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West Region, Armstrong County MULTIMUNICIPAL COMPREHENSIVE PLAN

Client

Cadogan Township, Freeport Borough, West Franklin Township, West Kittanning Borough, and Worthington Borough in Armstrong County, PA

Project Description

Prepare a multimunicipal comprehensive plan for five municipalities

Location

Eighth Avenue corridor in the Boroughs of Homestead, West Homestead, and Munhall, PA

Challenges

There are disparities among the five participating municipalities. Freeport and West Kittanning are developed urban boroughs with a mixture of land uses. Cadogan and Worthington are rural boroughs that have villages surrounding small business districts. West Franklin Township is a chiefly rural township with scattered commercial uses along major roads. All five are expecting to experience at least some development pressures due to new development along the Route 28 corridor.

Only Freeport has zoning, and residents of the other four municipalities were both unfamiliar with, and somewhat wary about, the nature and purpose of a comprehensive plan.

Solution

M&L staff, in collaboration with Armstrong County representatives, conducted a series of public meetings to present and explain information on the nature and purpose of comprehensive plans. Based on resident input generated at these public meetings, M&L identified problems, needs, and goals and objectives that were common to all five participating municipalities.

M&L then prepared a multimunicipal comprehensive plan that included a section on goals, objectives, and implementing action steps that were common to all five municipalities. The plan also contains sections on goals, objectives and action steps that are unique to each participating municipality.

Benefits

The public meetings held during the comprehensive planning process helped to educate citizens about the benefits of comprehensive planning and zoning. The plan includes an implementation strategy that identifies actions to be taken, responsible entities, and a timetable for achieving goals and objectives. The plan will serve as the basis for seeking federal, state, and local funds to implement the plan's action steps. The plan is serving as the basis for three of the five participating municipalities to prepare or update their zoning ordinances.

Planning and Development Consultants