



Kilbuck Township

Community Snapshot
2015 Comprehensive Plan Update

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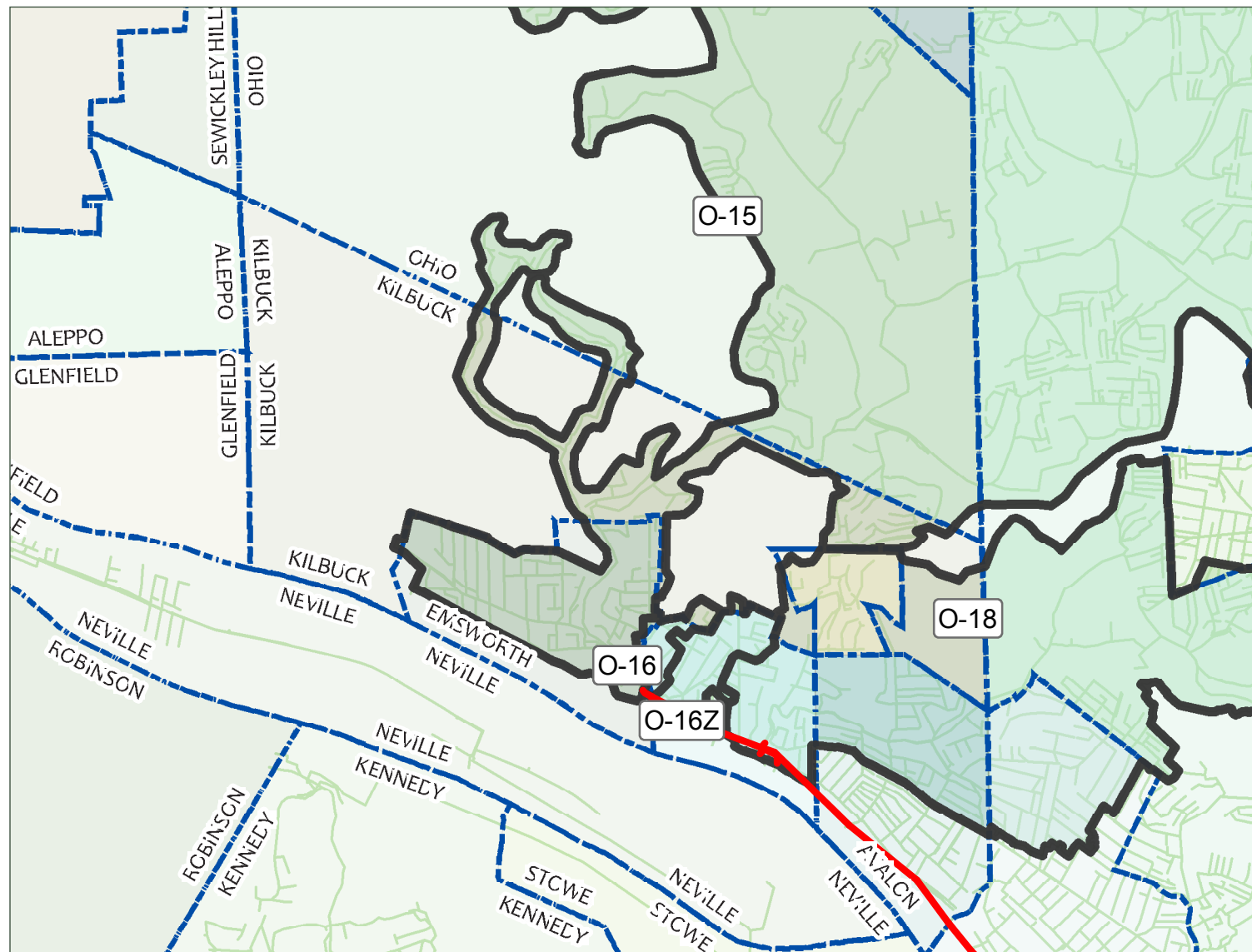
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Map 6. Sewersheds



Source: Kilbuck Municipal Feasibility Study Report, Chester Engineers, 2013

ALCOSAN Interceptors

— One Overall Lines

 Sewersheds Municipal Boundaries

Current Land Use

Overview

The pattern and variety of land use in a community is a function of market forces operating within the controls set by government. In Kilbuck, development patterns conform primarily to natural constraints, covering the most suitable expanses of a landscape carved largely into wooded slopes and waterways.

This section summarizes current land cover within the township and local controls that impact land development within the township.

Existing Land Cover

The existing land use inventory for Kilbuck Township consisted of land cover data from the Southwestern Pennsylvania Commission, including satellite imagery combined with orthophotographs and verified with local field views.

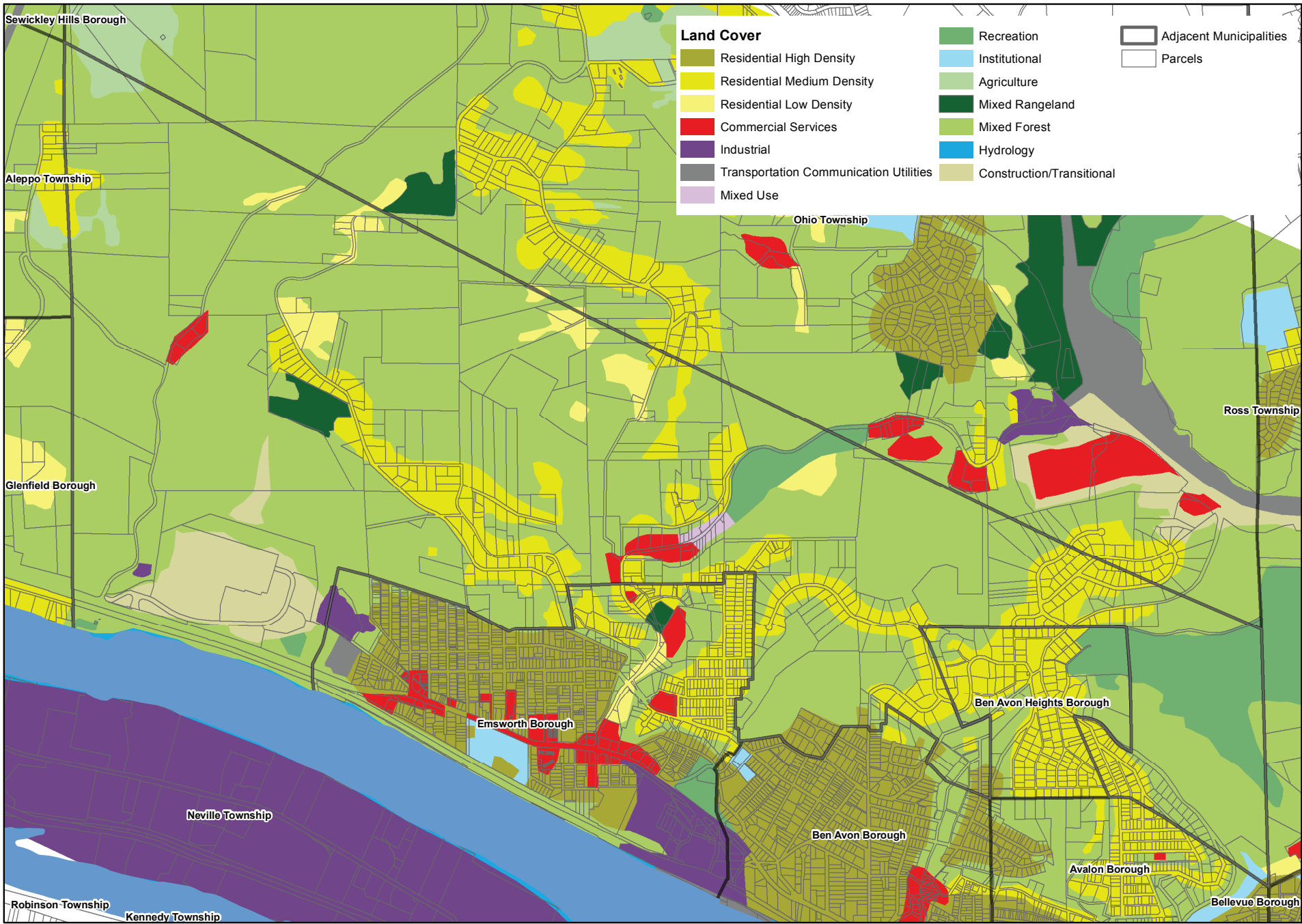
According to this source, 71.9% of Kilbuck's 1,660 total acres are covered in undeveloped natural areas, almost all of which are forested. The next largest land area is covered by residential lots of mostly medium density (by regional standards) followed by recreation. The land classified as construction/transitional is associated with the Dixmont site. Figure 25 is illustrated in the following land use map.

Figure 25: Township Land Use Classification

Use	Land Area (acres)	% Total Land
Undeveloped forest or rangeland	1,194	71.9%
Residential	254	15.3%
High density	12	0.7%
Medium density	202	12.2%
Low density	39	2.4%
Recreation	76	4.6%
Parks	21	1.3%
Golf course	55	3.3%
Construction/transitional	65	3.9%
Commercial and services	12	0.7%
Agriculture (fallow fields)	10	0.6%
Mixed use	4	0.2%
Industrial	2	0.1%
Institutional	1	0.1%
Total land area	1,660	100.0%

Source: Southwestern Pennsylvania Commission

Map 7. Current Land Cover



Local Controls

The Commonwealth of Pennsylvania provides authority for powerful land use controls to local governments. Municipal officials apply these tools to achieve their community's development goals and fulfill the vision established in the comprehensive plan. Such regulation is essential to maintain the orderly growth of a municipality. Land use controls include zoning ordinances as well as subdivision and land development ordinances (SALDO).

A zoning ordinance establishes regulations regarding the use of land and the intensity of development that may occur. A SALDO contains requirements for the creation of new lots or changes in property lines and ensures that new roads, water and sewer lines and drainage systems are constructed to municipal standards.

The Township conducted a zoning ordinance update in 2000 to achieve consistency with the 1997 Comprehensive Plan. The ordinance currently in effect divides the community into three

residential districts (single-family, general and multi-family) and districts for general commercial, special use, park and open space and conservation. Additionally, the ordinance includes an overlay district that applies to floodplains and areas with slopes of 25% or greater.

The majority of land area is zoned R-1, single-family residential. In addition to single-family detached homes, the district allows for residential cluster development. The R-2 district, located in three neighborhoods along the Township's southern border, additionally allows duplexes, townhouses and quadruplexes. The R-3 district, located along Old Camp Horne Road, allows all uses in R-2 in addition to multi-family dwellings, conversion apartments and individual mobile homes. Despite these allowances, only single-family detached dwellings exist in the Township.

The land area zoned commercial is largely built out, consisting primarily of retail and service establishments located along Camp Horne Road between Lowries Run and a slope. Other commercial development opportunity

currently exists in the special use district, a large portion of land encompassing and extending north of the Dixmont site. This district allows for both residential and commercial uses, in addition to light manufacturing and other more intense use types (such as highway freight warehousing, transportation and distribution).

The conservation district covers parcels owned by the Western Pennsylvania Conservancy for the Toms Run Nature Reserve. The ordinance allows single-family homes, seasonal homes and oil and gas wells in this area, in addition to agriculture, recreation and forestry.

Map 8. Township Zoning Map

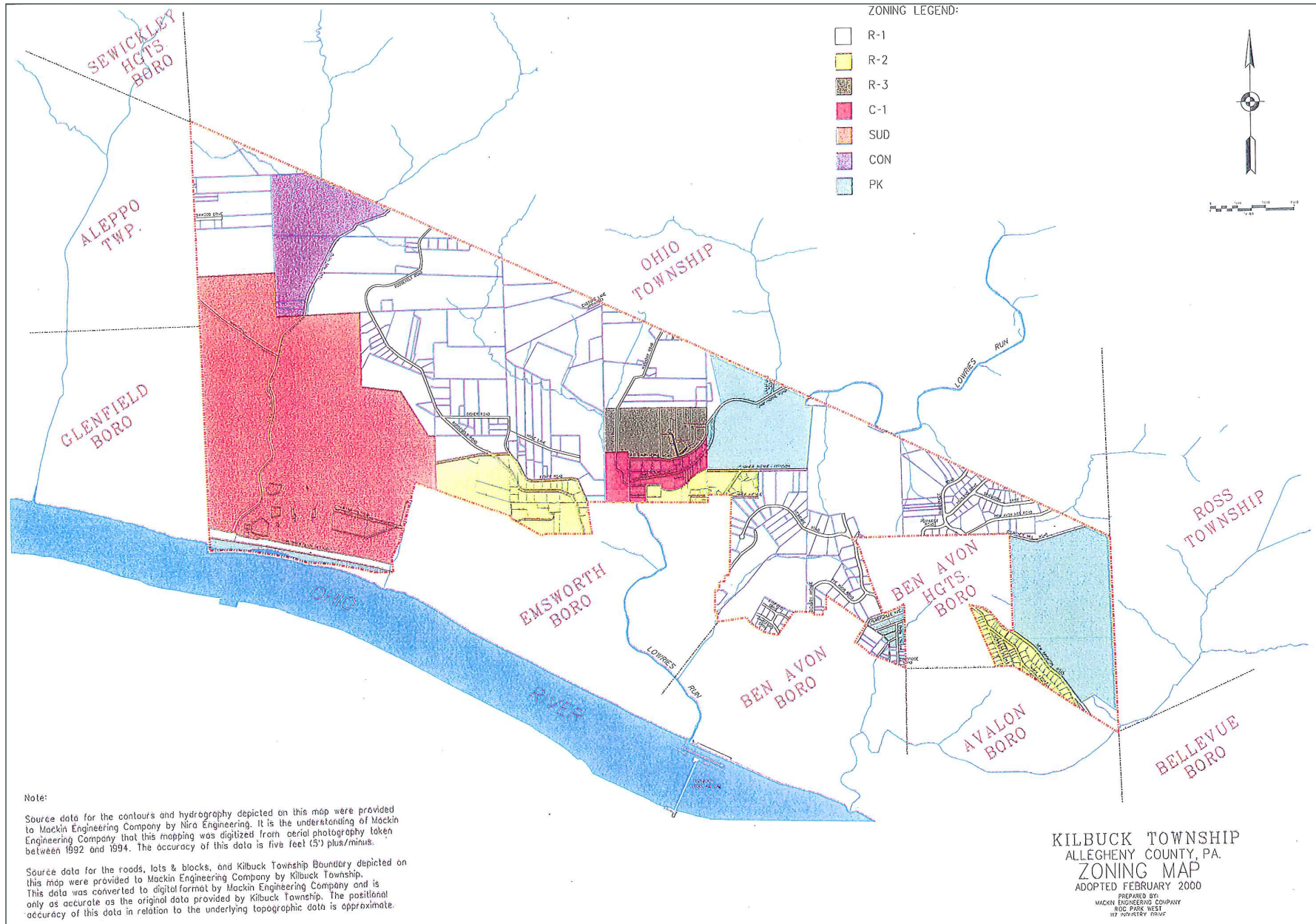
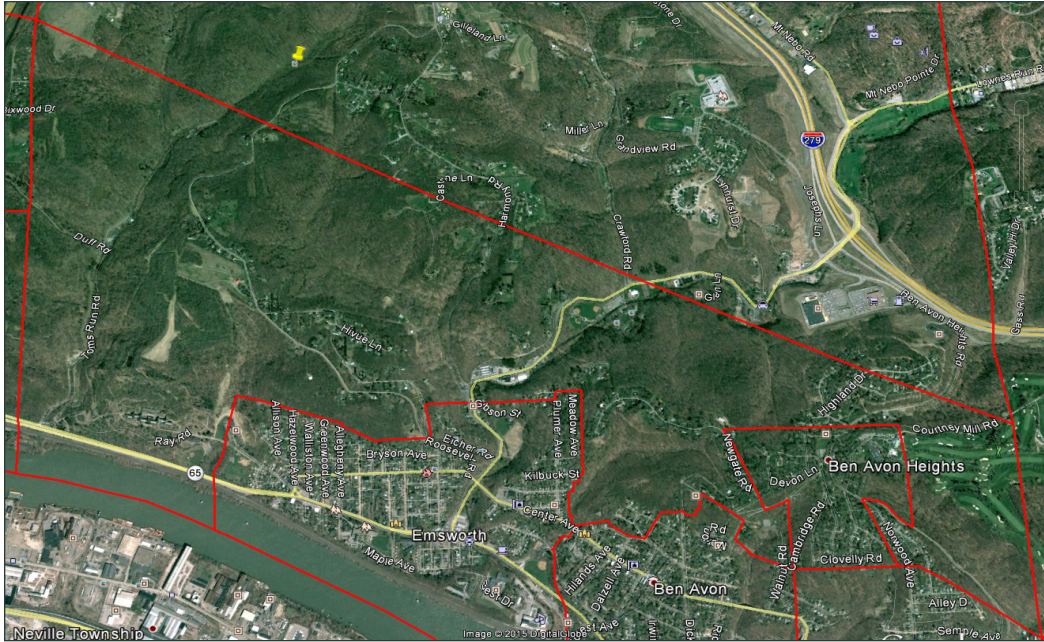
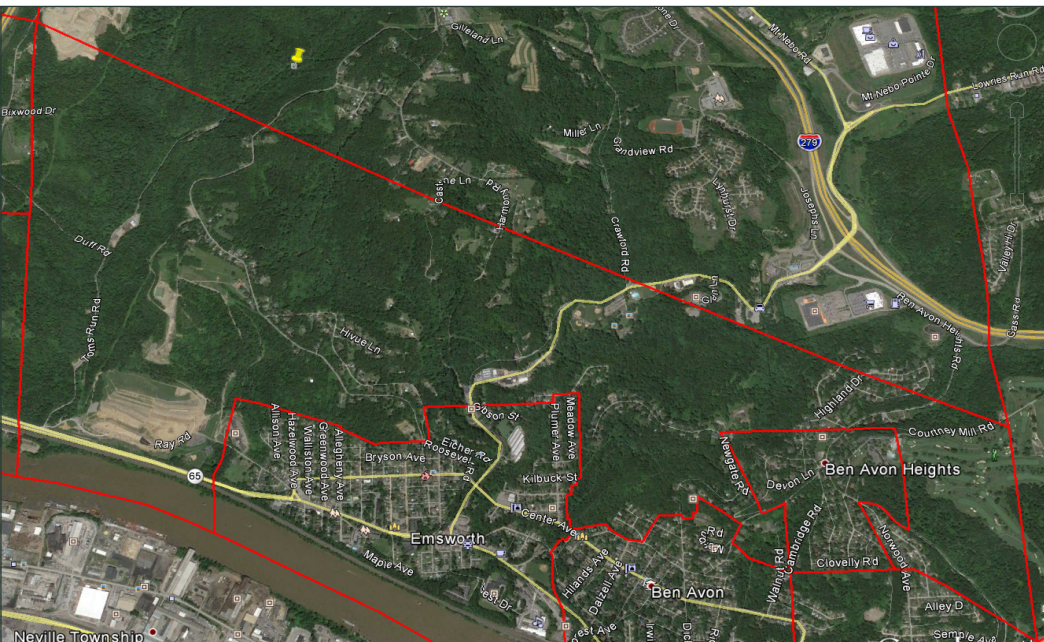


Figure 26: Township Aerial Photo, 2003



As the accompanying aerial photos illustrate, development patterns within the Township have not drastically changed within the last decade. With the exception of large-scale grading at the Dixmont site, changes to the landscape have occurred mostly at very local levels.

Figure 27: Township Aerial Photo, 2014



Source: Google Earth DigitalGlobe

Future Objectives and Considerations

Overview

The Comprehensive Plan creates a framework for land use and capital investment decisions by determining a preferred future vision for a community and establishing goals and objectives to make the vision become a reality. To make the process practical and increase the likelihood of implementation, a plan should consider the existing and future context within which development will (or will not) occur, including local opportunities and constraints as well as patterns that affect the supply and demand for housing, business and municipal services. This section presents context for future land use.

Community Development Objectives

This Comprehensive Plan update builds upon a set of community objectives Kilbuck Township adopted in 2000 to guide its development. These seven objectives are the foundation of the zoning ordinance and continue to apply to each land use decision before the Township's supervisors and planning commission.

- To ensure that orderly growth and redevelopment of Kilbuck Township occurs by encouraging infill development where vacant land and public infrastructure co-exist
- To reduce conflicts between existing development, future development and the environment within the Township by protecting and preserving historic structures, green spaces, natural features and commercially viable lands
- To support the development of advanced technology firms and light industrial and commercial centers in the area adjacent to the river and railroad tracks
- To provide adequate utility service to commercial, residential and industrial consumers; ensure the public has a safe drinking water supply; and extend sanitary sewerage facilities throughout the Township

- To preserve and provide adequate accessible community facilities and services to the residents of the Township and to develop recreational opportunities for all age groups and genders
- To improve the movement and circulation of goods and people throughout the Township and region and provide a safe and well-maintained transportation system in the Township
- To promote business development and job creation and retention which will benefit the Township and the region

Infill development and adaptive reuse continue to be priority strategies to ensure that future development patterns take advantage of existing infrastructure investments. Concentrating development within certain areas can also help the Township to accommodate growth while preserving as much as possible of its scenic natural character.

Conclusions from Background Studies

Earlier sections of this report that update demographic and housing market data reveal trends that may shape future development. In particular:

- Demographic and housing trends in Kilbuck Township between 2000 and 2013 were largely reflective of conditions across Allegheny County, including modest losses in residents and households, an aging population and diversifying household types, with fewer married families with children. Township residents tend to be well educated and employed in higher-earning industries.
- The Township's housing stock consists almost exclusively of owner-occupied, single-family detached homes at a variety of affordability levels. Only a handful of building permits have been issued during the last 10 years, a fact which – along with the general economic recession – was likely related to the stagnation

of home values since 2000. The Census estimated that 22 units were vacant as of 2013, though field work indicated that few vacant units impose an obvious blighting impact on neighborhoods.

- Because the Township is not heavily dependent on commercial development, remaining viable may involve considering ways in which the Township can match its housing stock to the needs and preferences of the buyers it hopes to attract. For instance, people nearing retirement typically give greater consideration to downsizing their residence while remaining close to family, friends and amenities. This suggests a need for affordable housing choice for this age cohort – meaning smaller housing units with fewer maintenance demands (such as the patio homes underway at Traditions of America development). As the Baby Boomer age cohort moves out of larger homes or passes away, the Township should expect an increase in for-sale single-family housing.
- Within the context of overall growth along the corridors leading north out of Pittsburgh, the Township's blend of scenic natural features, its proximity to major employment centers and its access to a high-quality school district and recreational amenities could position it to attract new residents.
- The Township's undeveloped land area represents growth opportunity, though much of it is constrained by environmental factors, whether it falls within an official conservation area, such as the Tom's Run Valley biodiversity area, or it involves proximity to steep slopes, water features or other conditions that make development more costly or infeasible.
- Pedestrian and bicycle connections are also constrained by natural landscape features, as topography and a narrow right-of-way would make it difficult to add multi-modal features to some existing routes. Nonetheless, the Township should anticipate increased demand for improvements that would not only increase the safety and efficiency of auto travel, but also incorporate features oriented toward meeting a broader array of mobility needs.
- The future land use plan will need to consider development patterns as they relate to flood hazard risk, in terms of incentive or disincentive relative to development in hazard-prone areas or by promoting policies that would slow the growth of impermeable surface area. The availability of water/sewer infrastructure gives the Township a natural way to control the location and intensity of development.

Physical Constraints

Evaluating all proposed future developments should involve determining what constraints may exist. Physical factors such as geology, topography and public infrastructure determine the intensity and extent of development that is appropriate for a given site.

Development in the Township is impacted considerably by environmental factors such as steep slopes and flood risk and by geological characteristics such as clay-based soils, which do not allow for adequate percolation for on-lot septic systems. Areas with these features and without public sanitary sewer lend themselves naturally to a conservation or low-density residential use.

The Ohio River flood plain is the largest in the Township and the one most prone to flood events. Other than railways and Ohio River Boulevard, little if any development has occurred in this area. The Tom's Run valley is also flood-prone, but similarly little development exists in this area, which includes a few housing units and land held by the Western

Pennsylvania Conservancy. By contrast, a considerable amount of development exists within the Lowries Run flood plain in the lower portion of Camp Horne Road. This area was settled during the Township's early years and has experienced flooding in the past.

The Township's zoning ordinance defines steep slopes as land areas where slope exceeds 25%, as determined by on-site or aerial topographic surveys prepared with a two-foot contour interval. These areas, as well as flood plains, landslide-prone areas and undermined areas with less than 100 feet of overburden, are protected by an overlay district in the zoning ordinance. This district carries additional regulation to limit development in unsuitable areas.

Anyone proposing development on a slope of 25% or more must notify the Township in advance. The Township will require a geotechnical report if any evidence exists that the underlying geology of the site may be unstable. All land disturbance is required to comply with the Township's grading code (Part 19). These and other controls were in place prior to the 2006 landslide at the

Dixmont site, but "over 50 variances were granted" to make way for the project, according to the Allegheny Land Trust. The impact of the slide on the Township and region threw into sharp relief the importance of environmental considerations to development.

As described on page 51, the sanitary sewer system within the Township is limited primarily to its eastern side, along Camp Horne Road and in residential areas that extend from other communities. Sanitary sewer service is a necessity for any large-scale development to occur. Thus, any investments made in capacity expansion have the potential to change land use patterns. Costs associated with this infrastructure will be the responsibility of future developers and could be offset by the number of customers who would use the system.



Site Assessments

Overview

This section describes potential areas for future development in the Township based on environmental constraints, the location of public infrastructure (roads and utilities) and the history and context individual to each site. Each site profile reports existing characteristics to the extent that such information is available, determines the maximum possible capacity for development based on current zoning and explores any other possibilities that might advance community objectives. The list highlights potentially developable areas, though it is not an exhaustive inventory of opportunities that exist within the Township.

The potential for development was based on the assumption that future development sites should meet at least four basic requirements:

- Large tracts of land
- Close proximity to public utilities
- Adequate transportation access
- Minimally impacted by environmental constraints

Site 1: Sewickley Ridge

Of the 241 homes being developed at the 107-acre Lenzner farm west of Toms Run Road, 17 are slated for construction in Kilbuck Township. The Traditions of America site at Sewickley Ridge will include a mix of single-family detached dwellings and townhouses, all age-restricted to over-55 households. Prices range from the high \$200,000s to the mid \$300,000s. Ohio Township officials anticipated little impact on the school or road systems as a result of the development. In Kilbuck, traffic impacts would potentially occur along Duff Road to Toms Run Road, a section that was previously completely rural. A pump station in Ohio Township exists to service the development, though future expansion would call for expansion on the Kilbuck side. Ohio Township plans to handle road maintenance responsibilities for the entire site.

Along the site's southern border in Kilbuck are privately owned residential parcels and land held by the Western Pennsylvania Conservancy.

Figure 28: Current Land Use and Slope

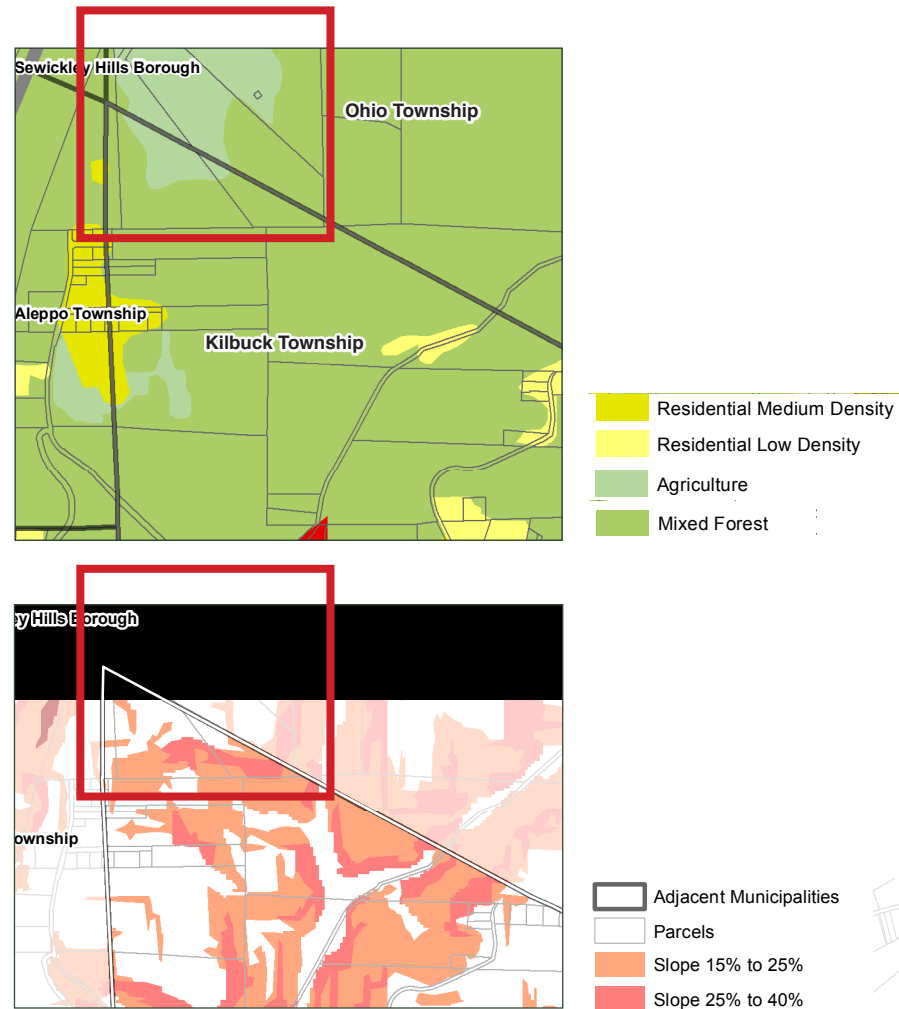


Figure 29: Aerial View of Traditions at Sewickley Ridge Site, June 2014



Source: Google Earth DigitalGlobe

- ① Parcel 424-L-60: 12.6 acres. Private residence. Zoning: R1.
- ② Parcel 424-G-38: 21.2 acres. Owned by developer. Zoning: R1.
- ③ Parcel 424-G-48: 29.8 acres. Owned by developer. Zoning: R1.

Assuming connections to public water and sanitary sewer via existing nearby systems, the base district minimum lot size of 21,780 square feet in R1 would allow for construction of up to roughly 40 single-family detached homes on the portions of two developer-owned parcels within Kilbuck Township.

Site 2: Carey's Bluff

Two-thirds of the plans for residential development at the Carey's Bluff site (single-family dwellings and condominiums) fall across the border with Glenfield Borough. In Kilbuck, the site would include five quadplex structures and a private sewage treatment facility along Duff Road.

The area is not within the vicinity of existing public water and sanitary sewer. Past negotiations have sought to ensure that the proposed sewer facility cannot become a burden to Kilbuck taxpayers, by means of escrow funds, insurance, the posting of security by the developer, covenants contained in the development's deeds, and/or intermunicipal agreements with Glenfield. The plant would be not be designed for capacity beyond the Carey's Bluff site.

The developer must also contend with the site's considerably challenging topography.

This parcel is surrounded by vacant land, much of which is also steeply sloped.

Figure 30: Current Land Use and Slope

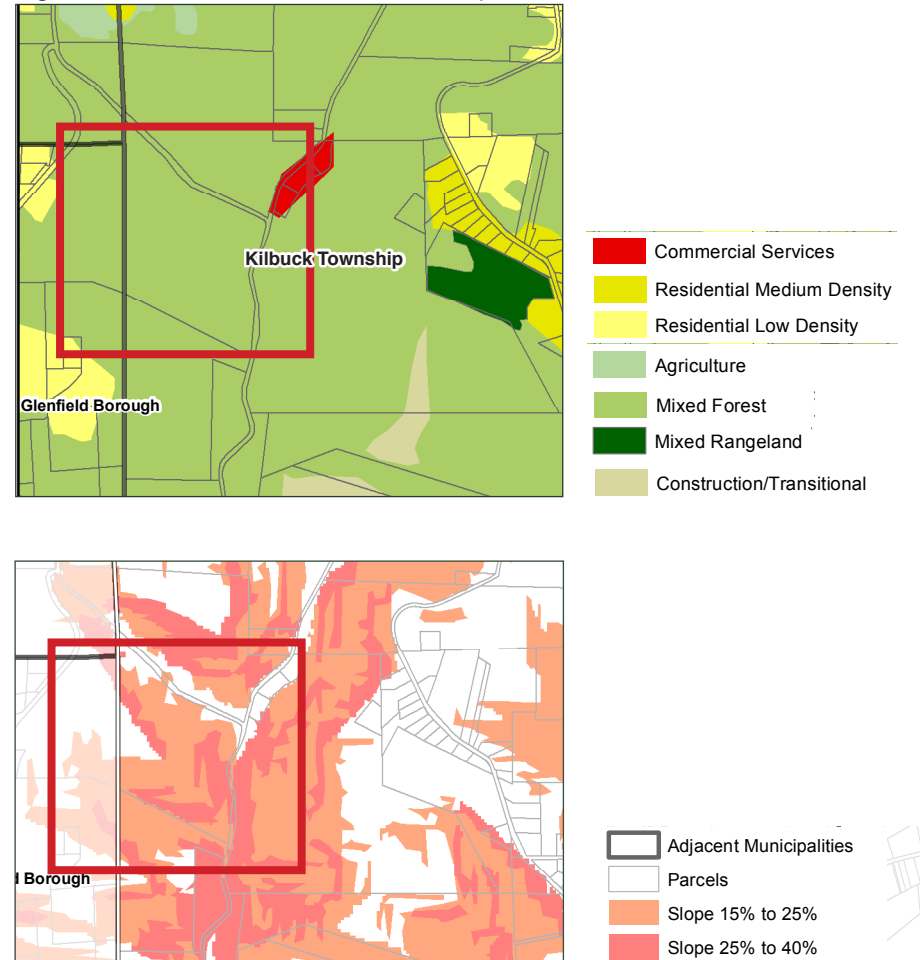


Figure 31: Aerial View of Carey's Bluff, June 2014



① Parcel 346-N-20: 36.6 acres. Owned by developer. Zoning: SUD.

The developer-owned parcel is currently zoned Special Use District, which provides a high degree of flexibility. With some exceptions, the residential uses in the R3 district are permitted by right, in addition to many commercial and other uses. Even without public water and sewer access, the ordinance would allow a developer to site up to 36 single-family homes in a conventional lot configuration up to hundreds of townhouses/quadrplex units. The prohibitive factor is slope, which limits the number of units that can be cost-effectively and practically developed in this location.

Site 3: Hivue Lane Extension

The potential for further single-family development exists behind Hivue Lane, on a largely forested lot with some flat areas.

The northern portion of the parcel appears to be within range of existing sanitary sewer service. Existing public water infrastructure is farther removed, with the nearest possible connection south along Eicher Road.

The site is near Harmony Road, but a potential connection would occur in the vicinity of a portion that has been closed since a landslide circa 2005. Otherwise, connection would occur to Eicher via Hivue.

As is the case with many other relatively large parcels in Kilbuck Township, this parcel includes areas affected by slope constraints.

Figure 32: Current Land Use and Slope

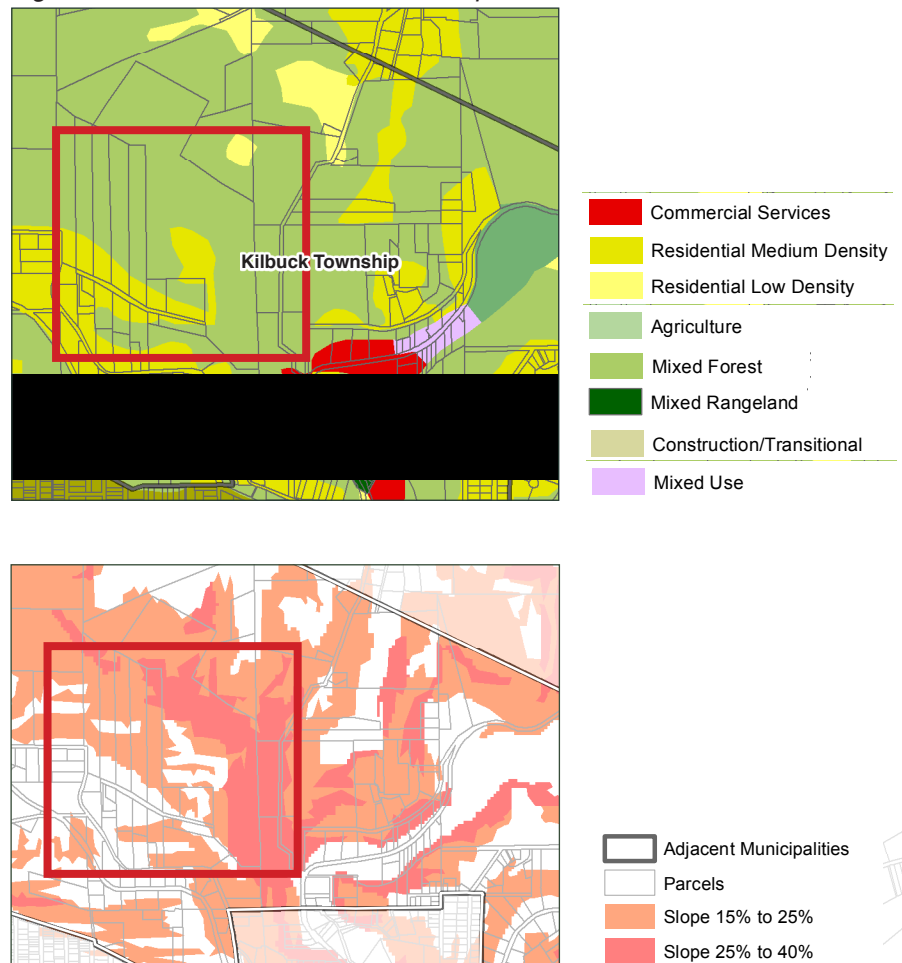


Figure 33: Aerial View of Hivue Lane Area, June 2014



① Parcel 347-N-210: 31.9 acres. Privately owned. Zoning: R1.

The site is currently zoned R1. Assuming that at least public water or sanitary sewer service is available, the minimum lot area for single-family detached dwellings is 21,780 square feet, which at full build-out would be equivalent to a maximum of 63 units across the expanse of the parcel. This number would be limited by topography.

If connection to the existing sewer system were feasible, the likelihood that the site could support other housing types would increase. In particular, finding locations to encourage the development of smaller, accessible and affordable units would position the Township to capture the growing market of seniors looking to downsize as well as the increasing number of younger small households. The flatter section of the parcel in particular might be well suited to multi-family structures or patio homes.

Site 4: Avonworth

It would be possible to create a connection where a paper street currently exists between Plumer Avenue the rear of Avonworth Community Park in order to open up a portion of the site for further investment. The site is within the vicinity of existing public water and sanitary sewer service and includes a flat portion along its southwestern side that could accommodate development.

If the park parcel were subdivided to add housing or other uses, care would need to be taken to minimize the impact of any increased traffic volume in the park. The parcel abuts single-family homes to the south and an animal shelter property to the east. It is adjacent to a strip of commercial properties along Camp Horne Road. The Avonworth Municipal Authority owns both this property and a 30-acre parcel across Camp Horne Road.

Figure 34: Current Land Use and Slope

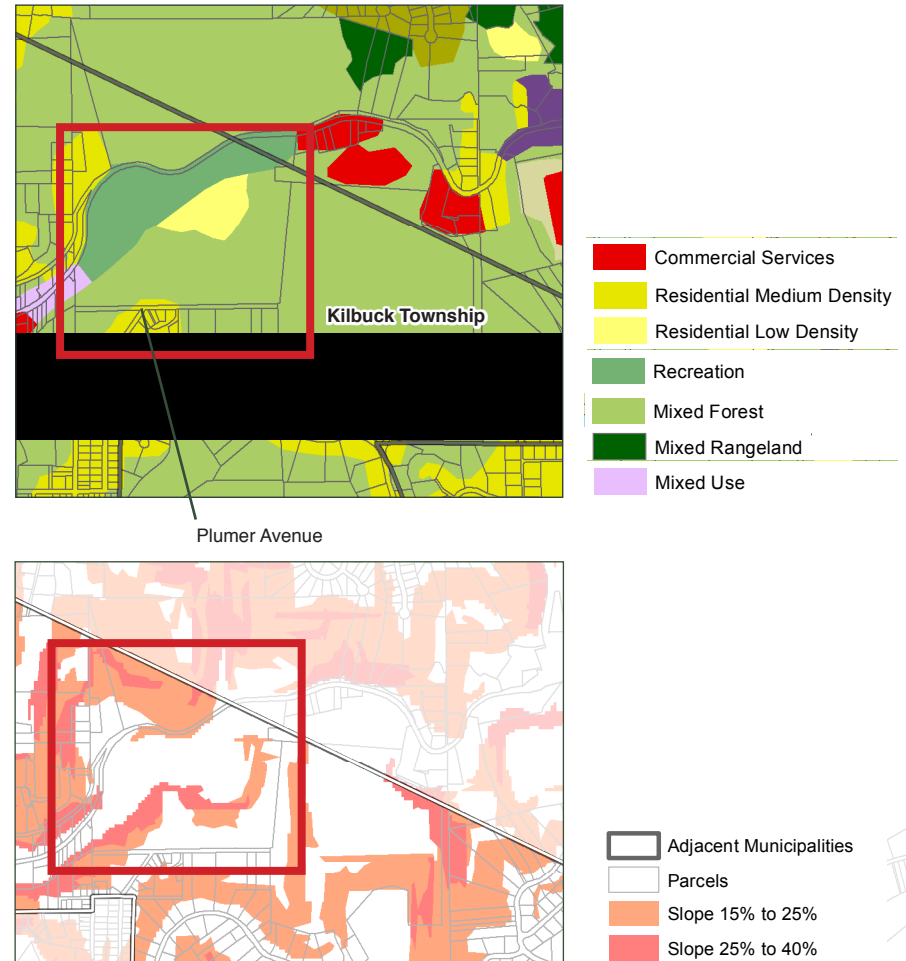


Figure 35: Aerial View of Avonworth Community Park Site, June 2014



- ① Parcel 347-R-5: 30.3 acres. Owned by joint municipal authority. Zoning: Park and Open Space.

Of this parcel's 30.3 total acres, only about one-quarter to one-third might be suitable for housing development. Particularly, this would include land along the paper street south of the park's established recreational use areas and situated on a flat area above the park's natural slope. If the parcel were subdivided and one section rezoned for residential use, a cluster or conservation subdivision might be one means of balancing the need for new housing options with the desire to preserve as much as possible of the Township's natural conditions. A conservation subdivision in particular would require the developer to permanently protect some measure of open space in exchange for flexibility in lot size requirements.

Site 5: Upper Roosevelt

The Township's western side is comparatively undeveloped, due primarily to topographic constraints and the absence of public infrastructure. However, some areas have more development potential than others. Among the sites best suited for potential investment are two located across Roosevelt Road from land held by the Western Pennsylvania Conservancy near the Township's northern border. These parcels include relatively flat portions and are within the vicinity of existing public water and sanitary sewer service. This general area could accommodate development pressure as nearby Ohio Township continues to approach the maximum level of build-out that is cost-effective for developers.

Figure 36: Current Land Use and Slope

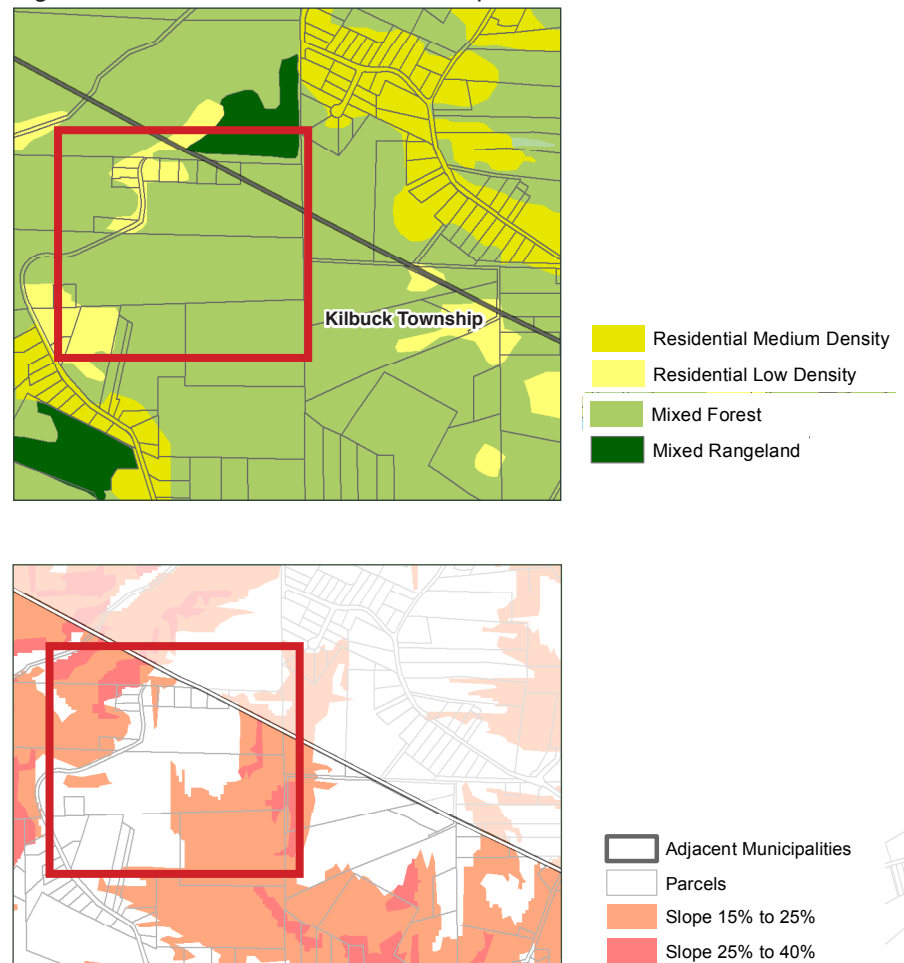


Figure 37: Aerial View of Parcels along Upper Roosevelt Road, June 2014



- ① Parcel 347-R-5: 15.3 acres. Privately owned. Zoning: R1.
- ② Parcel 346-E-35: 49.1 acres. Privately owned (same owner). Zoning: R1.

Combined, these two parcels cover 64.4 acres in an area currently zoned R1. Assuming that existing systems have the capacity to accommodate development at this site and that connections would be feasible, the ordinance would allow up to 128 single-family dwellings across the two parcels on minimum lot sizes of 21,780 square feet.

Alternately, the Township could facilitate the development of a wider array of housing options by rezoning the area to R2 or creating an overlay to allow subdivision design flexibility in exchange for desired outcomes, such as a mix of structure types, pedestrian-oriented streetscapes and/or the preservation of open space.