

# Complete Zoning and Land Development Ordinance Modernization



Town of  
**McCandless**  
PENNSYLVANIA

---

## Open House

June 23, 2022



# Your Consulting team: Michael Baker



**Project  
Manager**

**Kirsten  
Compitello**



**Zoning  
Lead**

**Carolyn  
Ristau**



**Public  
Engagement**

**Hannah  
Clark**



**Form Based  
Code Lead**

**Peter  
Quintanilla**



**Troy Truax,  
Zoning Advisor**



**Ryan Rhoades,  
Civil Engineering**



**Justin Miller,  
Mobility and  
Transportation**

# What is Zoning?

Zoning is a local ordinance intended to guide growth to protect health, safety, and welfare.

Zoning can help create the communities you want

...or create barriers to your big visions such as a connected and walkable community.

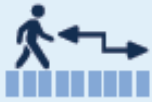
Transects



*T2 does not occur in the Mixed Use District.*

# Value of Zoning

The modernized Zoning and Land Development Ordinances will reflect the priorities set out in "A McCandless Conversation":



*Active Transportation & Connectivity*



*Community Activities*



*Green Space & Sustainability*



*Redevelopment*



*Community Identity & Public Engagement*

## How can zoning support this vision?

- Density and open space requirements
- Setbacks and form-based code that improve the pedestrian realm
- Flexibility, with clear guidance on authorized design
- Overlay districts to support transformative visions

# Your Comprehensive Plan is your vision

Community goals include:

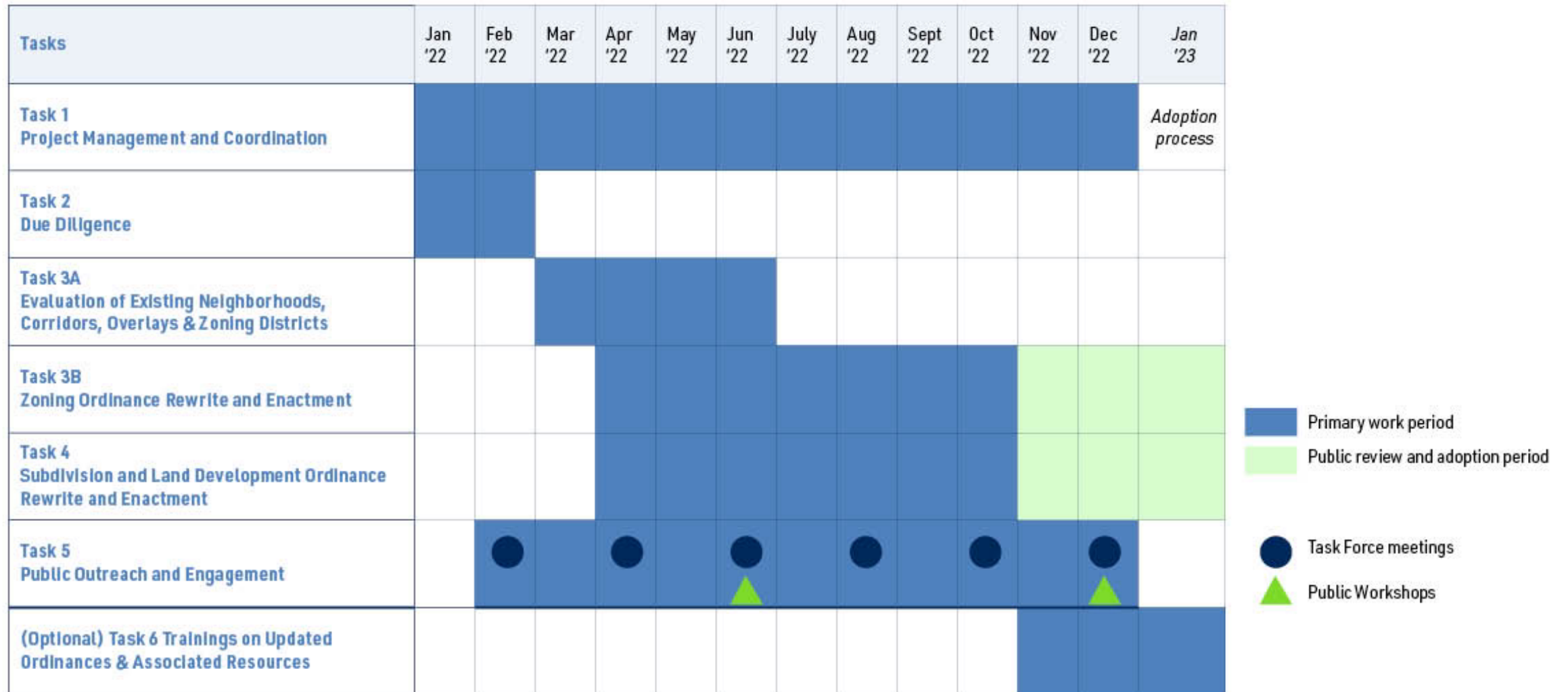
- Varied housing options
- Mix of uses to support a walkable, multi-modal community
- Reduce prominence of parking lots
- Encourage sustainable and green practices in building and site design

**Zoning can support and enable these goals.**

## A McCANDLESS CONVERSATION



# Schedule & Scope



# Task 2: Due Diligence

## Site Visit on January 31, 2022

- Review recent planning documents
- Interview staff to determine deficiencies and inconsistencies
- Identify common variances and special exceptions
- Examine zoning map and visual evaluation for non-conforming uses

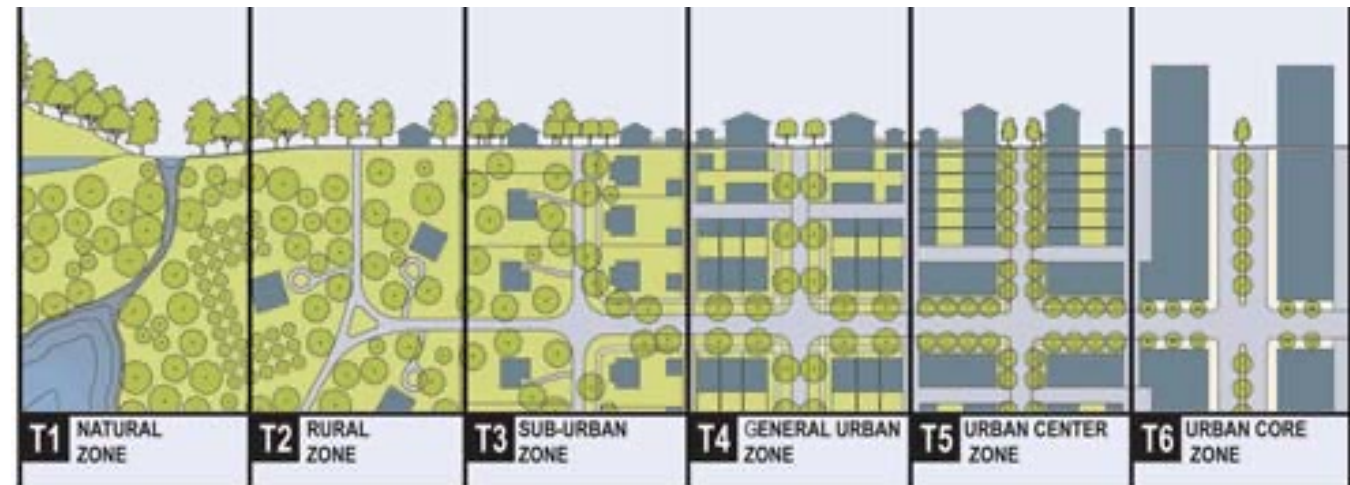
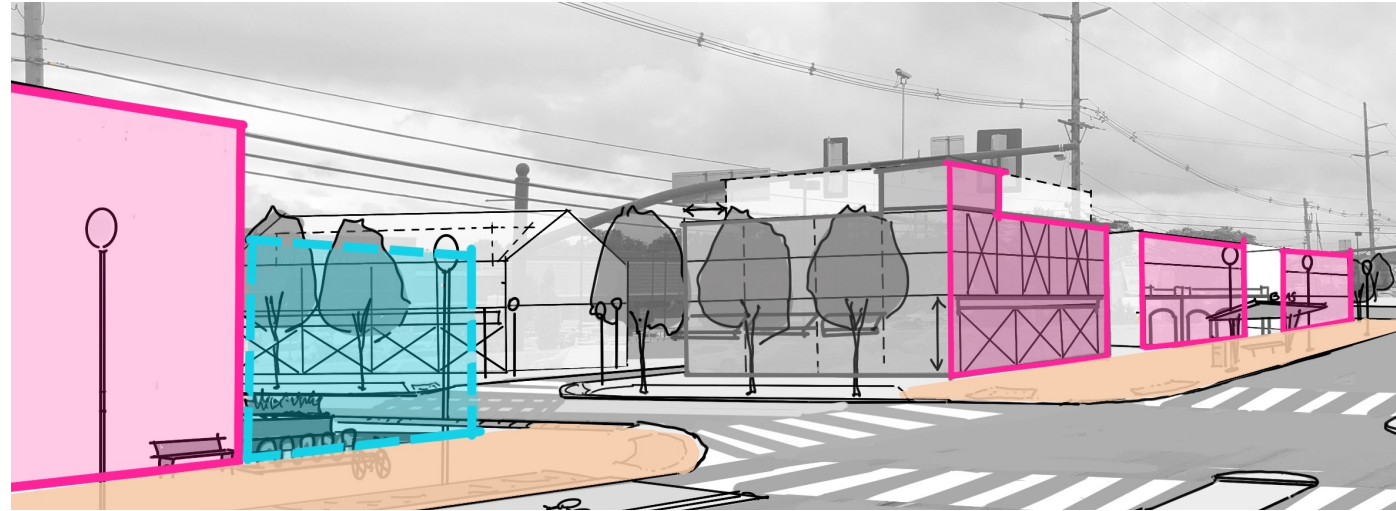
### ➤ Due Diligence Memo of Findings



# Task 3a: Evaluation of Districts

## Begin evaluation with Staff and Task Force (March 2022)

- Evaluate existing neighborhoods, corridors, overlays, and districts
- Create a DRAFT Neighborhood Character & District Map
- Review and refine future districts through public input
- Prepare Zoning Map (Summer 2022)



# Task 3b: Zoning Rewrite

## Zoning Ordinance Update Approach:

- Public engagement, Town staff, and Task Force to guide and advise
- Proposed Zoning Code Table of Contents
  - General Zoning Provisions
  - Zoning Districts
  - Zoning Uses
  - Supplemental Regulations
  - Signs
  - Definitions

### VERTICAL FORM

- The Principal Facade shall refer to all facades oriented towards a public street and located within permitted Front Setback.
- Upper floors that recede behind the maximum Front Setback are not considered Principal Facades.

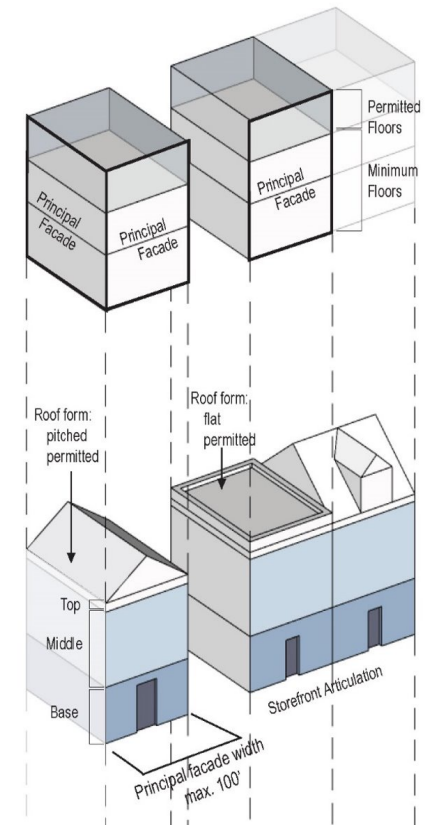


### MASSING

- Vertical articulation and massing must delineate a base, middle, and top level.
- Articulation may use changes in plane, material, or color; horizontal banding; or other design features.



- Storefront Articulation Area requires signage and wall-mounted lighting, and is shown as:



# Task 4: SALDO

- **Consistent:** Supports and aligns with Zoning Ordinance
- **Enhanced Standards:** Public improvements and Street Design to create a vibrant public realm
- **Clear and Precise:** A Land Development Review process that is effective and efficient
- **Accessible:** Meets the Municipalities Planning Code in a format understandable to all



Michael Baker International Project: Walnut Bottom Corridor Master Plan and Zoning Update, South Middleton Twp, PA

# Task 5: Public Engagement

## **TOWN STAFF** lead the way for administration.

- Clear and enforceable
- Achievable with Town resources
- Advise on frequent complaints variances

## **TASK FORCE** guides direction and represents community needs

- Advises on neighborhood character, visions, and resident
- Report back to other committees and Council

## **RESIDENTS** share input at preliminary and developed phases

- Website for ongoing information
- Print mailer sent in June
- **Open House #1 June 23**
- Open House #2 in Fall 2022

## **PLANNING COMMISSION** reviews and recommends

- Reviews drafts in advance of public submission
- Advises on content and language

## **TOWN COUNCIL** approves and adopts

- Final review
- Official adopting body
- Follow along: monthly status reports and Task Force updates shared with Council

# Inform and Engage: McCandless and Me!



Home All Projects

Home » Comprehensive Zoning & SALDO Modernization Project

## Comprehensive Zoning & SALDO Modernization Project



The Town of McCandless, in consultation with Michael Baker International, is undergoing a full overhaul and modernization of the Town's zoning and land development ordinances. The core structure of the Town's land use code has remained in place since its original adoption in the late 1970s, and no longer suits the needs of the community. The updated ordinances will build on the community's goals of sustainable planning and smart redevelopment identified in [A McCandless Conversation](#), the Town's 2019 comprehensive plan.

A year-long process is underway to analyze, evaluate, and update the current ordinances. The core team of town staff, a Task Force of community members, and Michael Baker's urban designers and planners seek public input throughout the process to learn how you use your town, what works and doesn't work, and what you would like to see in your town's future.

As the project moves forward, this page will be the online hub for information about the team's progress, opportunities for public input (both online and in-person), and final draft documents that will eventually be considered for adoption by Town Council. Check back often for blog posts, participant activities, in-person meeting dates, and more!



March

Launch Project Website

April

Blog post

May

Map Exercise: Keep, Change, Enhance!

June

Printed mailers to all residents

July

Blog post with summary of Public Event  
Self-guided visioning activity

August

Future Zoning Map for viewing online

Sept-Oct

Blog posts explaining updates  
Zoning ordinance draft in review

Oct-Nov

Blog posts explaining updates  
SALDO draft in review

Winter

Public review period

COMPLETE ZONING AND LAND DEVELOPMENT ORDINANCE MODERNIZATION

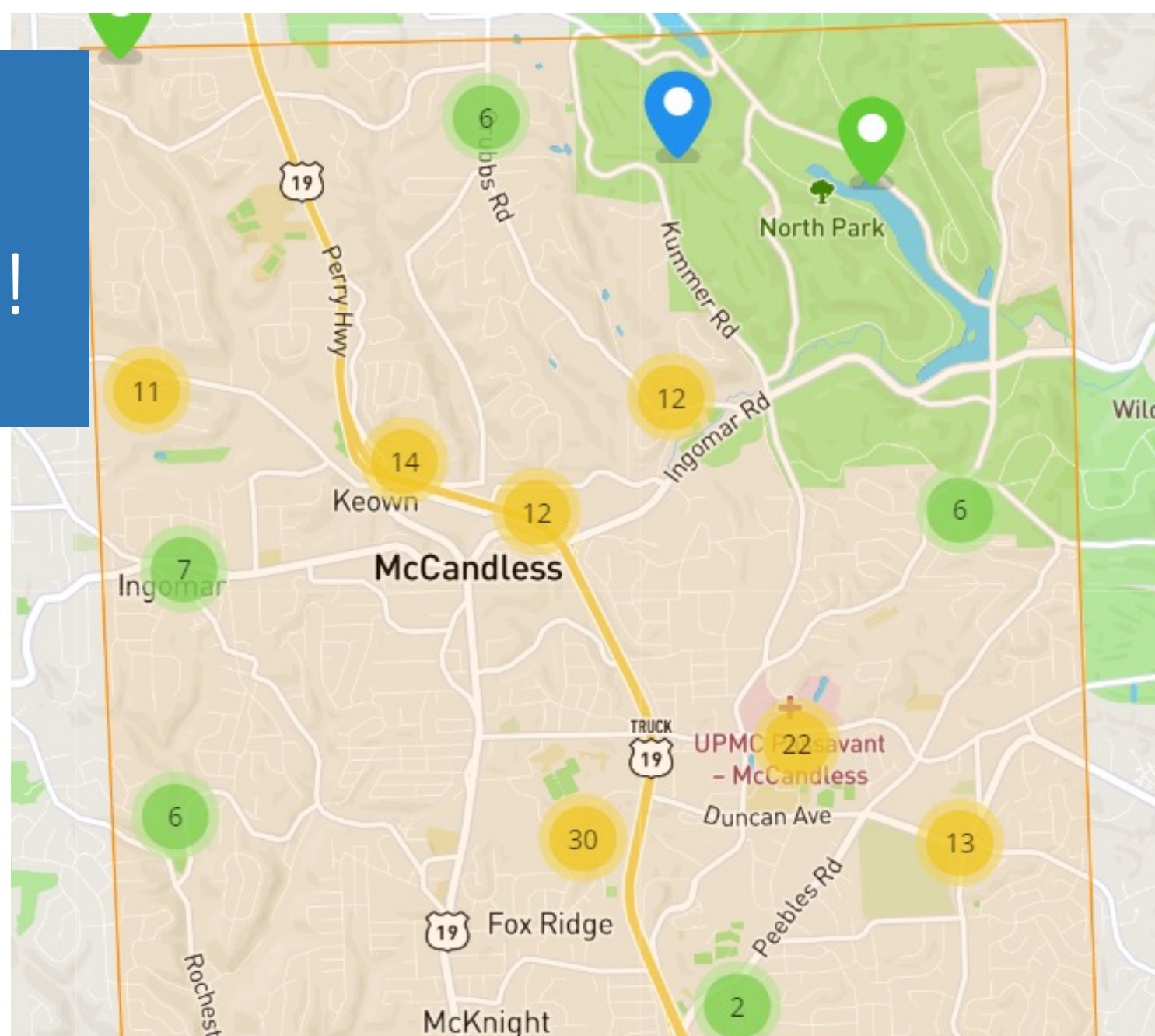
# Inform and Engage: McCandless and Me!

## Preserve, Enhance, Change! Mapping McCandless

What future do you envision for McCandless?

McCandless is updating its zoning and needs your input! Help us by providing your vision for future growth, development, and preservation in McCandless. Use the map to share:

- Where you wish to **preserve** (green pin)
- Where you want to see **improvements** within the existing character (blue pin)
- Where you want to see **transformative change** (yellow pin)



# Areas For Revitalization & Reimagining

---

Key areas of  
interest

- Former movie theater/parking lot on Blazier Drive
- Perry Highway from Ross to McKnight
- Enhance the “village center” at Ingomar Heights Rd and Highland Road
- Area of Thompson Run Road near Allegheny County Memorial Park
- Duncan Manor shopping center
- Giant Eagle shopping center

# Built Environment Preservation

---

Key areas of  
interest

- Advance historic preservation efforts in the “Old Ingomar” area (emphasis on Sears Kit Homes and Craftsman style homes)
- La Roche College Library – “probably the best landmark in the Town”

# Connectivity, Mobility, & Safety

---

Key areas of  
interest

- Speeding and traffic on Duncan Ave
- Congestion and access issues at McCandless Crossing
- Install bike lanes along major roads
- Installation of sidewalks
- Path or off-road option on Pearce Mill Road

# Connectivity, Mobility, & Safety

---

Key areas of  
interest

- Walking path to connect McCandless Crossing East and West, La Roche College, and Passavant Hospital
- Street design and layout at Covenant Ave and Advent Way
- Grubbs and Ingomar Road “gateway into the park”
- Babcock Blvd and W Ridge Road “dangerous crossing into park”

# Preserve & Protect Green Open Space

---

Key areas of  
interest

- Area surrounding Potters Park
- Resource Protection Area behind Ridgemont Road
- Preserve Council Park area “as is”
- Pine Creek area, including protection of floodplain
- Green space along trails
- Duncan Heights Cemetery
- Wooded area along Cumberland Road, near UPMC Passavant
- Arcadia area
- Improve Wall Park and focus on baseball fields
- Preserve Lowries Run

# Public Workshops: “Your Community, You know it best”

## Public Event #1 – *June 23*

Test, Visualize, & Decide Together

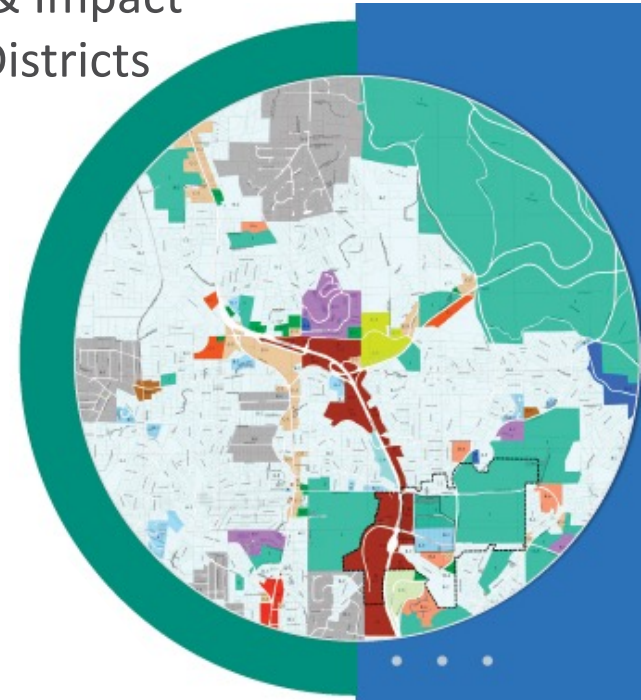
## Public Event #2 – *Winter*

Review and Refine

*Join us for an Open House!*  
**June 23, 2022 4-8pm**

Drop in anytime to talk with the consultant team, ask questions, and visit the stations to share your input:

1. What is Zoning? Purpose & Impact
2. Current & Future Zoning Districts
3. Definitions and Uses
4. Community Visions
5. Presentation
6. Mapping exercise



# Engage, Listen, Iterate

## Refinement and Adoption Phase Throughout Fall 2022

- Drafts of each chapter will be shared for staff and Planning Commission review
- Revisions made
- Updated drafts shared with Council for prefinal review and comment
- **Public Event #2, date TBD**  
The MPC requires a 45-Day period and Public Hearing for public input on Zoning and SALDO documents

