

County & Municipal Comprehensive Plan Consistency Review Checklist

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AlleghenyPlaces: Key Consistency Questions

Does the municipal plan:

- Promote equity and diversity through its land use policies and practices?
- Promote sustainable development?
- Provide for compact, walkable, mixed-use development?
- Provide for transit-oriented development?
- Building on existing infrastructure?
- Prioritize investment in existing CBDs and community downtowns?
- Prioritize brownfield redevelopment?
- Locate jobs where people live?
- Recognize community character and preserve historic resources?
- Facilitate public access to the river?
- Protect environmental resources?
- Direct development away from hazardous areas?
- Provide for greenway connectivity?
- Promote multi-municipal cooperation and sharing of services?
- Support County economic development policies?
- Provide for multiple modes of transportation?

AlleghenyPlaces: Consistency by Element

A. Land Use Plan - Chapt. 4A-1

1. **Yes** **No** Does the municipal plan use the same or similar terms for Places and other land use categories as *AlleghenyPlaces*?
2. **Yes** **No** Are any “Places ” on the *AlleghenyPlaces* Future Land Use Map¹ located in the municipal plan’s planning area?
3. If the answer to A.2 is YES, which Place types are present? Are they included in the municipal plan?

Place Type	Present?	TOD Overlay?	Included in Municipal Plan?
Airport-Industry			
Core			
Corridor			
Urban Neighborhood			
Community Downtown			
Village			

4. If a Place is identified in A. 3 as being located in the planning area but it has not¹ been included in the municipal plan, is it for one of the following reasons:

¹ See Map 4A.1 for locations of Places, and Chapt. 4A for Place descriptions.

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Place Type	Location doesn't work	Place type not desired	Not of interest	Other
Airport-Industry				
Core				
Corridor				
Urban Neighborhood				
Community Downtown				
Village				

5. Which other land use categories from the *AlleghenyPlaces* Future Land Use Map² are found within the municipal plan's planning area? Is it included in the municipal plan? Does the municipal plan recommend the same or similar land uses recommended in *AlleghenyPlaces*³?

<i>AlleghenyPlaces</i> Land Use Plan element	Present in planning area?	Included in municipal plan?	Uses recommended in municipal plan consistent?
Infill Areas			
Conservation Areas			
Greenway Network			
River Network			
Transportation Network			

B. Historic and Cultural Resources Plan - Chapt. 4B

- Yes** **No** Are any historic resources identified on the *AlleghenyPlaces* Historic Resources map⁴ located in the municipal plan's planning area?
- If the answer to B.1 is YES, please identify the resource:
 -
 -
 -
- Yes** **No** Are there any other significant cultural or historic resources in the planning area, including but not limited to African American Heritage sites; threatened, critical or unprotected sites; or significant landscapes, viewsheds or corridors⁵?
- If the answer to B.2 is YES, please identify the resource:
 -
 -
 -
- Yes** **No** If the answer to B.1 or B.3 above is YES, does the municipal plan call for the resource to be preserved and protected?

² Map 4A.1; Pgs. 4A.4 - 5

³ Pgs. 4A.4 – 5; Pg. 4A.6, Obj. C.

⁴ Map B.1

⁵ Pgs. 4B.10 – 12; 4B.21

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6. **Yes** **No** Does the municipal plan include a goal or objective to educate citizens about local and County historic resources?
7. **Yes** **No** Does the municipal plan identify any cultural or historic resources as potential economic generators (e.g., adaptive re-use; tourism; other)?
8. **Yes** **No** Does the municipal plan identify any partners such as local historic preservation societies, or state or county organizations to assist with historic resources planning?
9. **Yes** **No** Does the municipal plan recommend adopting land use regulations to implement historic resources planning and preservation goals?

C. Economic Development Plan - Chapt. 4C

2. **Yes** **No** Does the municipal plan include an economic development plan?
3. Are any of the following *AlleghenyPlaces* economic development priority targets⁶ located in the municipal planning area:
 - a. **Yes** **No** Airport area, including I-376 and I-79
 - b. **Yes** **No** Mon Valley hubs
 - c. **Yes** **No** Brownfields
 - d. **Yes** **No** Major transportation corridors
 - e. **Yes** **No** Transit Oriented Development (TOD)
 - f. **Yes** **No** Allegheny Together communities⁷
 - g. **Yes** **No** Major Transportation Corridors (mark any that apply): US Rt. 19; US Rt. 30; SR 8 SR 28; SR 50; SR 51; SR 65; SR 88; SR 837; SR 910
 - h. Other (identify):
4. **Yes** **No** If the answer to any of C.2 above is YES, does the municipal plan identify it as a priority for economic development?
5. **Yes** **No** If the municipal planning area includes any Places identified in A.3 above, does the municipal plan call for the types of development recommended for that Place⁸?
6. **Yes** **No** Does the municipal plan call for new development to be walkable, and to be completely accessible to people with disabilities⁹?
7. **Yes** **No** Does the municipal plan identify any historic, cultural, or natural resources as potential economic generators?
8. **Yes** **No** Has the municipality's zoning ordinance and subdivision/land development ordinance been updated within the last 10 years?

⁶ E.g., Pgs. 2-1; 4C.14

⁷ http://towncenter.info/downtown/allegheny_together/index.aspx

⁸ Pgs. 4C.15 – 4C.18

⁹ Pgs. 4C.19 - 20

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9. **Yes** **No** Does the municipal plan call for education and training for municipal officials?
-

D. Housing Plan - Chapt. 4D

1. **Yes** **No** Does the municipal plan include a goal or objective to support Federal, state and local fair housing policies and practices?
2. **Yes** **No** If the municipal planning area includes any Places identified in A.3 above, does the municipal plan call for the kinds of housing recommended for that Place¹⁰?
3. **Yes** **No** Does the municipal plan identify a problem with vacant, blighted or abandoned structures or properties in the planning area?
4. If the answer to D.3 is YES, does the municipal plan¹¹:
- a. **Yes** **No** Include an inventory of vacant, blighted or abandoned structures and properties, or have a goal or objective to develop an inventory?
- b. **Yes** **No** Establish priorities for demolition of structures?
- c. **Yes** **No** Identify any historic or culturally significant structures to be recovered/preserved?
5. **Yes** **No** If the answer to D.3 is YES, does the municipality/ies participate in the County's Vacant Property Recovery Program?
6. **Yes** **No** Does the municipal plan call for new residential development to include accessible and visitable housing¹²?
7. **Yes** **No** Does the municipal plan call for the use of green building techniques and energy-efficient housing design¹³?
-

E. Parks, Open Space and Greenways – Chapt. 4E

1. **Yes** **No** Is there a parks, recreation, and open space plan for the municipalities in the planning area?
2. If the answer to E.1 is YES, does the municipal plan:
- a. **Yes** **No** Include an inventory and assessment of the condition of existing park and recreation facilities in the planning area?
- b. **Yes** **No** Include an assessment of future park and recreation needs in the planning area?
3. **Yes** **No** Are any Greenways or Allegheny Land Trust GREENPRINT¹⁴ areas identified on the *AlleghenyPlaces* Greenways map¹⁵ in the planning area?

¹⁰ Pgs. 4D.13

¹¹ Pgs. 4D.10; 4D.12, Obj. C

¹² Pg. 4d.10; 4D.12, Obj. D

¹³ Pg. 4D.13, Obj. E

¹⁴ Pgs. 4E.17 - 4E.19

¹⁵ Map 4E.2

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4. **Yes** **No** If the answer to E.2 is YES, does the municipal plan identify and call for such areas to be reserved for conservation purposes and/or compatible recreation uses?
5. **Yes** **No** Are the park and greenway terms defined and used in the *AlleghenyPlaces* Parks, Open Space and Greenways Plan¹⁶ also used in the municipal plan?
6. **Yes** **No** Does the municipal plan propose to establish any greenways not shown on the *AlleghenyPlaces* Greenways map?
7. **Yes** **No** Are any bicycle routes, trails, water trails, or Mega Greenways identified on the *AlleghenyPlaces* Trails map¹⁷ or in *ActiveAllegheny*¹⁸ located in or near the municipal planning area?
8. **Yes** **No** If the answer to E.7 is YES, does the municipal plan identify opportunities to connect to the bicycle route, trail, water trail or Mega Greenway?
9. Which of the *AlleghenyPlaces* park prototypes¹⁹ best describes the municipality or municipal planning area? (check for yes):
 - a. Multi-Municipal Community
 - b. Mature Suburban Community
 - c. Rapidly Growing (Edge) Community
 - d. Urban Community
 - e. Riverfront Community / Linear Greenway
10. **Yes** **No** Does the municipal plan incorporate the park planning recommendations for the prototype that best describes the municipality or planning area²⁰?
11. **Yes** **No** If the municipal planning area has river frontage does the plan include a goal or strategy for providing public access to the riverfront?

F. Resource Extraction – Chapt. 4F

1. **Yes** **No** Are any of the “problem types” identified on the *AlleghenyPlaces* Abandoned Mines and Affected Streams map²¹ located in the municipal planning area?
2. If the answer to F.1 above is YES, please identify:
 - a.
 - b.
 - c.
3. **Yes** **No** If the answer to F.1 is YES, does the municipal plan include any goals, objectives or actions to address the problem identified in F.2 above?

¹⁶ Pgs. 4E.2 – 4E.3; Table 4E.1

¹⁷ Map 4E.3

¹⁸

¹⁹ Pgs. 4E.21 -

²⁰ Pgs. 4E.21 - 4E.23

²¹ Map 4F.1

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4. **Yes** **No** If there are any AMD-affected streams²² in the municipal planning area, does the plan specifically identify them and call for remediation?
5. **Yes** **No** If there are any subsidence-prone or deep-mined areas with less than 100' of overburden²³ in the municipal planning area, does the plan call for the areas to be identified as part of the development review process?

G. Agricultural Resources – Chapt. 4G

1. **Yes** **No** Are there any agricultural conservation easements or agricultural security areas in the municipal planning area²⁴?
2. If the answer to G.1 is YES, does the municipal plan:
- Yes** **No** Identify the conservation easements or security areas on the municipal plan's future land use map?
 - Yes** **No** Call for new or expanded infrastructure to be located outside of any agricultural conservation easements?
 - Yes** **No** Include any goals or objectives to support agricultural operations and practices?
3. **Yes** **No** Does the municipal plan include any goals or objectives to support other sustainable agriculture operations and practices such as urban farms, market gardens, or "Buy Local" programs²⁵?

H. Community Facilities – Chapt. 4H

1. **Yes** **No** Does the municipal plan identify any existing, shared community facilities or services?
2. **Yes** **No** Does the municipal plan identify a need for any new or expanded community facilities or services²⁶ in the planning area?
3. If the answer to H.1 above is YES, please identify:
- -
 -
4. If the answer to H.1 and 2 above is YES, does the municipal plan:
- Yes** **No** Identify opportunities for shared services and/or facilities?
 - Yes** **No** Call for new facilities be accessible by more than one mode of transportation (e.g., bus / bicycle / pedestrian)?
 - Yes** **No** Call for proposed expansions of existing facilities to be ADA-compliant?

²² Pg. 4F.3

²³ Pg. 4F.3 & 4F.4, Obj. B

²⁴ Pg. 4G.1 and Map 4G.1; see also <http://www.alleghenyfarmland.com/>

²⁵ Pg. 4G.4; Pg. 4G.5, Obj. D

²⁶ Pgs. 4H.3 -5 and 4H.6 -7

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5. **Yes** **No** Do the municipalities in the planning area have an adopted a hazard mitigation plan that complies with the most recent edition of the Allegheny County Hazard Mitigation Plan?
6. **Yes** **No** If the municipal plan identifies a need for services or facilities for older residents does the plan include a goal, objective, or action to meet the identified needs?

I. Transportation – Chapt. 4I

1. **Yes** **No** If any transportation projects identified on the *AlleghenyPlaces* Proposed Transportation Projects map,²⁷ and/or in the most current version of the SPC Long-Range Plan, are located in the municipal planning area are they identified in the municipal plan?
2. **Yes** **No** If any Places identified on the *AlleghenyPlaces* Future Land Use map are located in the municipal planning area, does the municipal plan call for any transportation improvements to support development of the Place?
3. If the answer to I.2 is YES, does the municipal plan:
- Yes** **No** Identify a need for an access management plan and/or controlled-access roadway corridor overlay district²⁸?
 - Yes** **No** Call for adoption of a TOD ordinance²⁹?
 - Yes** **No** Call for Places to be walkable and accessible?
4. **Yes** **No** Does the municipal plan call for Complete Streets³⁰ in major new developments and roadway improvement projects?
5. **Yes** **No** If any of proposed the improvements or projects identified in *ActiveAllegheny*³¹ are located in the municipal planning area are they identified in the municipal plan?
6. If the answer to I.5 is YES, please identify the project or improvement:
- a.
 - b.
 - c.
7. **Yes** **No** If the answer to I.5 is YES, does the municipal plan propose any strategies or actions recommended in *ActiveAllegheny*³² to implement the project or improvement?
8. **Yes** **No** If the answer to I.5 is NO, does the municipal plan identify any other opportunities for connectivity between different modes of transportation and/or facilitate use of active transportation modes?

²⁷ Pg. 4I.15, Obj. A; Maps 4.A.1 and 4I.2

²⁸ Pgs. 4I.1, 4I.14, and 4I.15, Obj. A

²⁹ Chapt. 5, Pg.5.6 – 5.16

³⁰ Pgs. 4I.15; *ActiveAllegheny*, Chapt. 5

³¹ <http://www.alleghenyplaces.com/implementation/projects.aspx>

³² *ActiveAllegheny*, Chapt. 6

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9. **Yes** **No** Does the municipal plan call for an official map to reserve areas for future transportation improvements?
10. **Yes** **No** Are there active rail lines in the municipal planning area?
11. If the answer to I.10 is YES, does the municipal plan:
- a. **Yes** **No** Identify any rail crossing improvements needed for pedestrian or vehicular safety³³?
- b. **Yes** **No** **N/A** Identify a need for any "last mile" improvements³⁴?
12. **Yes** **No** Does the municipal planning area have any river frontage?
13. If the answer to I.12 is YES, does the municipal plan:
- a. **Yes** **No** **N/A** Identify a need for any "last mile" improvements³⁵?
- b. **Yes** **No** Identify any economic, transportation or recreation opportunities such as marinas, boat launches, water trails or water taxis³⁶?

J. Utilities – Chapt. 4J

1. **Yes** **No** Does the municipal plan identify any proposed upgrades to, or extensions of, drinking water infrastructure?
2. **Yes** **No** If the answer to J.1 is YES, Is the proposed improvement to support development of Places or Infill areas identified on the *AlleghenyPlaces* Future Land Use map³⁷?
3. **Yes** **No** If the answer to J.2 is NO, is the need for the proposed improvement identified in the Allegheny County Comprehensive Water Supply Plan³⁸?
4. **Yes** **No** Are there any delineated source water protection areas in the municipal planning area³⁹?
5. If the answer to J.4 is YES, does the municipal plan :
- a. **Yes** **No** Identify any source water protection areas in the planning area?
- b. **Yes** **No** Call for the municipalities to participate, or continue to participate in a Source Water Protection Program (SWAP)⁴⁰?
6. **Yes** **No** Does the municipal plan identify any proposed upgrades to, or extensions of, sanitary sewer infrastructure?
7. **Yes** **No** If the answer to J.6 is YES, is the proposed improvement to support development of Places or Infill areas identified on the Future Land Use map⁴¹?

³³ Pg. 41.50, Obj. B

³⁴ Pg. 41.50, Obj. A and C

³⁵ Pg. 41.54 Obj. A

³⁶ Pgs. 41.54; Pg. 41.55, Obj. B

³⁷ Pg. 4J.9 Obj. B; Map 4A.1

³⁸ Pg. 4J.1; *AlleghenyPlaces* eLibrary

³⁹ Pgs. 4J.6; 4J.8, Obj. A

⁴⁰ Pgs. 4J.6 and 8

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8. **Yes** **No** If the answer to J.7 is NO, is the purpose of the proposed improvement to correct a CSO or SSO condition⁴²?
9. **Yes** **No** Does the municipal plan address or call for consistency with the municipal Act 537 plan?
10. **Yes** **No** Is there an adopted Act 167 Stormwater Management Plan for any watersheds within the municipal planning area?
11. If the answer to J.10 is YES:
- a. Name of Act 167 plan and date of adoption:
- b. **Yes** **No** Have all municipalities in the watershed adopted a stormwater management ordinance in compliance with the Act 167 plan?
12. **Yes** **No** Does the municipal comprehensive plan call for use of stormwater best management practices and low-impact development techniques to control and reduce runoff from development?
13. Does the municipal plan include a statement of support for any of the following:
- a. **Yes** **No** Creation of a regional stormwater authority.
- b. **Yes** **No** Consolidation/rationalization of drinking water authorities.
- c. **Yes** **No** Consolidation/rationalization of sanitary sewer authorities.

K. Environmental Resources – Chapt. 4K

1. Does the municipal plan call for any of the following measures to protect and improve air quality⁴³:
- a. **Yes** **No** Use of energy efficient technologies, especially in municipal and other publicly-funded projects?
- b. **Yes** **No** Use of alternative energy such as wind, solar geothermal, especially in municipal and other publicly-funded projects?
- c. **Yes** **No** Transit, pedestrian, and bicycle-friendly development patterns?
2. Does the municipal plan call for any of the following measures to protect and improve water quality⁴⁴:
- a. **Yes** **No** **N/A** Remediation of abandoned mine drainage?
- b. **Yes** **No** Protecting/restoring riparian buffers along river and streams?
- c. **Yes** **No** Protecting wetlands?
- d. **Yes** **No** **N/A** Protecting vulnerable headwater streams?
- e. **Yes** **No** Protecting steep, wooded slopes that drain to rivers and streams?
3. Does the municipal plan call for any of the following measures to prevent hazardous development by protecting sensitive natural features:
- a. **Yes** **No** Directing development and redevelopment to Places and Infill areas?
- b. **Yes** **No** Limiting disturbance of landslide-prone slopes and very steep slopes⁴⁵?

⁴¹ Pg. 4J.9 Obj. B; Map 4A.1

⁴² Pgs. 4J.3 and 4J.5

⁴³ Pg. 4K.13, Obj. A

⁴⁴ Pg. 4K.15, Obj. B, C, E and F

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- c. Yes No Limiting development in flood-prone areas, and especially in special flood hazard areas⁴⁶?

L. Energy Conservation - Chapt. L

1. Yes No Does the municipal plan address energy conservation⁴⁷?
2. If the answer to L.1 is YES, does the municipal plan call for the use of any of the following energy conservation practices:
- a. Yes No Energy efficient technologies
 - b. Yes No Waste reduction and recycling programs
 - c. Yes No Waste energy recovery
 - d. Yes No Sustainable building design
 - e. Yes No Alternative energy use
 - f. Yes No Urban forestry/tree planting programs
3. If the answer to L.1 is YES, does the municipal plan call for use of any other energy conservation practices including the following:
- a. Yes No Updating municipal zoning and subdivision ordinances to provide for walkable, transit- and bicycle-friendly patterns of development?
 - b. Yes No Updating municipal zoning and subdivision ordinances to require low-impact site design?
 - c. Yes No Requiring new public buildings to be certified “green’ buildings?

Additional comments:

⁴⁵ Pg. 4K.9

⁴⁶ Pg. 4K.5, 11 and 18; <http://riskmap3.com/PA/Allegheny/>

⁴⁷ Pgs. 4L.6 to 4L.11