



ALLEGHENY COUNTY
ECONOMIC DEVELOPMENT

Land Development Consistency Review – General Information

Development projects receiving County financial assistance will be evaluated for consistency with *Allegheny Places*. Applicants are encouraged to meet with Allegheny County Economic Development (ACED), Planning Division, as early in the design process as possible to discuss ways in which projects can be consistent.

Development project applications that require a consistency review must include enough information for ACED to thoroughly understand and evaluate the application. If an application has been submitted to the municipality or municipalities in which the project is located, please provide the same information (plans, reports and other materials) to ACED Planning Division. Applicants should also complete a “Development Projects Checklist” and submit it with the application. The checklist is available at www.alleghenyplaces.com on the Consistency page.

For applicants who would like to meet with the County prior to making a formal submittal to the municipality, a sketch plan which includes or is accompanied by the following minimum information should be provided:

- a brief narrative describing the proposed project.
- a site plan, drawn to scale.
- names and addresses of the landowner, developer and applicant.
- name of the firm that prepared the plan.
- location map, at scale, that clearly identifies the location of the property.
- north arrow.
- name of the municipality or municipalities where the project is located.
- significant natural and man-made features (e.g., floodplains, watercourses, tree masses, undermined areas, existing structures, etc.).
- a site analysis, prepared in accordance with §5.1.2 of the *Allegheny County Subdivision and Land Development Ordinance*.
- proposed street, parking, building and lot layout.
- existing zoning of subject property and zoning of adjacent property.
- approximate location and type of any existing utilities and easements.
- statement explaining the proposed method of water supply and sewage disposal.
- any other relevant information.

The *Allegheny County Subdivision and Land Development Ordinance* is also available at www.alleghenyplaces.com, in the eLibrary.

If you have any questions or require additional information please contact Ms. Kay Pierce, Manager, Planning Division, at 412-350-1030.