsburg Road.

The area includes two large tracts of land along Rt. 380 that are zoned B2 General Commercial and have developed as such. One of these areas is adjacent to the Plum Borough-Penn Hills border, and the other is centered on the intersection of Rt. 380 and Unity Center Road.

The largest single property in this quadrant is Boyce Park. This 1,096-acre facility is one of Allegheny County's regional parks, and approximately 90% of it lies in Plum Borough. (The remainder is in the Municipality of Monroeville.) The portion of Boyce Park that is in Plum is generally bound by PA Route 380 on the north, New Texas Road on the east, Old Frankstown Road on the south, and Monroeville-Trestle Road on the west. Pierson Run Road bisects the park on a northwest-southeast axis. Approximately one-half of the park is still undeveloped. Chapters 2 and 4 contain additional information on the park's features and facilities.

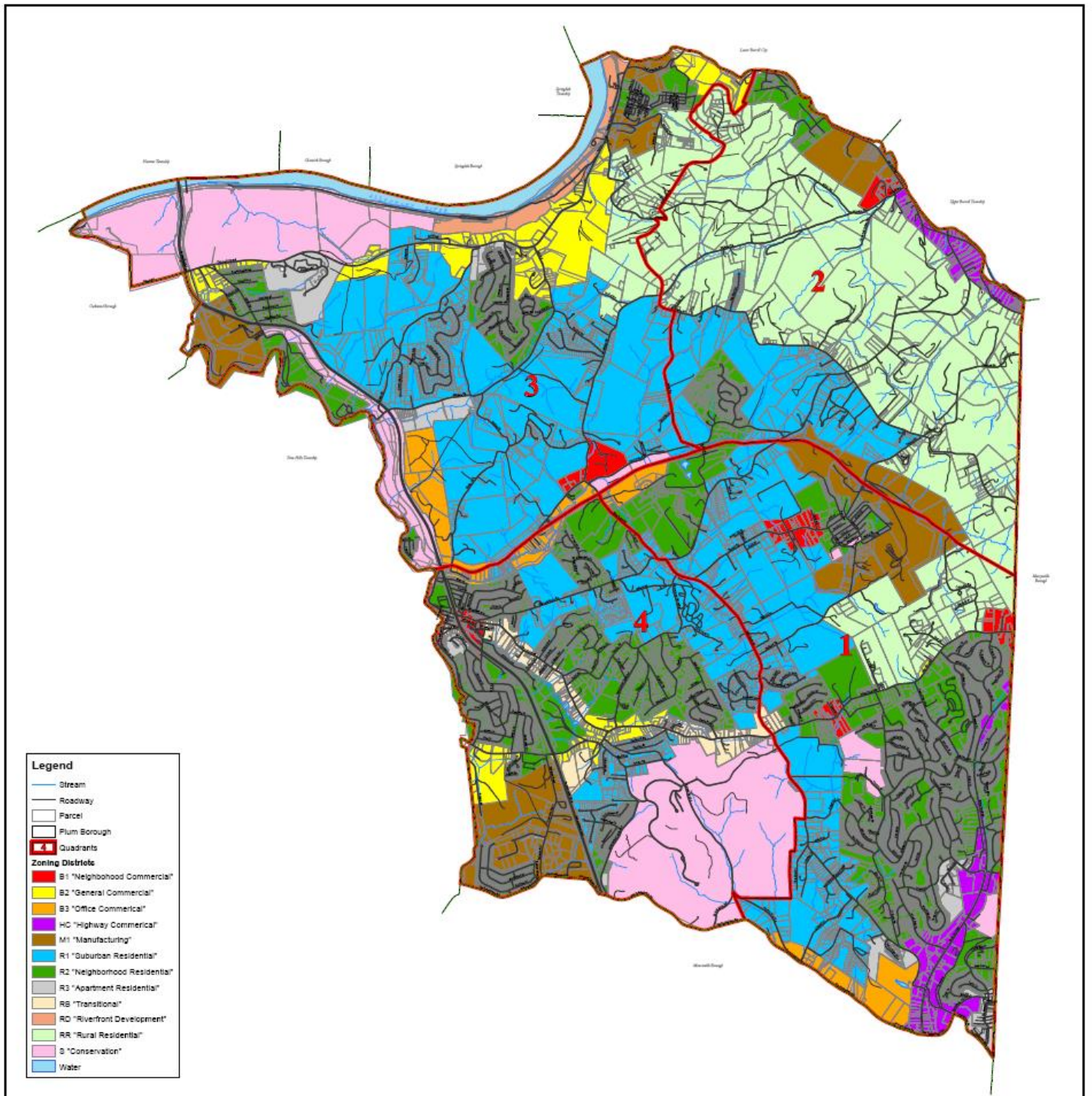
LAND USE CHANGES AND TRENDS FROM 1983 TO 2009

Plum Borough experienced several land use changes between 1983 and 2009, including several notable shifts in the acreages and percentages of total land area that are occupied by various uses. Table 8.2 below indicates some of these changes, and a comparison of the 1983 and 2009 Existing Land Use Maps on pages 8-11 and 8-12 also illustrates these land use changes and trends.

Table 8.2: Changes in Land Use ---1983 to 2009

Category	1983		2009		Change 1983 - 2009	
	Number of Acres	Percentage of Total Acres	Number of Acres	Percentage of Total Acres	Acres	
					Number	Percent
Single-family Residential	2,632	14.8	5,739	32.4	3,107	118.0
Multi-family Residential	288	1.6	414	2.3	126	43.8
Commercial	115	0.7	784	4.4	669	581.8
Industrial	294	1.7	469	2.7	175	59.5

As Table 8.2 and the existing land use maps show, between 1983 and 2009, the number of acres devoted to single-family residential uses more than doubled, and this land use now occupies almost one-third of the borough. Commercial land use acreage increased almost sixfold and occupies a little over four percent of the borough's land.



QUADRANT MAP BOROUGH OF PLUM ALLEGHENY COUNTY PENNSYLVANIA

0 2,000 4,000 8,000 Feet
1 inch = 1,200 feet

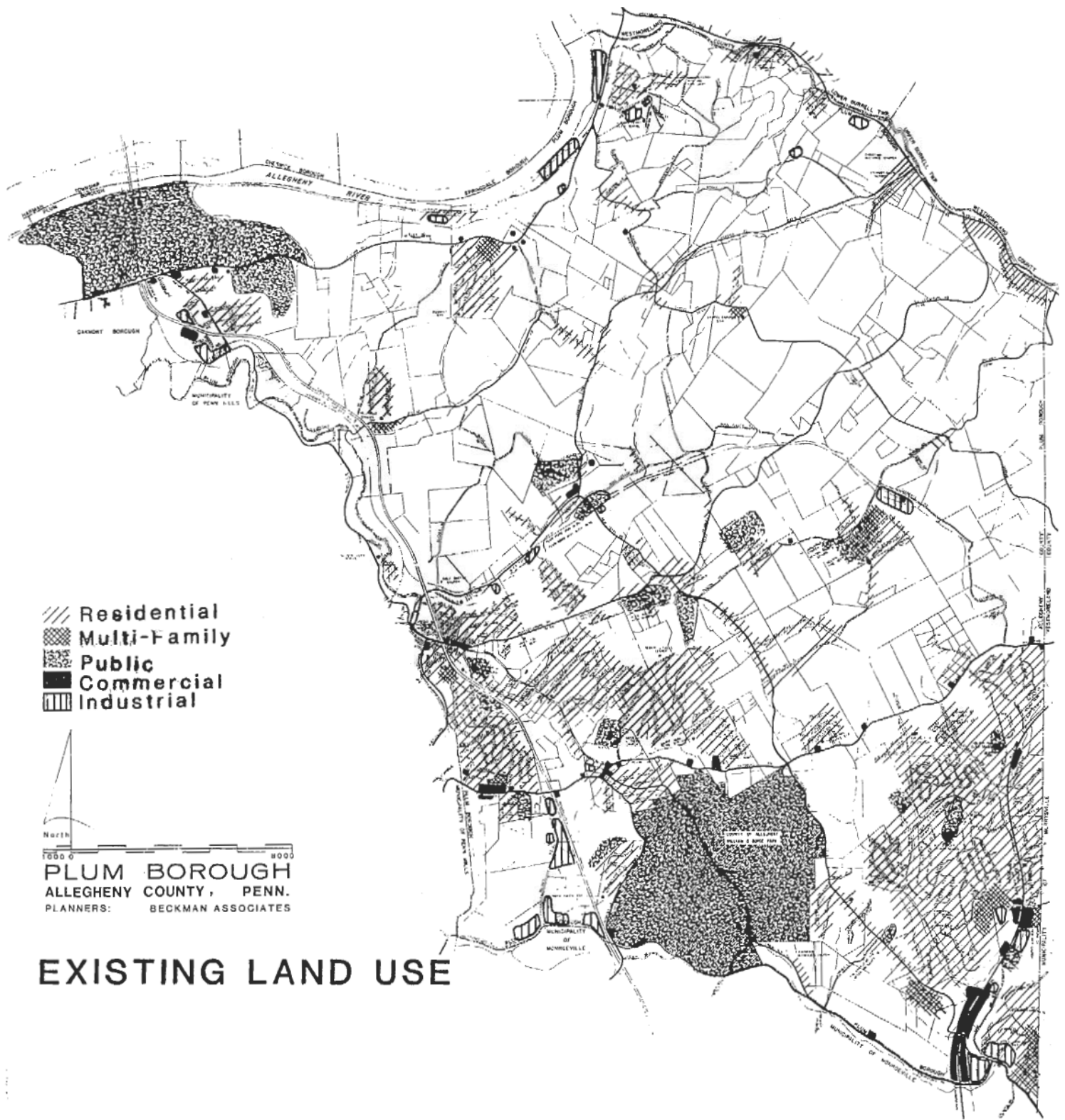
The current, accurate boundary, lot, parcel, address, and other data shown herein were obtained from the Allegheny County Division of Computer Services, Geographic Information Systems Group.

All Features Based on the Following:
Base Map: 1:25,000 Scale, 1985, Photocopy (Digital)
Plum Borough County Data File Coordinate System:
NAD83 (FIPS 3146)

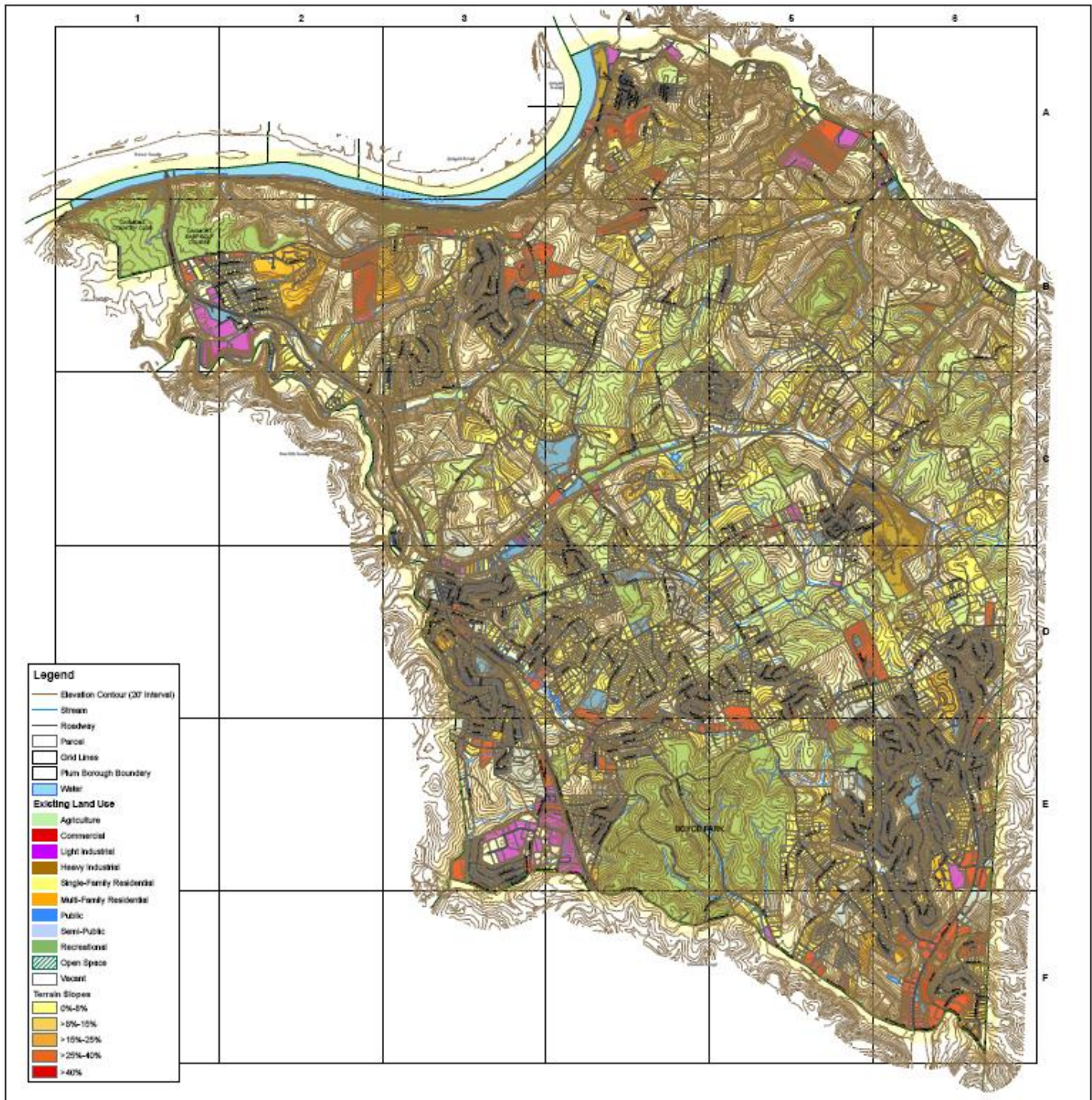


plum borough

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EXISTING LAND USE



EXISTING LAND USE WITH TOPOGRAPHY

BOROUGH OF PLUM
ALLEGHENY COUNTY
PENNSYLVANIA

0 2,000 4,000 6,000 Feet
1 inch equals 1,200 feet

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4/17/09
Map #

plum borough

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&B**

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According to the 1983 Future Land Use Map, the northeast corner of the borough was designated for agricultural use, and the 2009 windshield study revealed that there were active farms in that area in the north central area of the borough. Residential development can be expected to occur on several of these farms in the future as they are in close proximity to public water and sewer lines and main roadways.

AGRICULTURAL LAND DEVELOPMENT BETWEEN 1990 and 2009

Plum has had a significant number of residential subdivisions developed over the past two decades. There have been 1,701 new residential lots (Chambord Estates' 154 units are being counted as lots) created and a total of 1,088.5 acres developed between 1990 and November of 2009. Much of this developed land was formerly agricultural lands. A total of 760 (or 45%) of the lots were developed from agricultural lands. The total number of acres of agricultural land lost to development between 1990 and 2009 was 620.26 acres---57% of the total land developed between 1990 and 2009. This growth and development has occurred due to the availability of public infrastructure, e.g. sanitary sewer and water, and favorable economic conditions.

The following table is a list of subdivisions approved between 1990 and 2009

**COMPREHENSIVE PLAN
SUBDIVISION LIST
1990-2009**

SUBDIVISION NAME	# OF LOTS	FORMERLY FARM LAND	ACREAGE
Briarwood Hills	95	Y	99.24
Chambord Estates (multi-family)	154	N	53.88
Chavelle Estates	19	N	12.17
Cherry Springs	72	N	46.8
Clover Commons	171	Y	41.94
Deer Valley Estates	38	N	17.47
Edgemede	231	N	67.33
Green Valley Estates	53	Y	20.31
Hidden Meadows	5	N	17.93
Highlands, The	68	Y	91.47
Glengary	23	Y	0
Jenny Lynn Ct.	13	N	1.2
Kellywood Estates	112	N	69.62
Meadow Hill Village	31	N	21.25
Peppertree	71	N	22.78
Rockland Manor	92	Y	46.36
Rosewood Estates	18	N	11.31
Rustic Ridge	231	Y	305.79
Villas of Capri	8	N	10.43
Whispering Pines	106	N	93
Wimbledon	63	N	23.06
Windy Oaks	27	Y	15.15
TOTAL LOTS:	1701	TOTAL ACREAGE:	1,088.51

FUTURE LAND USE

Creating appropriate land use categories is the first step in preparing a future land use plan and map. The categories for the 2009 Plum Borough Future Land Use Map on page 8-17 are as follows:

Single-family Residential:

This classification provides areas for chiefly single-family detached dwellings. The vast majority of the southern portion of Plum's future land use should follow the existing development of single-family detached dwelling units. In particular, the Holiday Park and Regency Park areas should continue to expand as single-family residential development to be cohesive with existing uses.

Multi-family Residential:

This category provides areas for both single-family dwellings and a variety of multi-family dwelling types. Public utility service is a prerequisite to development within this land use district due to density of units. Multi-family land uses include apartments, carriage homes, townhouses, and duplexes. Multi-family residential uses should have open space requirements based on the size and scale of the development. These developments need to be near collector roadways. Public and semi public land uses such as churches, parks and recreational facilities, senior centers, fire halls, libraries, municipal buildings, utility substations and schools should be in close proximity to residential developments. Multi-family development is projected for the area along Coxcomb Hill Road and Ross Road where road networks are in place and infrastructure is available

Village (Infill areas)

This classification allows a mix of residential, commercial, and civic land uses at various densities. It applies to two existing villages in the borough---Renton and Unity. Each of these villages has a mix of housing types, small-scale businesses, and public or semi-public uses.

The village land use categories encourages new or extended traditional neighborhood development to produce walkable neighborhoods, thereby lessening the need for private automobiles for daily travel. Village settings also reduce sprawl by encouraging development in and near areas that are already served by public utilities.

Public and Semi-public

The public and semi-public categories include parks, recreation facilities, municipal buildings, utility substations, fire halls, libraries, fraternal organizations, senior centers, schools and other civic uses. These land uses are recommended to be allowed in each proposed future land use district.

Commercial

Clustered commercial land uses are encouraged to produce optimal traffic circulation, signage, lighting, landscaping, and overall aesthetics. Land uses in this category include small-scale retail and service establishments and small-scale offices. Commercial land uses in cohesive patterns with shared parking, landscaping, and minimum curb cuts are recommended.

As previously mentioned, the corridors along the Golden Mile Highway (PA Route 286), Leechburg Road, Saltsburg Road (PA Route 380), Old Leechburg Road, Greensburg Road (PA Route 366) and Coxcomb Hill Road (PA Route 909) area are recommended for future commercial development. Centralized commercial development is recommended in Unity.

Light Industrial

This land use classification allows for light manufacturing, warehousing, and other industrial uses. Odor, noise, dust, point, and non-point source pollution are limited and controlled in these land use districts. These land uses should be built on “green” commons with adequate evergreen buffers between them and adjacent land uses. These land uses should also be encouraged on brownfield sites.

Rural Resource Area

Land within this land use category has at least one of the following characteristics:

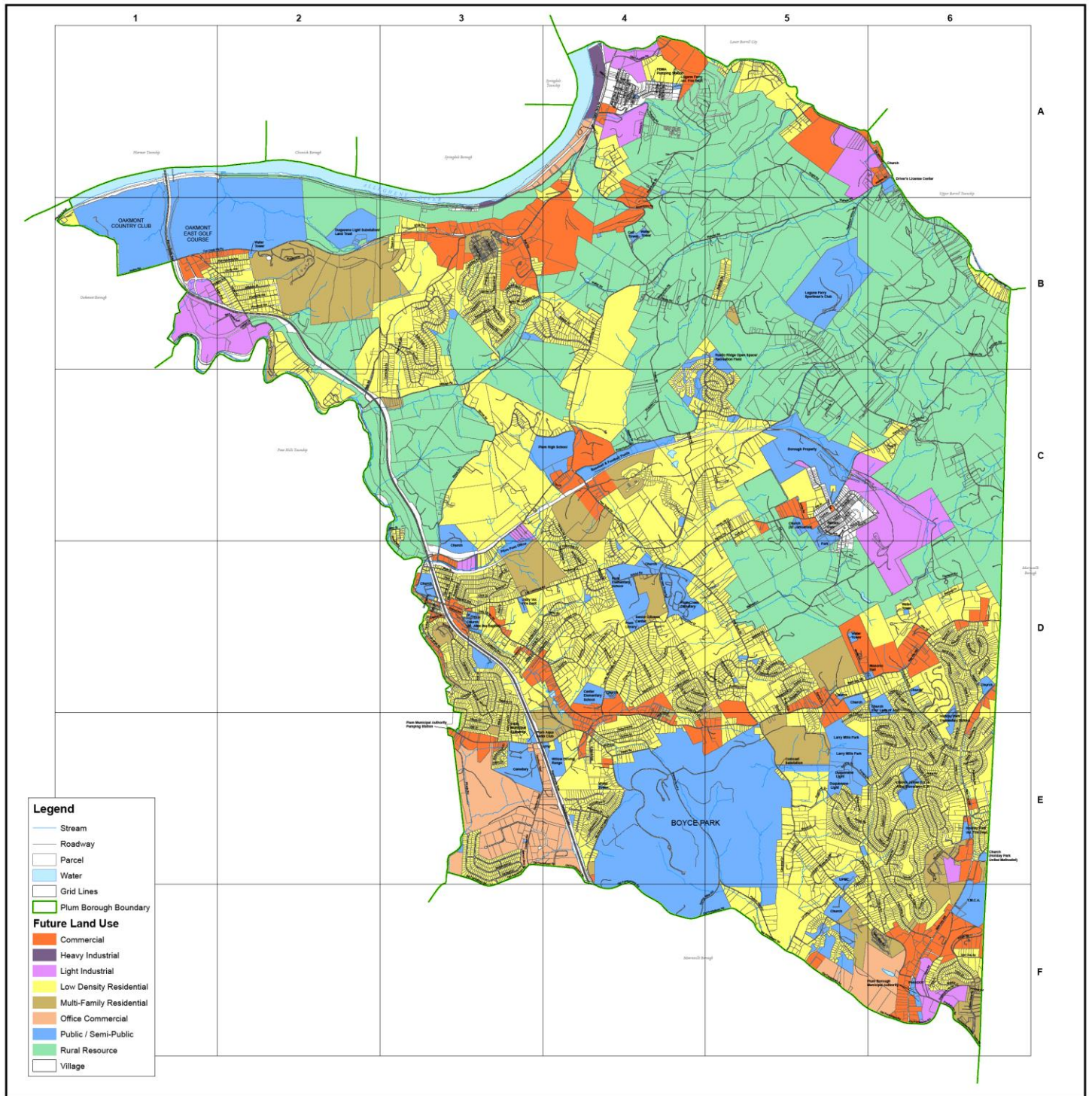
- Challenging or environmentally sensitive conditions, such as steep slopes, unstable soils, or floodplains.
- Lack of public infrastructure such as water, sanitary sewer and storm water facilities
- Large parcel size

Expected land uses in rural resource areas include, but are not limited to, agriculture, timbering, mining, quarrying, other extractive industries, and forestry. Development that is compatible with or supportive of such uses is acceptable. Public water and sewer lines are not encouraged except in the existing villages.

When land within a rural resource area is developable, the minimum lot size should be two acres to accommodate a potable well and septic system on the same lot if public utilities are not available.

Office Commercial Flex Area

This land use category is intended to provide areas where flex space can be used for offices or large-scale commercial development. The area around Davidson Road and an area adjacent to the commercial district along Route 286 are recommended for this type of development.



FUTURE LAND USE

BOROUGH OF PLUM
ALLEGHENY COUNTY
PENNSYLVANIA

0 1,250 2,500 5,000 Feet
1 inch equals 1,200 feet

4/17/09
Revised 9/18/09

The parcel, municipal boundary, stream, and water body datasets obtained from the Allegheny County Division of Computer Services, Geographic Information Systems Group.

All features based on the following:
- North American Datum 1983 (Horizontal Datum)
- Pennsylvania State Plane Coordinate System
- English Feet Units



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Table 8.3 indicates the color-scheme for land use categories shown on the Future Land Use Map.

Table 8.3

Category	Color
Single-family Residential	Yellow
Multi-family Residential	Brown
Village	White
Public-semi-public	Blue
Commercial	Red
Office Flex Commercial	Grey
Light Industrial	Purple
Rural Resource Area	Green

Town Center

Plum Borough lacks a town center, i.e., a core area where civic, commercial, and residential uses are collocated. A town center that integrates a town plaza, historic theme, strategically located parking, pedestrian-oriented streetscape elements (lighting, sidewalks, benches, signage, etc.) and landscaping could create a “downtown” that provides borough residents with a sense of community.

The town center concept differs from strip commercial development, shopping malls and lifestyle centers in that town centers mix residential uses into the development, have alleyways where aesthetics are as important as they are in the front streets, trash receptacles are well screened, signs are to scale of the building, and stores are not operated on a 24-hour basis. In fact, with the exception of cafes and restaurants, most stores open and close at the same time.

A borough-owned 110 acre site near the Village of Renton is being considered as a location for a civic center that would include municipal offices, community center, recreation facilities, residential uses, etc. The site has access to transportation and sewer and water infrastructure.

Smart Growth Techniques

Designated Growth Areas (Growth Boundaries) Designated growth areas are areas earmarked for development based on the availability of public utilities, adequate road networks, relevant public and semi-public land uses, and compatible adjacent land uses.

A growth boundary is a perimeter drawn around a growth area. This boundary is parcel-specific and marks the outer limit beyond which development will not be encouraged. The growth boundary may be modified over time as infill development and overall development within the boundary occurs.

Cluster Zoning. Cluster zoning is a land use technique that Plum Borough can use to preserve open space within the borough. It permits developers to create lots of significantly reduced area and dimension than otherwise permitted by zoning.

As the name suggests, this development approach results in lots being “clustered” in a portion of a tract, with the remainder of the land being left in a natural condition. Developers wishing to exercise this option are typically required to first submit a yield plan, which identifies the number of zoning compliant lots the tract could yield under zoning using the conventional approach. This same number of lots is then the number of cluster lots that would be permitted.



Examples of Cluster Zoning

Cluster zoning applies to residential zoning classifications and has the following advantages that extend beyond the borders of the tract being developed: 1) significant increase in dedicated open space acreage, 2) permanent preservation of, in particular, contiguous open space, 3) allowance for preservation of scenic vistas, and 4) owing to the decrease in impervious coverage, enhanced water quality as a result of expansive areas available for infiltration. Specific to the development itself, cluster development allows for the emergence of a development pattern where many of the created lots abut preserved land. It also affords cost savings to the developer given the reduced amounts of impervious coverage and roadway surface entailed.

An amendment to Plum’s Unified Development Ordinance (Ordinance 697-03) promotes cluster developments in the R-1, R-2, and R-3 zoning districts.

Conservation-based Subdivisions. While cluster zoning is normally an option exercised at the discretion of a developer, the conservation-based subdivision approach mandates two types of subdivisions depending on the number of lots being created: the conventional lot minor subdivision and the basic conservation major subdivision. In each instance, the number of lots that can be created is determined by applying a base density to the acreage of the tract exclusive of land that is environmentally sensitive.

With the conventional lot minor subdivision approach, a developer prepares a subdivision plan that depicts proposed lots and all environmentally sensitive land, which may be a part of the area of the proposed lots, but may not be included in satisfying the minimum lot area requirement.

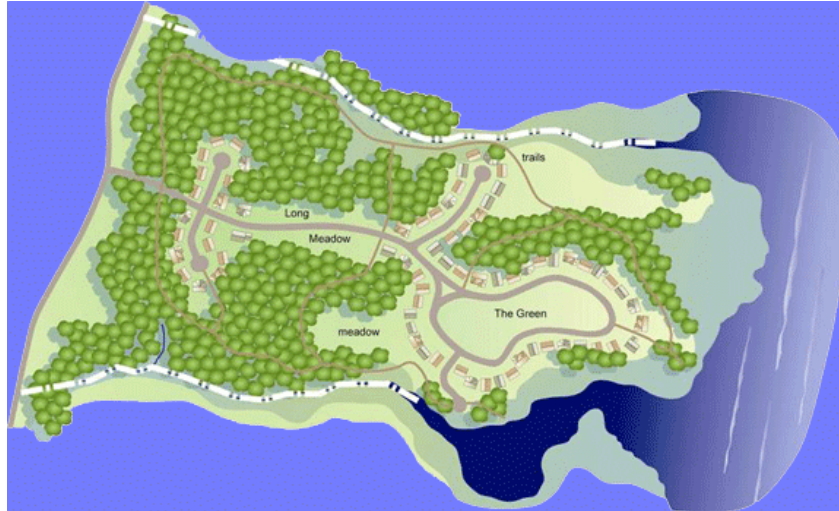
The overarching theme here is to allow development while at the same time minimizing the impacts on environmentally sensitive features. The approach would be applicable to all minor subdivisions, or in the alternative, to subdivisions up to a certain number of lots. At the discretion of the borough, a maximum density may be established for those instances where the newly created lots abut an existing street with a lesser maximum permitted density established, where the proposed development would require construction of a new street.

Relative to the basic conservation major subdivision, the same type of plan as indicated above would be provided. The difference would be that the plan would have to typically depict a substantial minimum open space setaside, which would be permanently preserved and not be a part of any lot being developed.



Examples of Conservation-Based Subdivision





Example of Conservation-Based Subdivision

This mandated minimum open space setaside is significantly different from cluster development where the open space reservation is a function of the number of lots being created.

Another significant feature of this type of subdivision is that there is no minimum lot area requirement. In lieu thereof, the number of lots created is dependent upon established density regulations and adherence to a minimum distance between dwellings requirement. Also significant is the opportunity for the allowance of a density increase in exchange for an increase in open space setaside.

Traditional Neighborhood Development (TND). Plum has a Traditional Neighborhood Development Ordinance (Ordinance 701-03). A TND is a permitted use as an overlay district in the R-1, R-2, and R-3 Zoning Districts in the borough. This approach to development seeks to create neighborhoods that manifest elements of pre-automobile development: compact development, an intermingling of uses, ease of walkability, and convenient access to public transit. At its core, a Traditional Neighborhood Development seeks to manage growth by relating growth to physical forms compatible with traditional style neighborhoods. This aspect of the approach then places a greater emphasis on the form of structures as opposed to the use of structures reflecting the fact that structures can accommodate any number of uses over time but can only accommodate limited physical modifications.

Areas designated for Traditional Neighborhood Development would be developed in a mixed-use manner to bring to a neighborhood the provision of services and employment opportunities. The mix of uses could take the form of a mix of residential and compatible nonresidential uses within a single building or could take the form of the same uses except in a stand-alone fashion with some restrictions. By way of example, stand-alone nonresidential development may be limited to corner lots or adjacent to multi-family structures.

Other aspects of TNDs include connected streets and sidewalks to promote pedestrianism and lessen dependency on the automobile, allowance for parks and public spaces, and placement of civic buildings to help create a sense of place.

Plum's Traditional Neighborhood Development ordinance contains standards for density and lot requirements, commercial building requirements, design standards, recreation, open space, storm water management (including the use of Best Management Practices), road construction standards, buffers, building design standards, homeowners associations and phasing of development.

Greenways. As a means to promote conservation and the preservation of scenic vistas and corridors, and as a means to connect parklands, the borough may wish to pursue the establishment of greenways, which are simply linear corridors through undeveloped land. Generally, these corridors are established via the grant of a conservation easement which affords public enjoyment of a natural resource within or adjoining the corridor. Most often, opportunities emerge as a result of site plan consideration. To highlight the possibility of creating a greenway, the developer checklist may require the developer to disclose the potential for the grant of the necessary easement.

A benefit to the borough is that the amenity can be created in a relatively inexpensive manner as the need to acquire land is negated. Allegheny County's Comprehensive Plan (*Allegheny Places*) suggests several greenways in Plum. The majority of these greenways are in the Plum Creek BDA. There are several residential neighborhoods in the northwest section of the borough (e.g., Ramparts and The Ridge/Kellywood Estates) that could be connected by greenways to the Plum Creek BDA, watershed, and proposed Plum Creek Trail.



Greenways: Enjoyment of Nature (left); Connectivity with Existing Recreation (right)

Planned Residential Development (PRD). In this approach to development, large tracts of land are typically developed for residential use, ancillary commercial use, and open space preservation by a single entity under a unifying plan. PRDs promote greater flexibility in design and arrangement of land and enable developers to better address the concerns of the borough as well as those of adjoining landowners.

A further advantage of PRDs is the borough has greater control over the design of the development because the developer must obtain tentative approval of the use and arrangement of land as a prerequisite to the grant of final approval. In developments of this type, it is common to allow for various construction types over a range of affordability. These construction types may include common wall construction for apartments, townhouses, duplexes and other residential types in generally any combination.

Major planning issues to be addressed by zoning provisions for this type of development include minimum tract area, the percentage of land and/or floor area that may be devoted to ancillary compatible nonresidential use primarily for the benefit of the PRD residents, and the extent, use and preservation of open space.

Plum allows PRDs in the following zoning districts: S, R-B, R-R, R-1, R-2, and R-3. Existing PRDs in Plum include Clover Commons, Longwood at Oakmont, and the Highlands.

GOALS AND OBJECTIVES and STRATEGIES

LAND USE

Goal 1: The Planning Department should keep Plum Borough Council and Planning Commission up to date on the ongoing land development and development trends in the borough, including land development regulation deficiencies and needed amendments.

Objective A: Attend land development workshops and seminars to learn the latest land use development trends, strategies and regulations.

Strategy

- Budget for staff, planning commission and borough council members to attend various planning, smart growth and land development seminars on an annual basis.

Objective B: Review and critique development in the borough.

Strategy

- Review annual development report and update land use map on an annual basis
- Continue to give residents the opportunity to participate in public approval process

Objective C: Recommend new or revised development strategies.

Strategy

- Produce annual report recommending any suggested changes to the borough's Unified Development Ordinance
- Implement applicable development strategies identified at development seminars

Objective D: Identify and promote preferred development sites.

Strategy

- Create and maintain a map that identifies sites for various development types and open space
- Identify and map locations for infill development

Goal 2: Protect the borough's natural resources

Objective A: Protect, conserve, and preserve the Barking Slopes, Lower Allegheny River Islands and Plum Creek Biodiversity Areas (BDA), and other environmentally sensitive areas, e.g., wetlands, steep slopes, riparian buffers/streams, native flora and fauna, floodplains, steep slopes, watersheds, woodlands, etc.

Strategy

- Develop standards for protecting, conserving and preserving land within environmentally sensitive areas
- Amend municipal development regulations to incorporate development standards for environmentally sensitive areas.
- Require environmental assessments and environmental impact statements for developments proposed in or adjacent to environmentally sensitive areas.

Objective B: Revise Unified Development Ordinance to reflect PA House Bill 1950 of 2011 regarding Marcellus Shale.

Strategy

- Revise the borough's unified development ordinance to reflect PA House Bill 1950 of 2011 regarding Marcellus Shale

Goal 3: Protect rural areas

Objective A: Encourage the preservation of prime agricultural lands.

Strategy

- Establish standards for developing on prime agricultural soils
- Promote the creation of agricultural security areas and agricultural easements
- Encourage farmers to participate in the PA Clean and Green program
- Amend the borough's unified development ordinance to better protect farmland
- Promote "buy fresh, buy local" efforts

Objective B: Require open space, greenways and buffers to be included in new development.

Strategy

- Work with open space and preservation groups to identify, acquire and protect open spaces in the borough
- Amend the borough's unified development ordinance by adding requirements for open space and greenways in residential subdivisions
- Implement Allegheny County Greenways Plan in Plum Borough

Objective C: Establish a land banking and/or open space program.

Strategy

- Work with conservation groups and similar agencies to identify and acquire open space
- Establish incentives (e.g., density bonuses) for developers to create permanent open spaces

Objective D: Use natural topography and native vegetation to maintain and enhance rural character.

Strategy

- Establish a Rural Resource Zoning District in the northeastern section of Plum with regulations that will help maintain the area's rural character, e.g., restrictions on tree removal, maximum developable slopes, etc.

Objective E: Promote development that is environmentally friendly via cluster zoning, conservation subdivisions, transfer of development rights, etc.

Strategy

- Develop standards in the Unified Development Ordinance for conservation subdivisions, density bonuses, sustainability principles, etc.
- Amend the borough's unified development ordinance to create incentives for green building design and construction

Goal 4: Provide areas for higher-density commercial, light industrial, and other intensive land uses in a cohesive land-use district(s)

Objective A: Encourage commercial and office development.

Strategy

- Through zoning, maintain areas for cohesive commercial and light industrial land uses in the southwest section of the borough along Davidson Road and in the southeast section of the borough along Old Frankstown Road

Objective B: Encourage development and/or redevelopment along the Leechburg Road, Saltsburg Road (PA Route 380), PA Route 366, Golden Mile Highway (PA Route 286), Coxcomb Hill Road (PA Route 909) and Old Leechburg Rd. corridors.

Strategy

- Maintain areas for cohesive commercial and light industrial uses along Leechburg Road, Saltsburg Road (PA Route 380), Greensburg Road (PA Route 366), Golden Mile Highway (PA Route 286), CoxcombHill Road (PA Route 909) and Old Leechburg Road corridors
- Amend the Unified Development Ordinance and Zoning Map to allow for various types of commercial development along the corridors

Objective C: Promote development of borough property (aka the Renton site) as the new civic center and the redevelopment of the current municipal complex on New Texas Rd. as a commercial town center.

Strategy

- Determine the feasibility of relocating the borough municipal complex to the Renton site and redeveloping the current municipal complex into a commercial center
- Zone the Renton site to allow for the development of a civic center
- Through zoning, promote the redevelopment and reuse of the current municipal complex as a new commercial center