

plan marshall
township
ORDINANCE UPDATE

910 Stakeholder Meeting
8/20/2024

Michael Baker
INTERNATIONAL



Ground Rules For Tonight's Meeting

- We want to hear from *everybody*
- To achieve this, we **will hold questions and discussion until after the presentation**
- **If you would like to speak tonight, please sign up**
- **Please be respectful** to the person speaking
- **Only the person called to the podium may speak**
- Please, limit comments to **3 minutes**
- If you would like to have a **sidebar conversation**, we kindly ask you to **step outside**

Agenda

7:00-7:05	Intro
7:05-7:35	Presentation
7:35-9:00	Discussion
9:00-9:05	Conclusion

2023

2024

WINTER

SPRING

SUMMER

FALL

WINTER

SPRING

SUMMER

FALL

MILESTONE #1

MILESTONE #2

MILESTONE #3

MILESTONE #4

MILESTONE #5

Appoint Steering Committee/Project Kickoff

Ordinance Initial Review/Grading Ord. Adoption

Tailoring Policies Based upon Feedback

Draft Preparation and Public Engagement

45-Day Official Review/Adoption Process

- Steering Committee Appointed
- Project Kickoff Meetings
- Township Tour

- Ordinance Due Diligence Review
- Project Team provides general recommendations for new ordinance organization
- Grading Ordinance Updated and Adopted

- 4 Steering Committee meetings
 - Discussions on Tree Protection, Buffers, Route 910 Overlay, Greenspace, Landscaping
- Community Day
- Route 910 Meeting #1
- Board of Supervisors Presentation
- Working Sessions Between Project Team and Township

- First Draft of Zoning Ordinance Complete
- Reviewed by Solicitors
- 5th Steering Committee Meeting Held
- Second Meeting Regarding Route 910 Overlay
- Community Day 2024
- Open House (TBD)
- Final Edits made to Zoning Ordinance and SALDO

- Adoption Process
- Public Hearing

Planning Jargon Definitions

- **Base Zoning District** – A set of land use regulations that apply to an area and determine the type of uses allowed and various other requirements (density, setbacks, etc.). Typically residential, commercial, industrial.
- **Suburban Residential** – The base zoning district for the area in question. The only allowable use permitted by right is residential.
- **Uses** - An activity, operation, occupation, or business which can be conducted on a parcel of land. They can be permitted by right, conditional, or not permitted.
 - Examples include single-family detached buildings, townhouses, child day care center, restaurant, school, etc.

Planning Jargon Definitions (con't)

- **Conditional Use** – a use that is permitted only if certain conditions are met.
- **Zoning Overlay** – a set of more specific guidelines for development that apply on top of base zoning regulations. Usually more stringent and localized.
- **Trip Generation** – Total number of trips a land use generates.
- **Pass-by Trips** – A portion of the total number of trips generated in which the driver makes a stop along their path and then continues to their destination.



Route 910

Mingo Rd

Hillcrest Cir

Leidecker Ln

Cresswyck Ct

Davidford Dr

Lexington Pl

Highpoint Dr

Wexford Run Rd



Mingo Rd

Route 910

Leidecker Ln

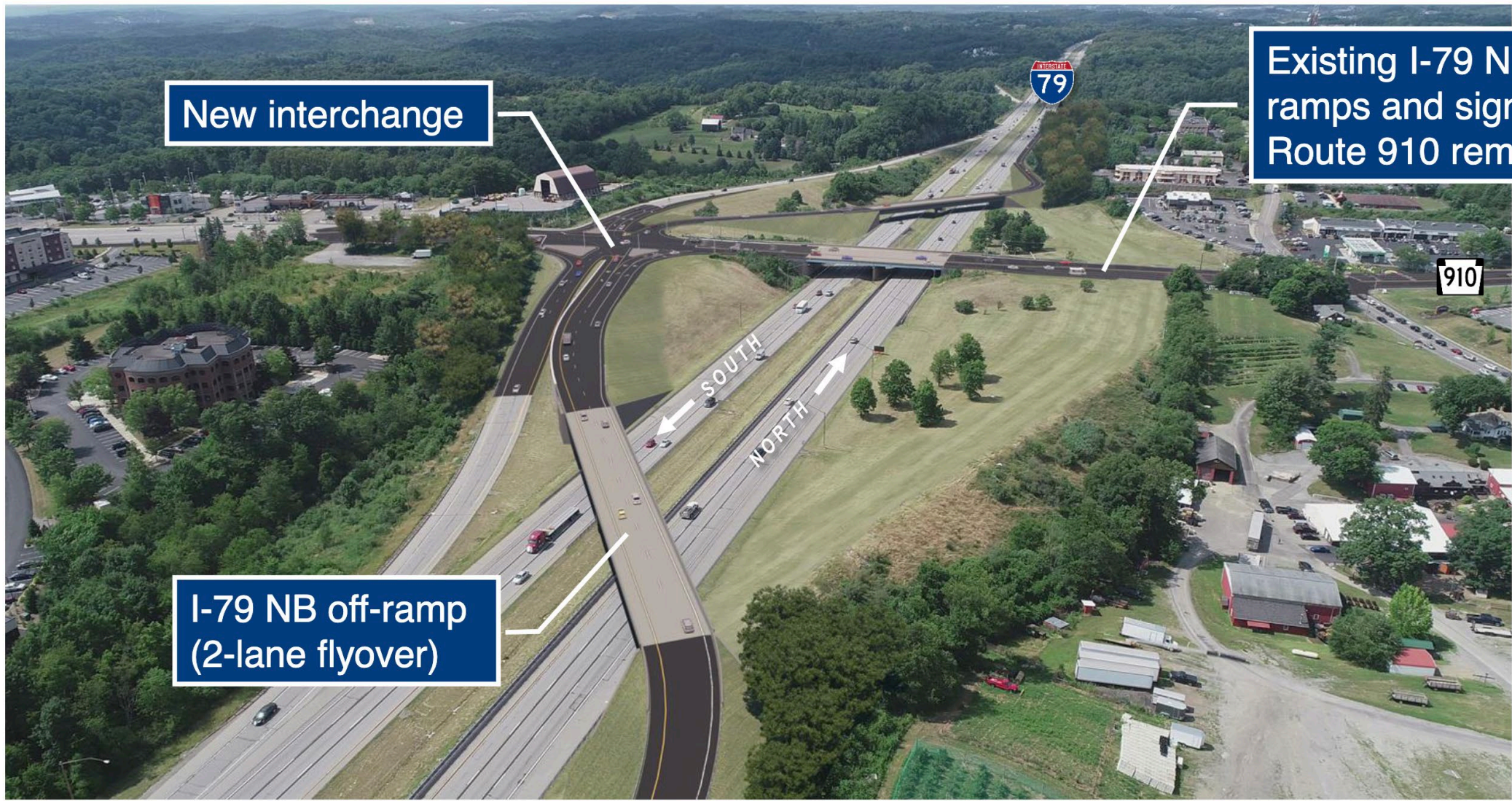
Cresswyck Ct

Davidford Dr

Lexington Pl

The backstory: This issue is not new.

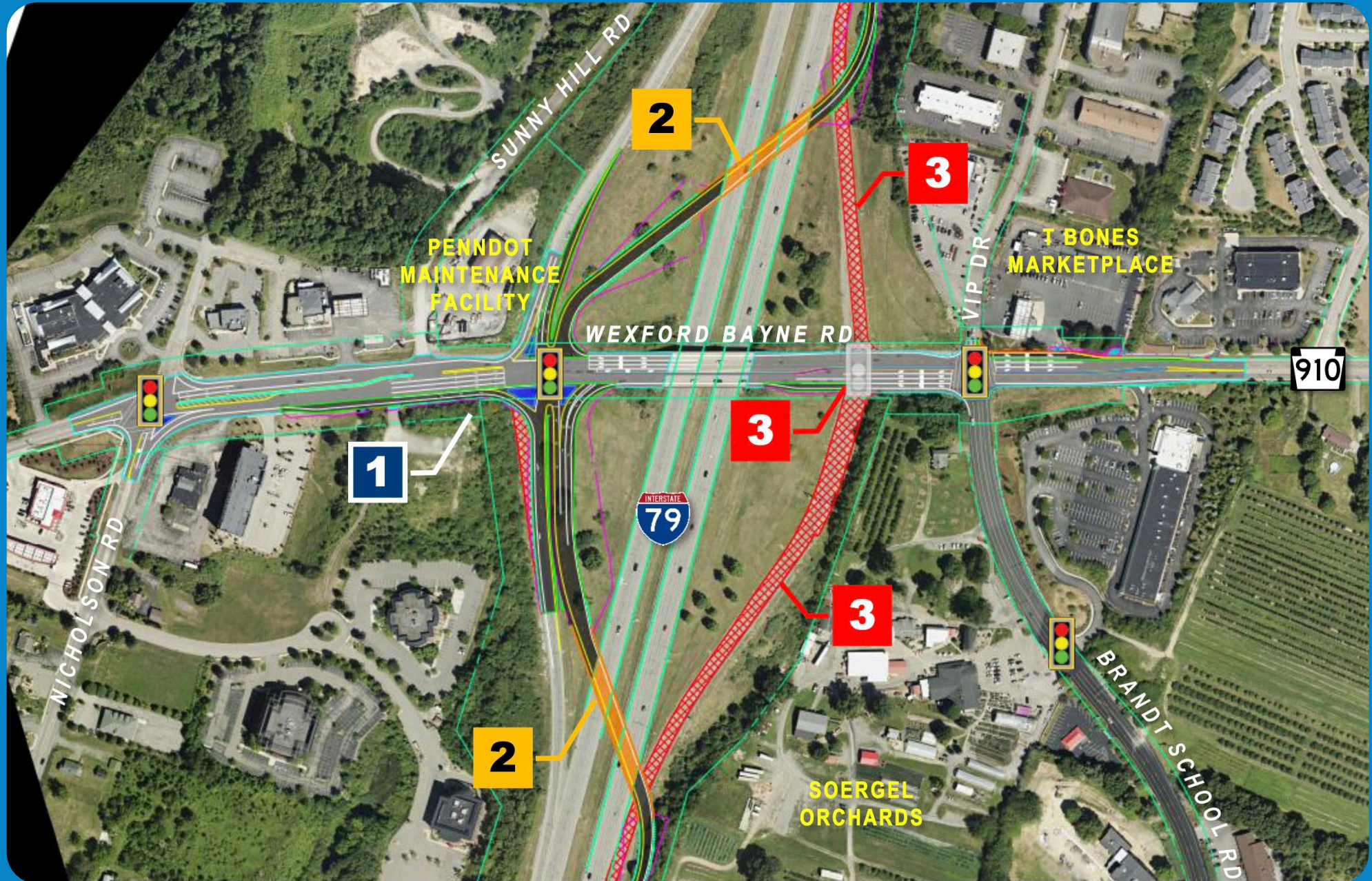
- Traffic volume along Route 910 has dramatically increased in past decades due to accelerating development in neighbor communities. This is *the* east/west route from I-79 Wexford.
- Both the 2006 and 2022 Comprehensive Plans identified this as a key issue.
- Past discussions concluded that traffic volume had not yet reached the tipping point of requiring intervention.



New interchange

Existing I-79 NB ramps and signal on Route 910 removed

I-79 NB off-ramp (2-lane flyover)





planmarshall township
ORDINANCE UPDATE
ROUTE 710 STAKEHOLDERS/
PROPERTY OWNERS MEETING

NEW ZONING ORDINANCES

ROUTE 710 CORRIDOR STUDY

ROUTE 710 CORRIDOR STUDY

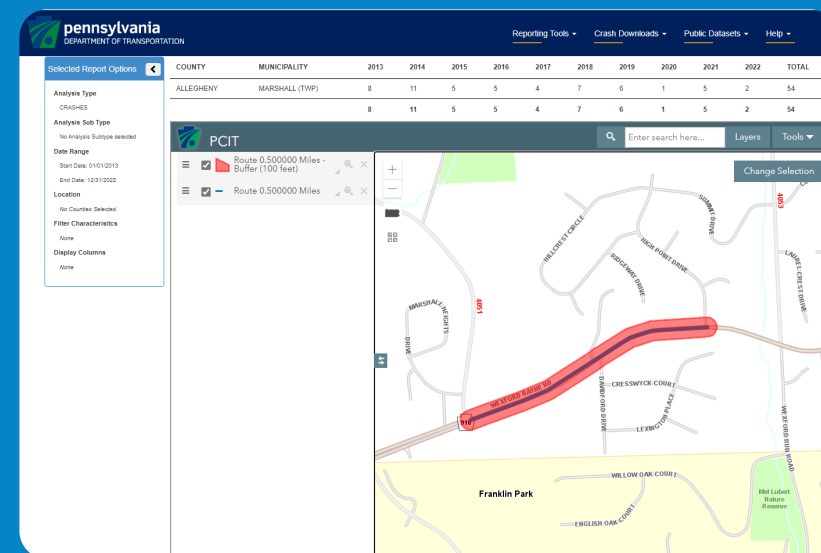


910 STAKEHOLDER ENGAGEMENT: Takeaways

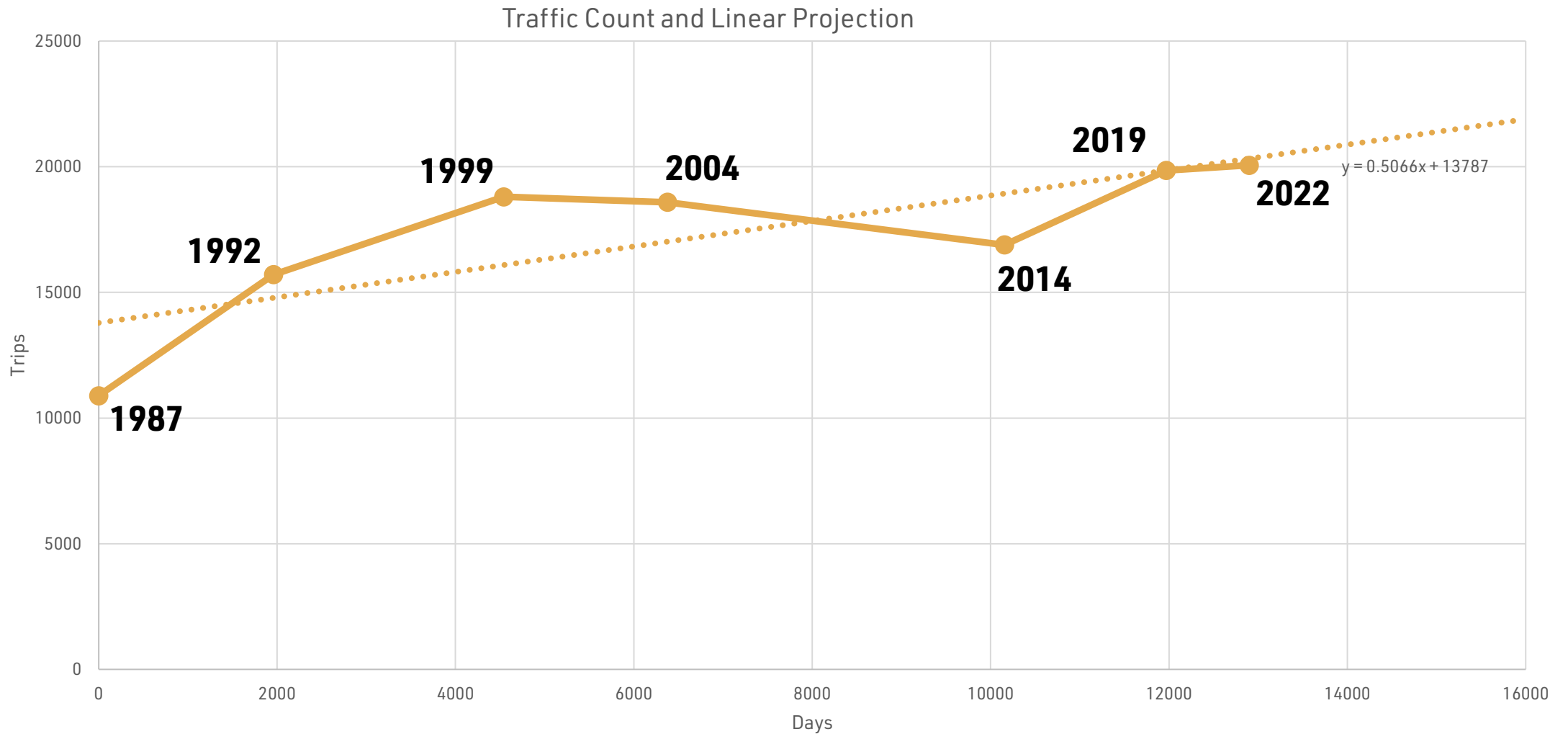
- **Safety, traffic, and noise** remain the top concerns of this area
- Several property owners (and people from adjacent neighborhoods) **prefer to leave the zoning as is.**
- Other property owners feel strongly that the **zoning should allow for commercial**, which would enable them to maximize their return on investment.

Route 910 Research

- Current PennDOT projects do not address safety concerns along this stretch of 910.
 - PennDOT is resurfacing 910 from I-79 to Gibsonia for **\$8.4M**
 - I-79 Interchange Project does not extend beyond Mingo
- Traffic Increasing Due to Growth of Surrounding Areas
 - 2022 AADT: 17,350
 - 2024 ADT: 18,648
- 54 Crashes from 2013-2022; 0 fatalities



Traffic Count Linear Projection



Streetlight Data: East of Mingo, West of Highpoint Corridor

- 2019 Daily Volume: 23,099
- 2021 Daily Volume: 20,352*
 - *Decrease likely due to COVID Pandemic**
- Average Trip Time: ~45 minutes
- Average Trip Distance: 20 miles

910 CONCLUSIONS

- The completion of the I-79 Wexford interchange redesign represents **the arrival of the tipping point**
 - Continued development across borders has increased traffic for many years
 - Conditions have worsened noise and safety concerns
 - Traffic changes associated with the new interchange, along with the lack of planned improvements to Route 910 beyond Mingo, will exacerbate existing safety and access problems
- The Township must prioritize the **public good**
 - Solve for safety of this area

HERE'S WHAT WE'RE PROPOSING

ROUTE 910 TRANSITIONAL OVERLAY (RTO)

Use overlay districting

- An overlay district is applied *over one or more base districts* to establish *additional or stricter standards* and criteria
- Here, it's a way to add development options **ONLY** in conformance with a specific higher set of standards
- Base zoning doesn't change – existing uses may continue

RTO POLICY DIRECTION

- **Purpose.** The purpose of the Route 910 Transitional Overlay District is to provide flexibility for lot consolidation and redevelopment according to standards intended to:
 - Foster improved traffic circulation and safety for all users through access control.
 - Enable transition to limited multifamily and non-residential uses.
 - Limit the impact of development on residences through controlling the scale and orientation of buildings and parking lots and requiring buffer landscaping.
 - Maintain a high level of scenic and aesthetic quality along the Route 910 corridor.

RTO POLICY DIRECTION

- **Expand uses**

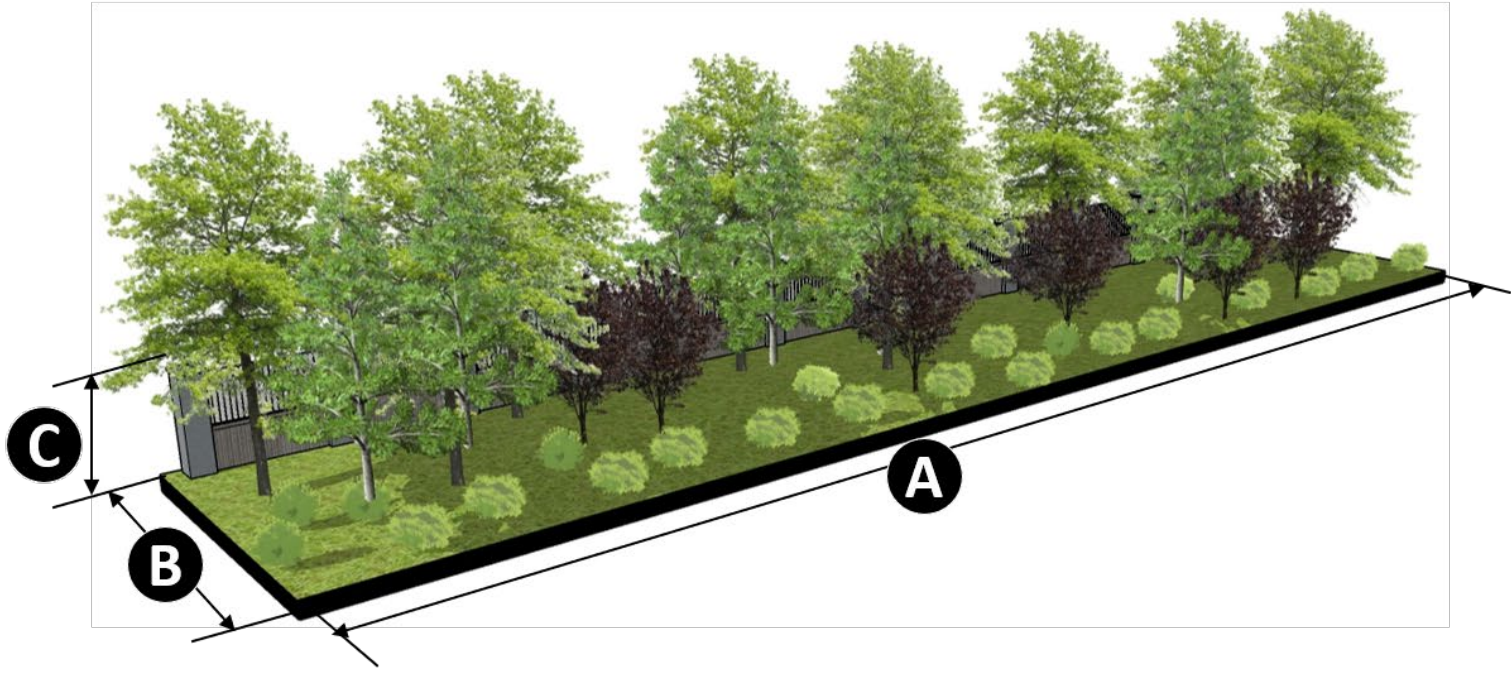
- Conditional use: Townhouse or limited commercial (emphasis on local business), only when **all** of the following can be achieved:
 - **5 ac minimum lot size** (likely achieved through parcel assembly), add on to existing (future) RTO development – or eliminate/consolidate at least four driveways onto Route 910 existing at the time of enactment
 - Meet **access management standards** (dedicated light, turn lane, access road)

Design and performance standards

- Pedestrian network (interconnected sidewalks)
- Enhance quality architectural character, aesthetic
- Mitigate externalities (noise, glare)
- Landscaping/environmental features

Buffer and Screening

- **Buffer Planting Strip D**
 - Must screen adjacent residential neighborhoods
 - Designed to block 100% of the view at six-foot height.
 - Fence or masonry wall AND 20' deep dense vegetation.
 - Plants located to produce greatest reduction of light, noise, and views.
 - Buffer must contain per 20' deep, 100' wide, at least:
 - 2 shade trees
 - 8 evergreen trees
 - 24 shrubs







Access Management

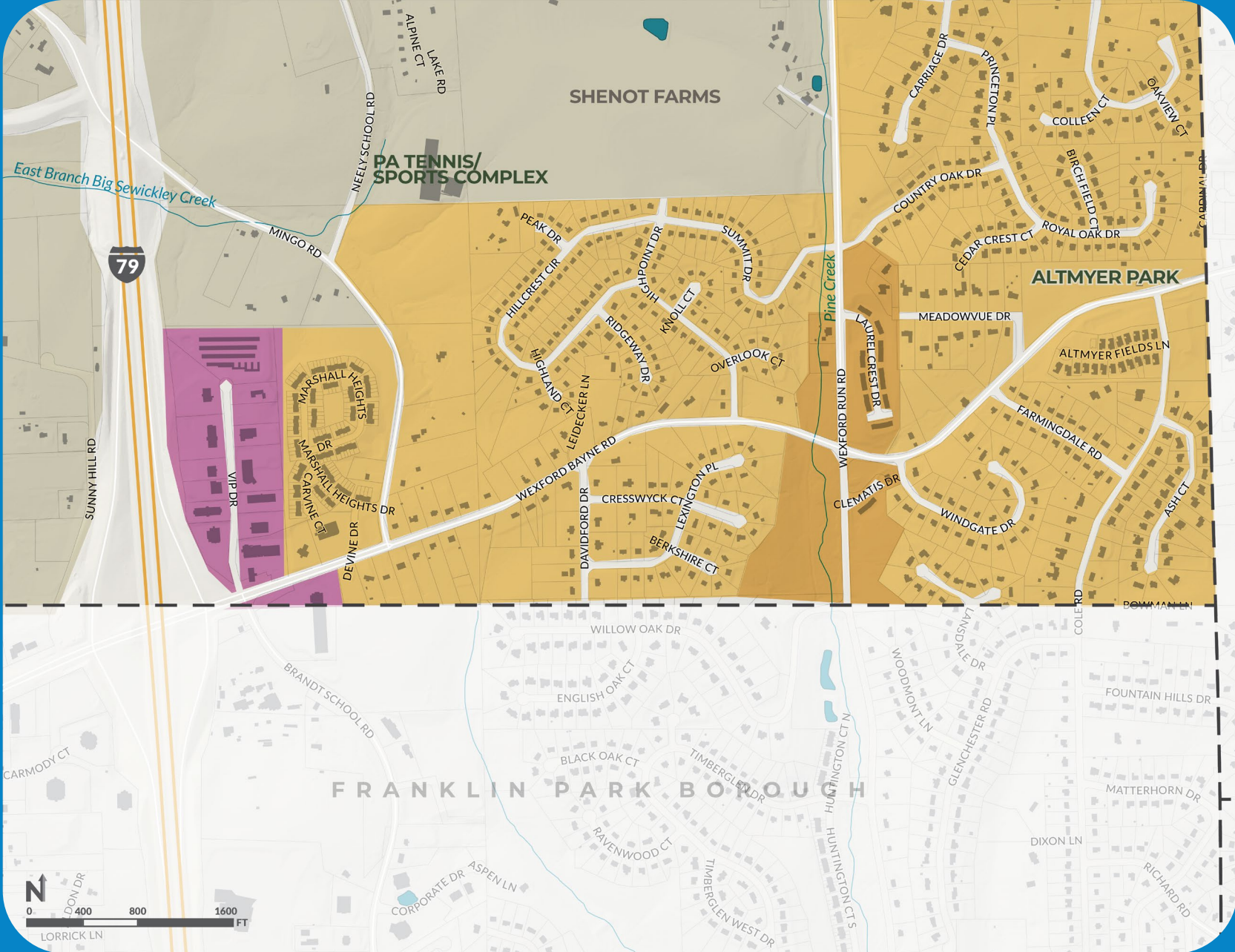
- Internal access road
- Elimination of individual curb cuts in this area
- Ingress/Egress at Mingo Road light
- Potentially providing one-way access for Davidford residents

Rationale

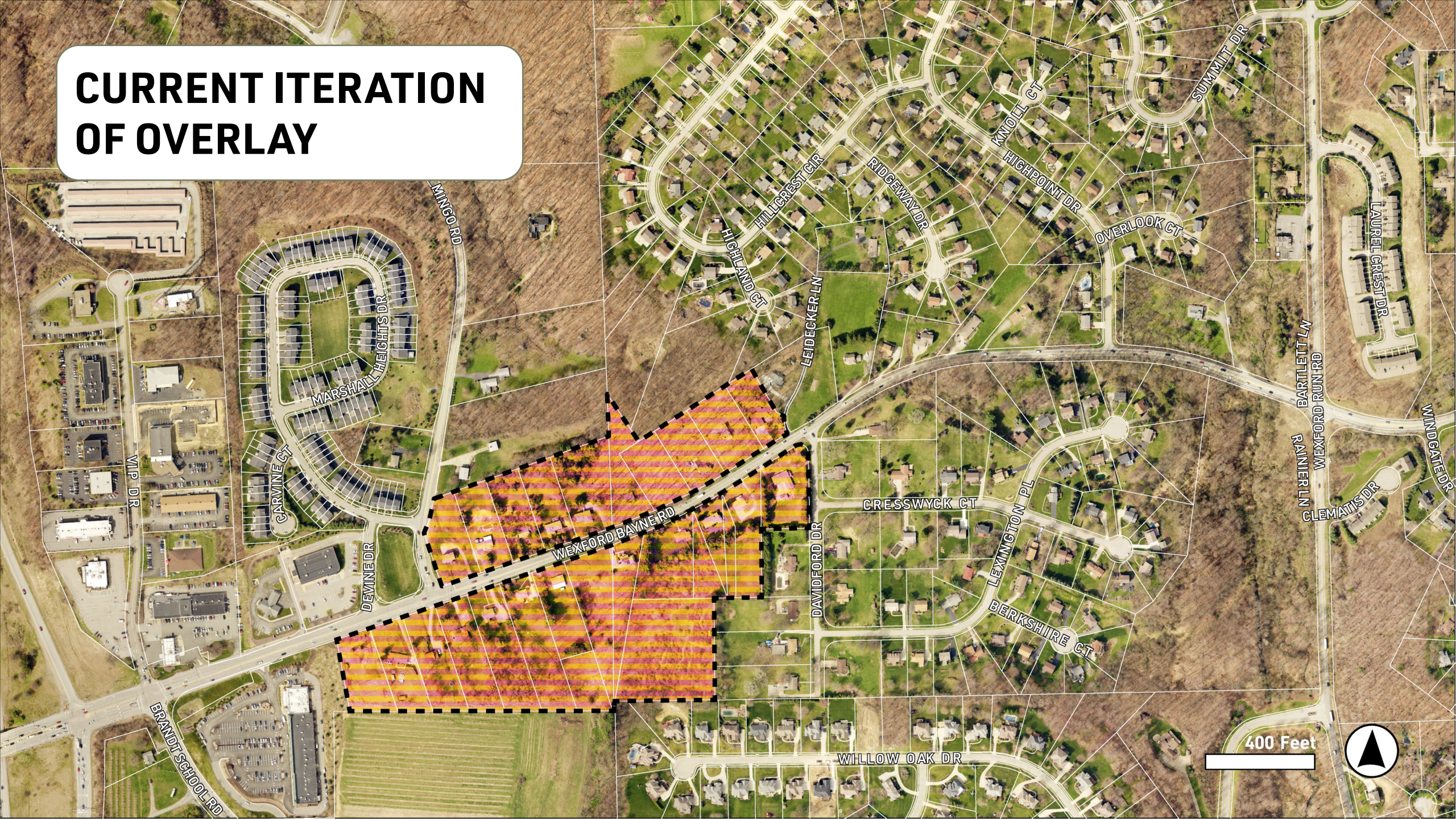
- Doing nothing is an option, but not one without consequences.
- The interchange project will reduce gaps in future traffic, which we expect to continue increasing.
- Reducing potential conflict points (driveways) along this stretch is critical for improving traffic safety.
- Traffic conditions have rendered the single-family home use along Route 910 increasingly untenable, sapped home values.
- Adding the overlay opens compatible new development options **in exchange for** high development standards that increase safety and protect nearby neighborhoods.

EXISTING ZONING

-  CONSERVATION RESIDENTIAL
-  SUBURBAN RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  PLANNED OFFICE, RESEARCH AND BUSINESS PARK



CURRENT ITERATION OF OVERLAY



MINGORD

MARSHALL HEIGHTS DR
GARVINE CT

DEVINE DR

BRANDT SCHOOL RD

HIGHLAND CT
HILLCREST CIR

LEIDECKER LN

RIDGEWAY DR

KNOLL CT

HIGHPOINT DR

OVERLOOK CT

SUMMIT DR

LAUREL CREST DR

BARTLETT LN

WEXFORD RUN RD

WINDGATE DR

RAINIER LN

CLEMATIS DR

CRESSWYCK CT

DAVIDFORD DR

LEXINGTON PL

BERKSHIRE CT

WILLOW OAK DR

400 Feet



Tell us what you think...
We want to hear from *you!*

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DISCUSSION



MARSHALL TOWNSHIP

NATURALLY CONNECTED



MARSHALL TOWNSHIP
**COMMUNITY
DAY 2024**

SATURDAY, AUGUST 24TH
4PM-FIREWORKS
KNOB HILL COMMUNITY PARK

