

151 RENAISSANCE  
& SIMPLY RYAN  
SINGLE FAMILY LOTS  
7,750 SQ. FT. MIN.  
62' WIDE  
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27 DUPLEX LOTS  
12,500 SQ. FT. MIN.  
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SOUTH STRABANE  
TOWNSHIP PARK

# SNUFFY PROPERTY R-2 Rezoning & Master Plan

South Strabane Twp  
Planning Commission

January 5, 2023



VICTOR - WETZEL  
ASSOCIATES

Landscape Architects - Land Planners



# **SNUFFY PROPERTY**

## **Project Team**

Owner: Snuffy Investments, LP & 695 Lakeview LLC

Developer: Frank Zappala, First City Co.

Builder: Ryan Klousnitzer, NVR

Landscape Architect: Victor-Wetzel Assoc.

## TWO PART REZONING PROCESS

1. Revise Township Zoning Map for the Snuffy property from I-2 to R-2
2. Master Plan to show the design for the new zoning

Source: The Existing Generalized Land Use is based on Washington County Tax Roll data, 2010. Base GIS data provided by the Washington County GIS Department, 2017.

# NET DEVELOPABLE LAND MAP SOUTH STRABANE TOWNSHIP

Prepared for: South Strabane Township  
Prepared by: Environmental Planning and Design, LLC

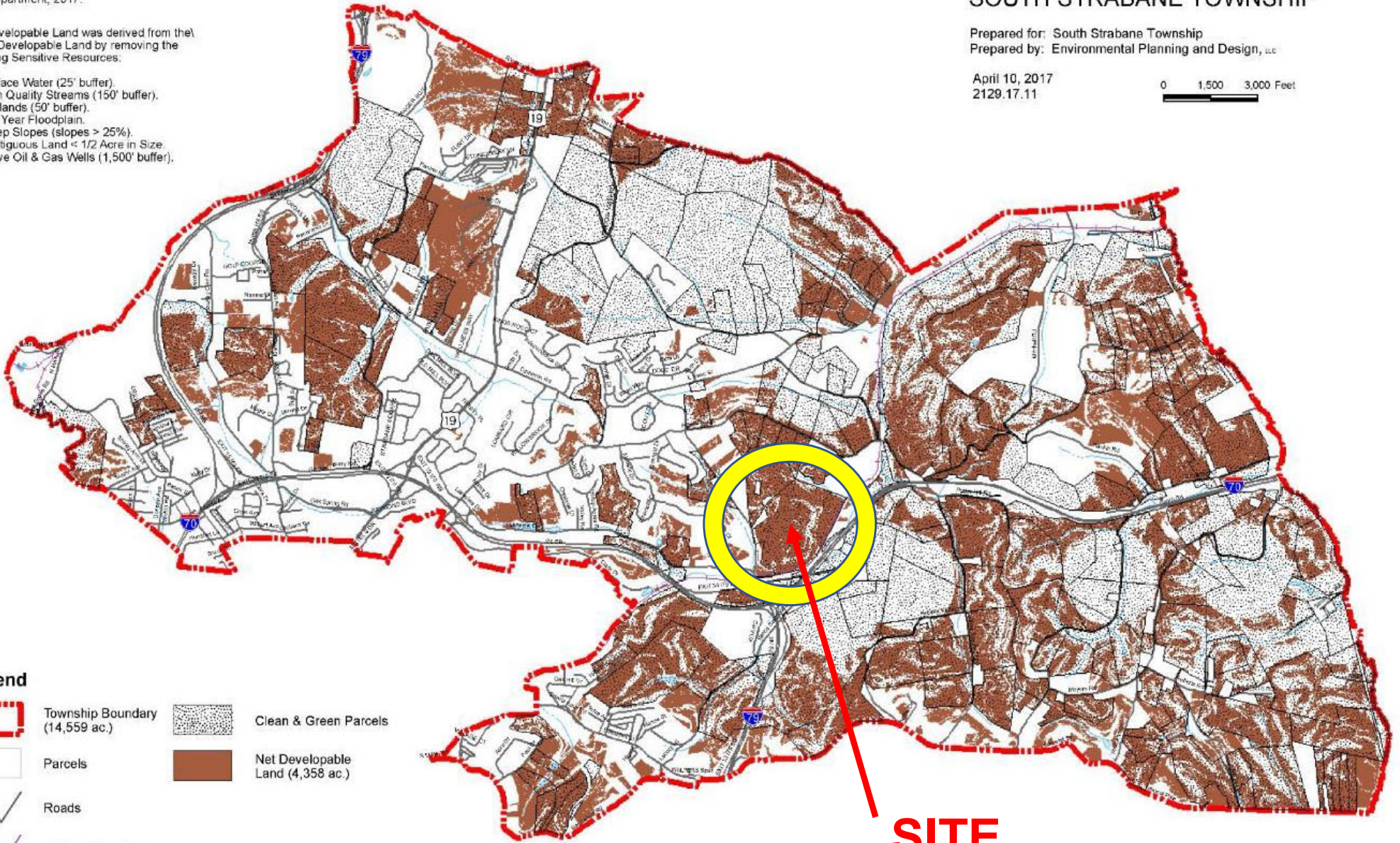
April 10, 2017  
2129.17.11

0 1,500 3,000 Feet



Net Developable Land was derived from the Gross Developable Land by removing the following Sensitive Resources:

1. Surface Water (25' buffer).
2. High Quality Streams (150' buffer).
3. Wetlands (50' buffer).
4. 100 Year Floodplain.
5. Steep Slopes (slopes > 25%).
6. Contiguous Land < 1/2 Acre in Size.
7. Active Oil & Gas Wells (1,500' buffer).



## Legend

- Township Boundary (14,559 ac.)
- Clean & Green Parcels
- Parcels
- Net Developable Land (4,358 ac.)
- Roads
- Active Railroads

**SITE**

# Township Location

*Snuffy Property*

*January 5, 2023*





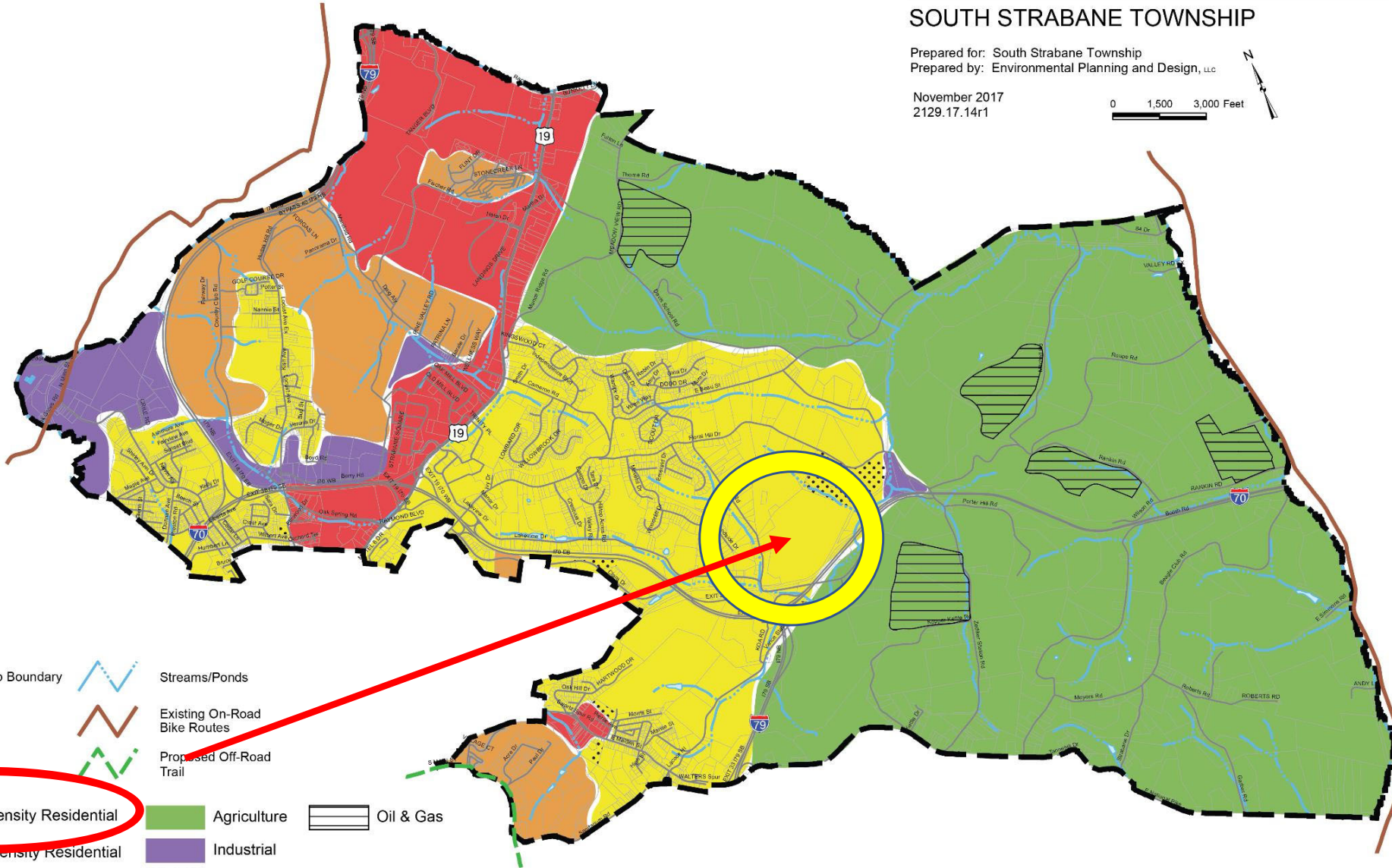
# Township Comprehensive Plan: Sensitive Land

*Snuffy Property*

*January 5, 2023*



# Twp Comprehensive Plan: Developable Area



Legend

- Township Boundary
- Parcels
- Roads
- Streams/Ponds
- Existing On-Road Bike Routes
- Proposed Off-Road Trail
- Lower Intensity Residential
- Higher Intensity Residential
- Commercial/Mixed Use
- Agriculture
- Industrial
- PARK
- Oil & Gas



# Twp Comprehensive Plan: Future land Use

Snuffy Property

January 5, 2023

**Objective 2: Continue to provide a full range of housing types throughout the community to encourage retention of long-term residents and to attract a new generation of residents.**

- Maintain and update (as needed) a New Resident Welcome series through the Township website; and in cooperation with local realtors, promote the area's housing options and to assist new and potential residents in understanding Township opportunities and requirements, available resources and regulations.
  
- Prepare a housing strategy that reflects existing residential development characteristics. Goals of this strategy are to support housing that is:
  - diverse and provides for a mix of socio-economic interests
  - sustainable and well-designed
  - in character with the surrounding neighborhood
  - strategically located to ensure effectiveness of public safety, public works, infrastructure and transportation system capacities.

✓ **Key Recommendation**

*Maintain and update (as needed) a New Resident Welcome series to promote the area's housing options and to assist new and potential residents to understand Township requirements, available resources and regulations. The packets should feature Township quality-of-life initiatives.*



# Twp Comprehensive Plan: Promote Housing

*Snuffy Property*

*January 5, 2023*



## Pedestrian/Bicycle Connectivity Plan

Another element of the smart transportation approach to transportation planning and programming for South Strabane Township is a pedestrian and bicycle connectivity plan. The focus of the connectivity plan is to connect high population areas to destination areas. This would include connecting neighborhoods to Township parks and schools, as well as to commercial areas.

The goal of the pedestrian/bicycle connectivity plan could not only be to increase availability and opportunities for recreational use, but could also look to increase the extent at which traveling by foot and/or bike is viewed and used as a true transportation mode. The pedestrian/bicycle connectivity plan could serve as an opportunity to connect neighborhoods to each other and to the commercial district better promoting a sense of community.

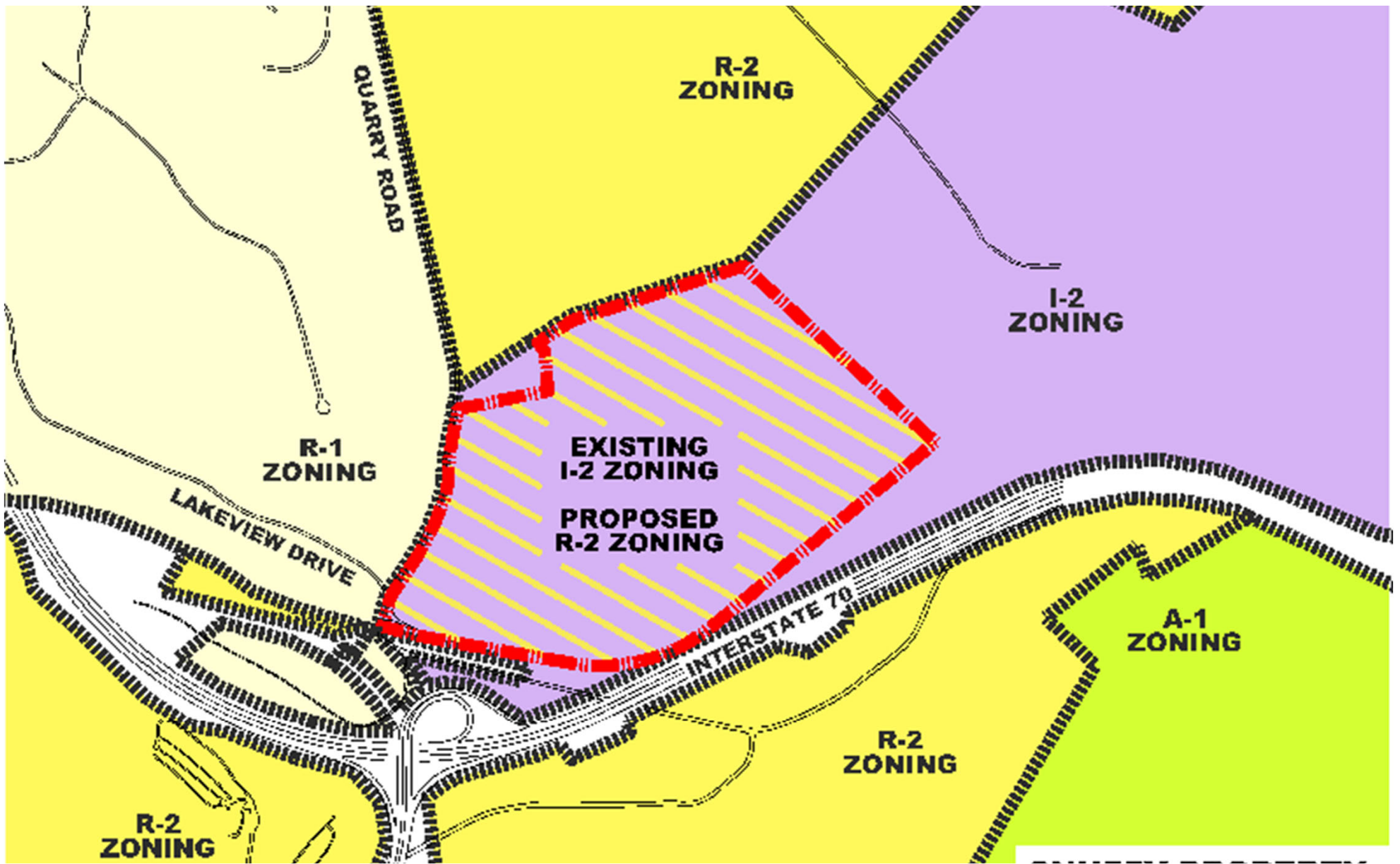
Implementation of the overall plan should also look to incorporate pedestrian and/or bicycle facilities as a part of all transportation projects. The Township may want to evaluate the ways in which the components of pedestrian and bicycle planning could come to fruition as part of the Complete Streets Study including developing preliminary streetscape designs for infrastructure funding considerations; conducting final design work inclusive of right-of-way acquisition and utility work once funding is secured and, ultimately, implementing streetscape improvements.

# Twp Comprehensive Plan: Pedestrian/Bike Plan

*Snuffy Property*

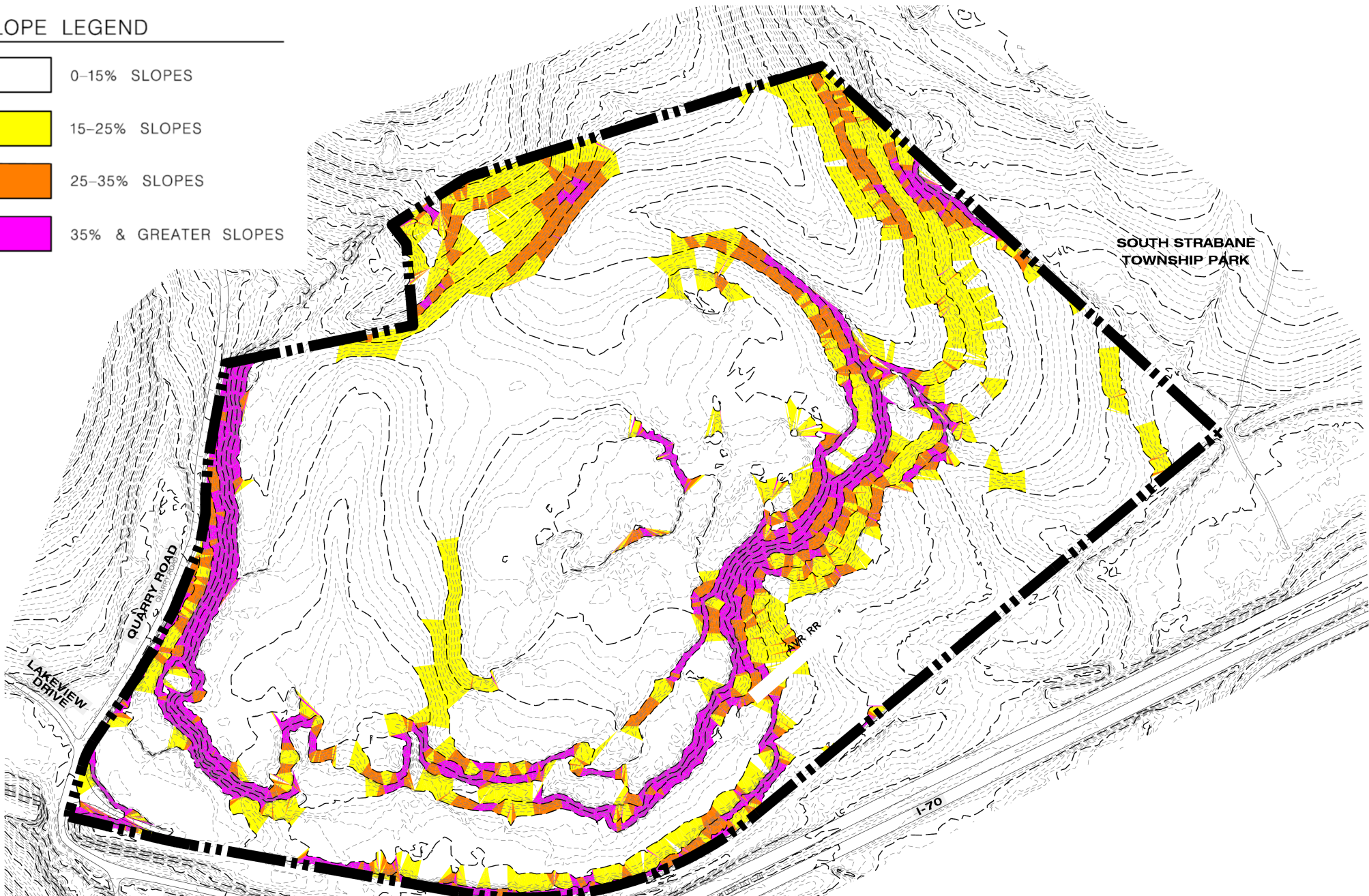
*January 5, 2023*





SLOPE LEGEND

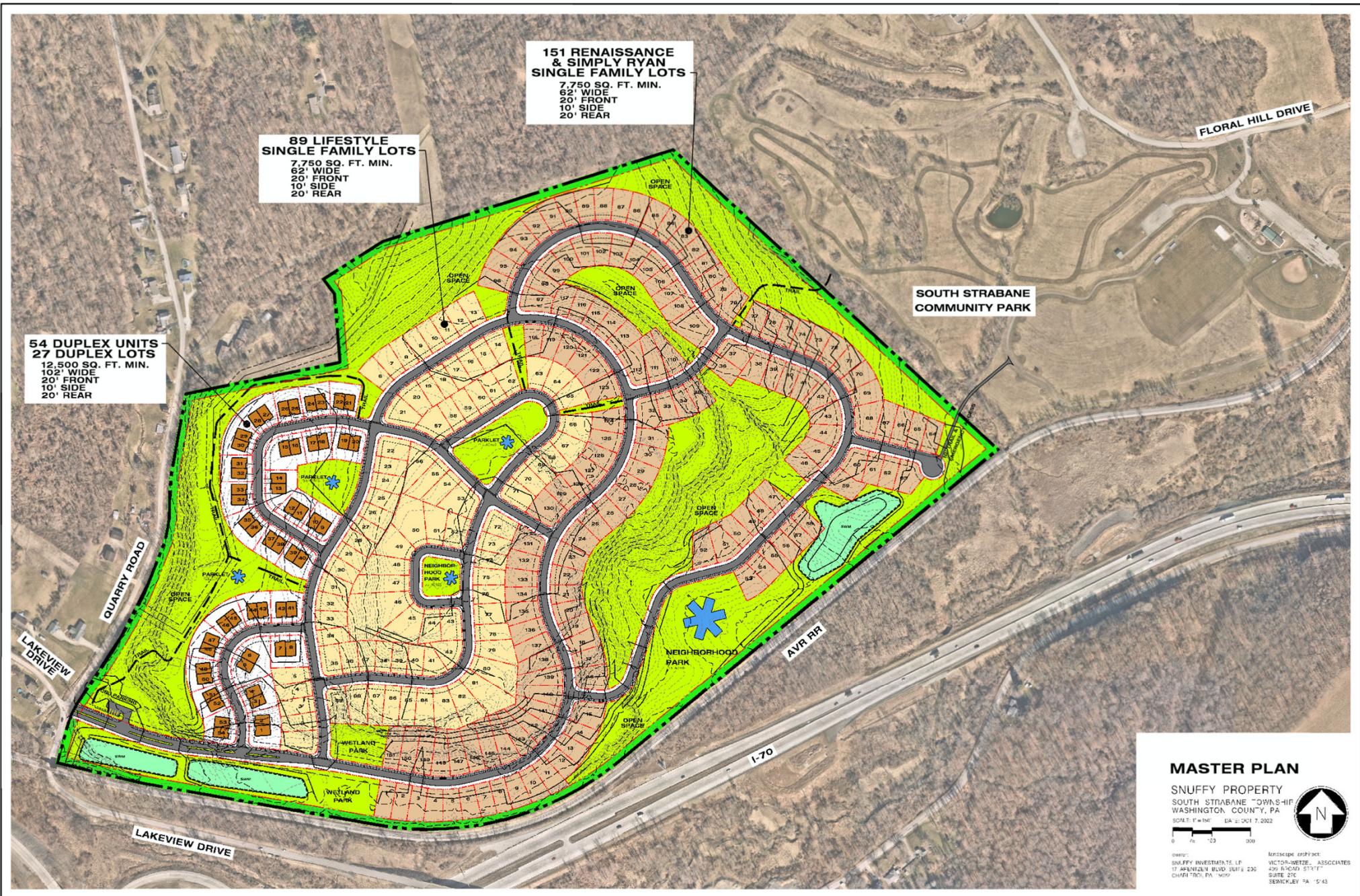
- 0-15% SLOPES
- 15-25% SLOPES
- 25-35% SLOPES
- 35% & GREATER SLOPES



*Snuffy Property*

# Topography & Slopes

*January 5, 2023*



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**MASTER PLAN**

SNUFFY PROPERTY  
SOUTH STRABANE TOWNSHIP  
WASHINGTON COUNTY, PA

SCALE: 1" = 500'    DATE: OCT 7, 2022

OWNER: SNUFFY INVESTMENTS, L.P.  
17 ARDENVIEW BLVD, SUITE 230  
CHAMBERS, PA 15005

LANDSCAPE ARCHITECT: VICTOR-WETZEL ASSOCIATES  
409 BUCKINGHAM ST  
SUITE 27C  
SERVICKEY PA 15483



**294 HOMES ON 134 ACRES**  
**(2.19 Du/Ac)**

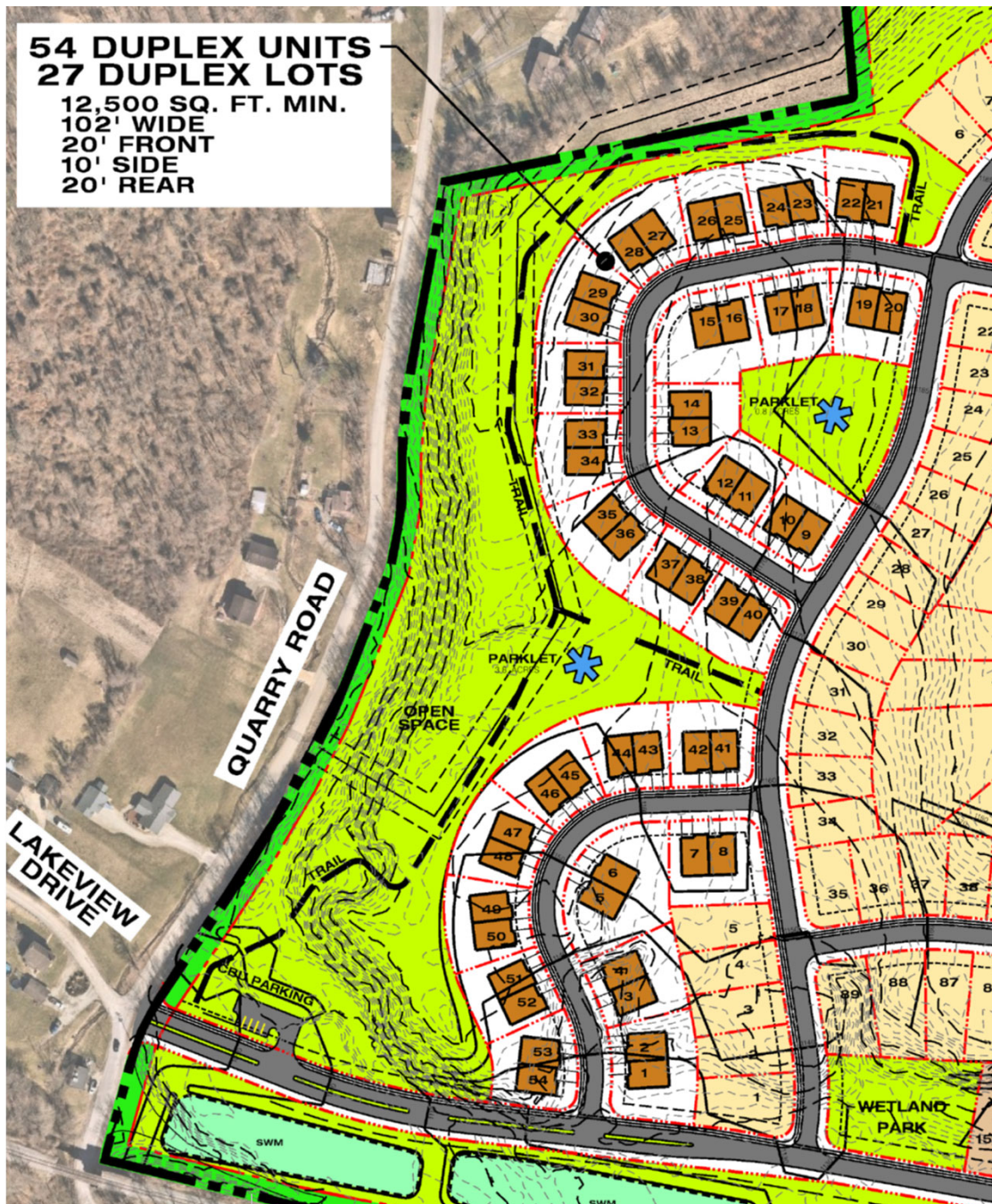
*Snuffy Property*

**Master Plan**

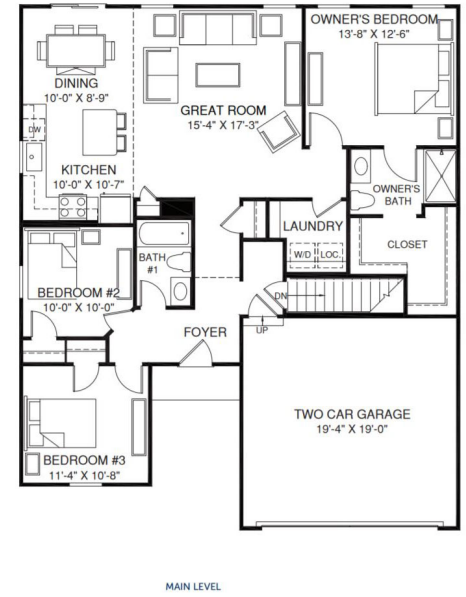
*January 5, 2023*

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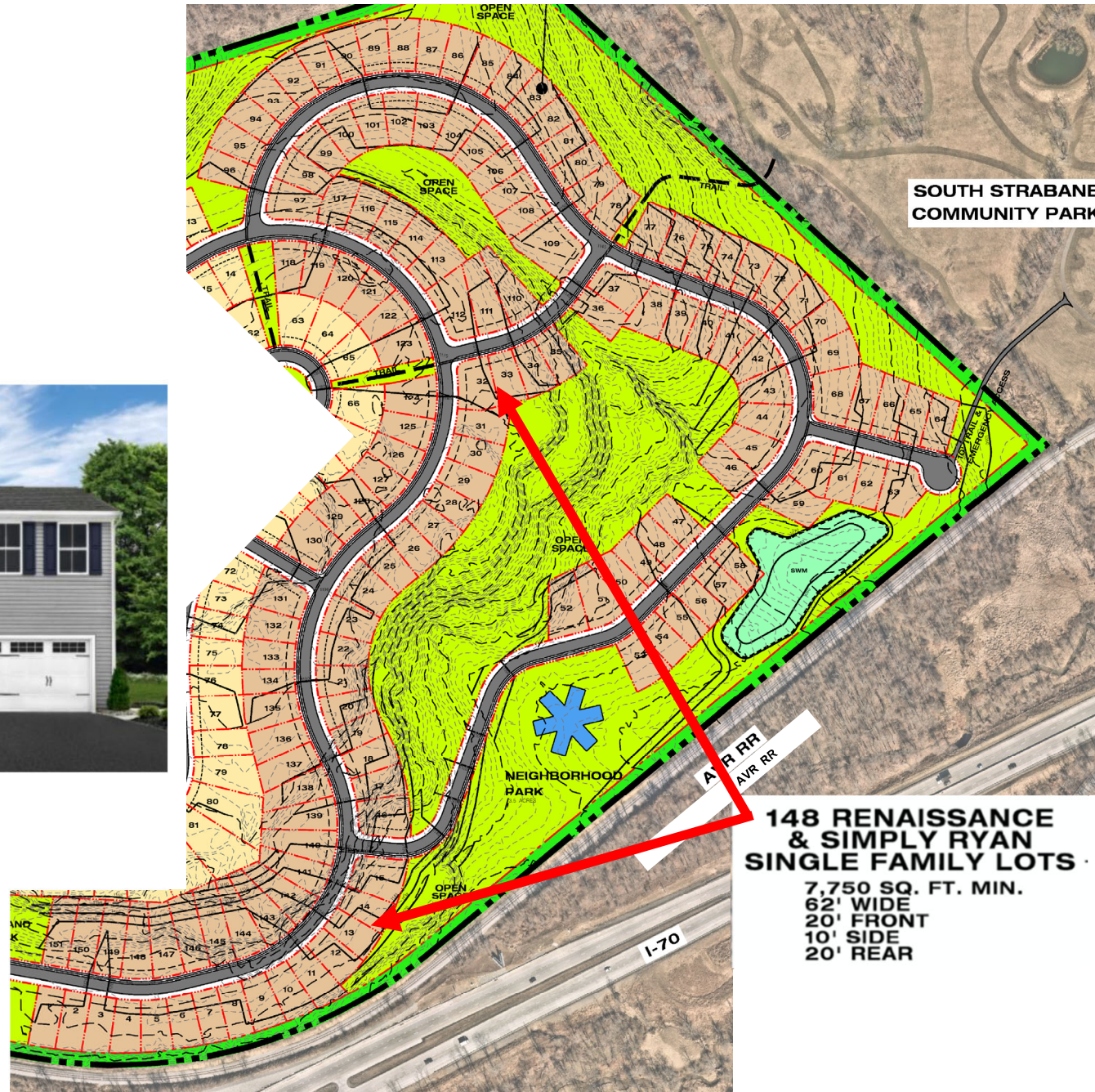
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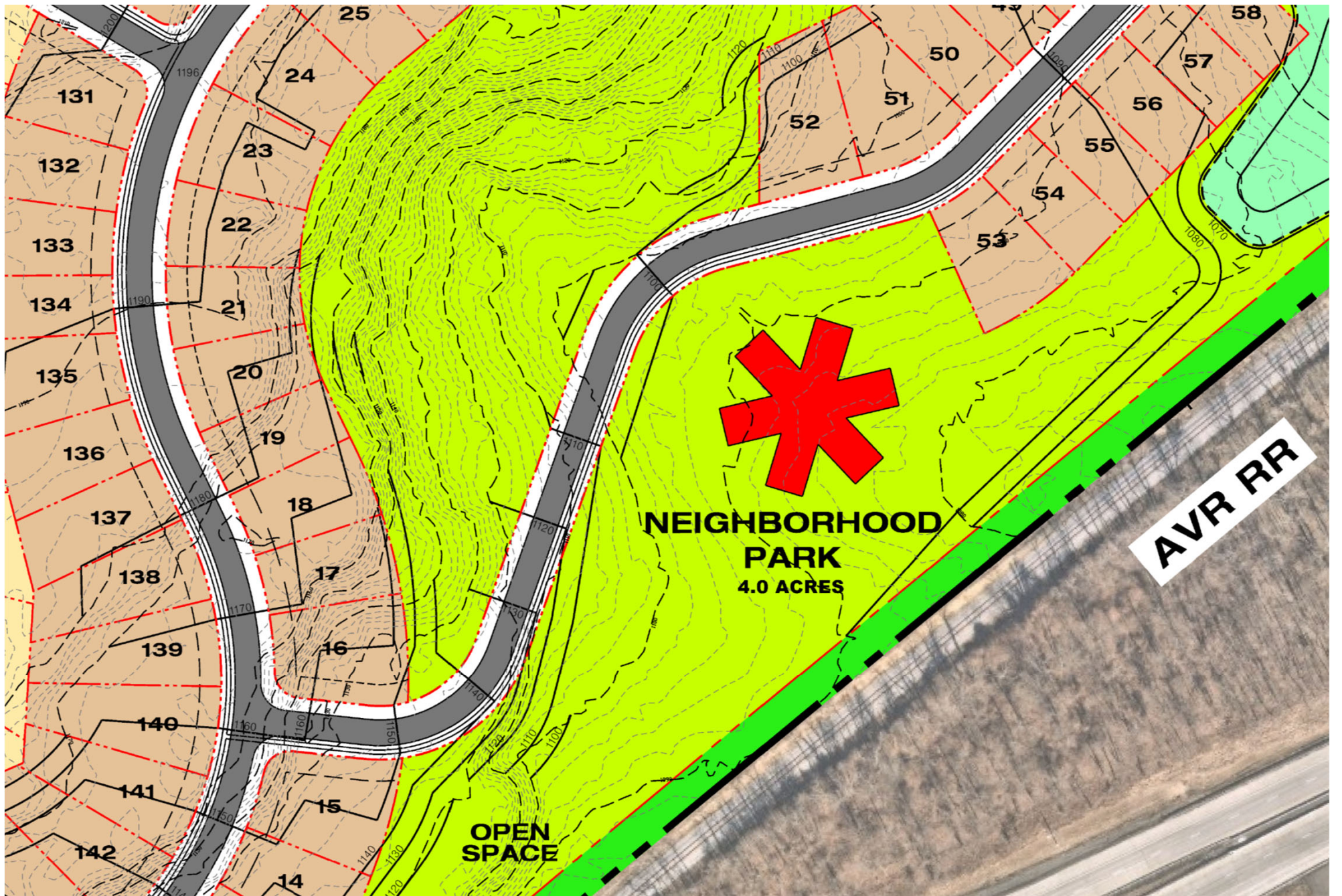
# Lifestyle Single Family

*January 5, 2023*









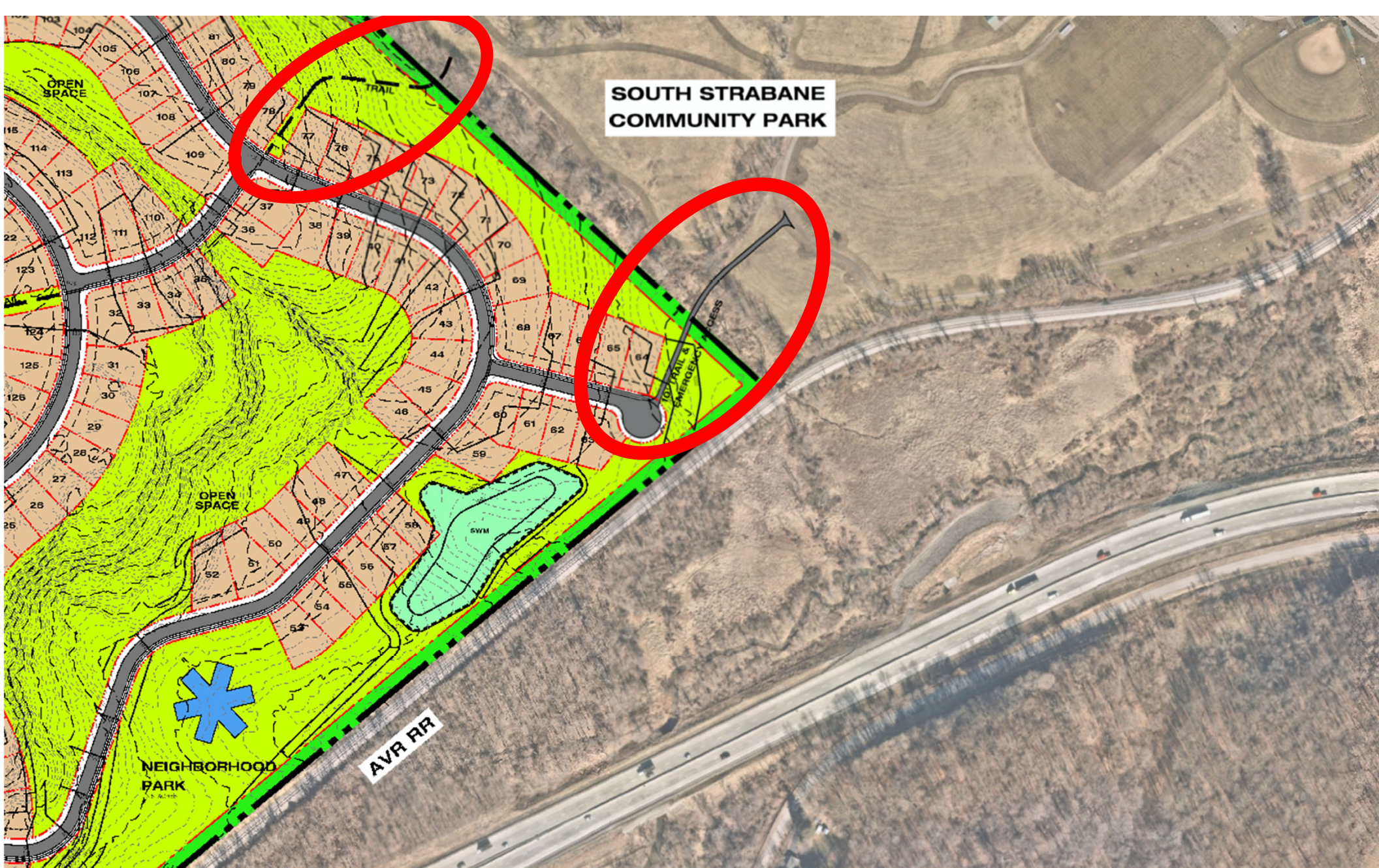
NAISSANCE  
LY RYAN  
AMILY LOTS  
Q. FT. MIN.  
ENT  
R



# Community Park Master Plan

*Snuffy Property*

*January 5, 2023*



**SOUTH STRABANE  
COMMUNITY PARK**

**NEIGHBORHOOD  
PARK**

**AVR RR**



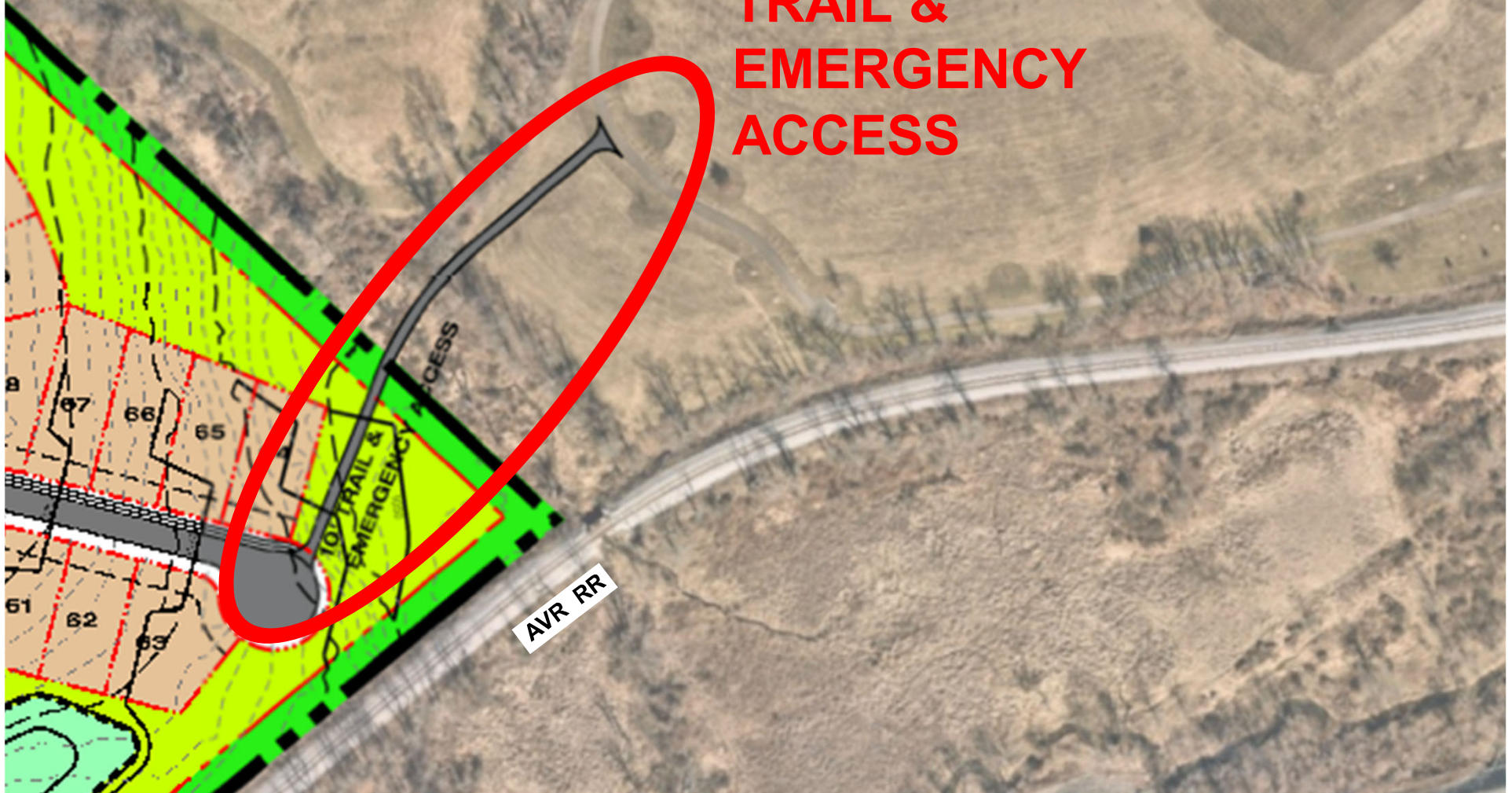
# 2 Trail Connections to Twp Park

*Snuffy Property*

*January 5, 2023*

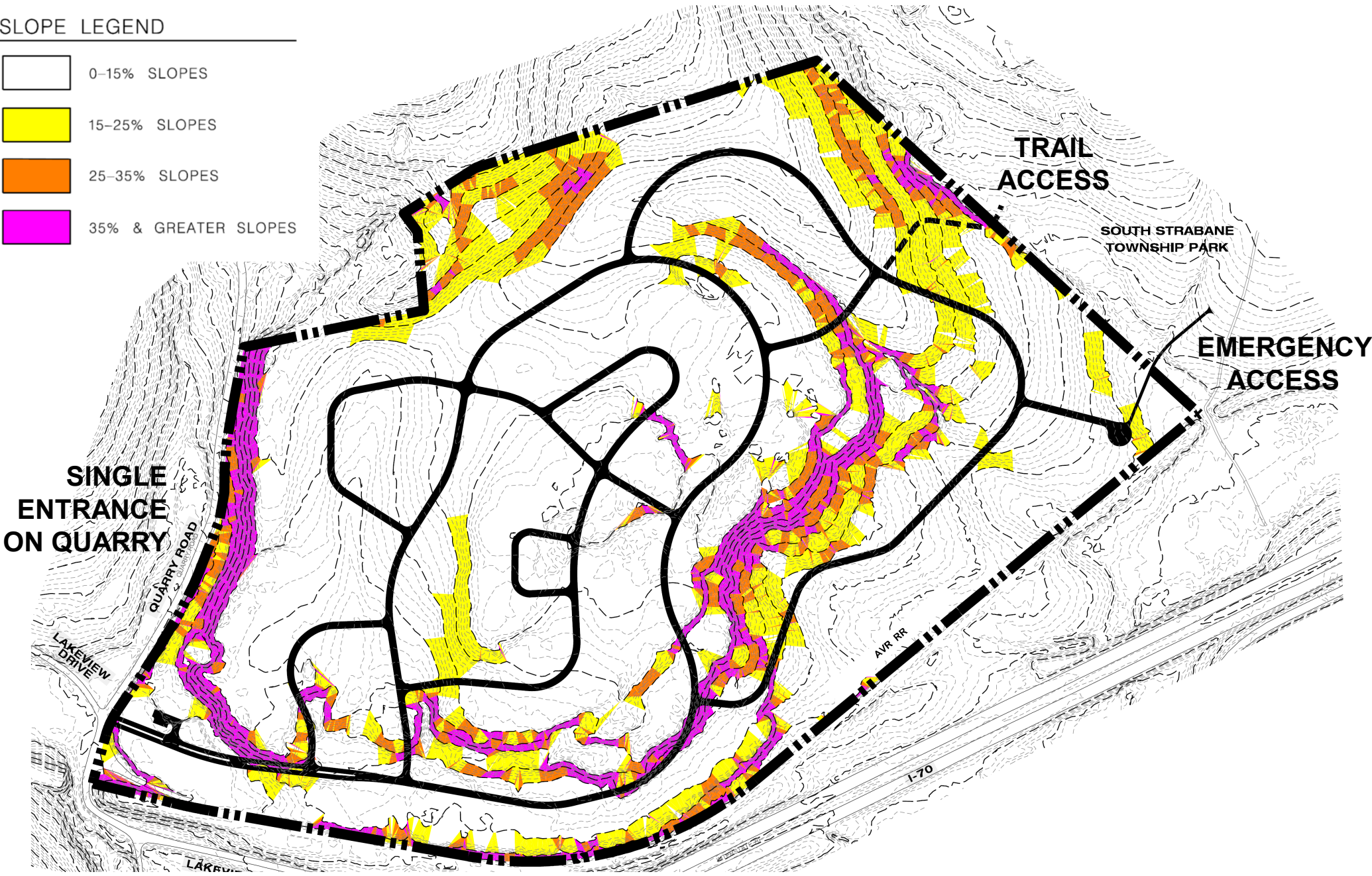
# SOUTH STRABANE COMMUNITY PARK

**TRAIL &  
EMERGENCY  
ACCESS**



**SLOPE LEGEND**

- 0-15% SLOPES
- 15-25% SLOPES
- 25-35% SLOPES
- 35% & GREATER SLOPES



# Road Design & Slopes

*Snuffy Property*

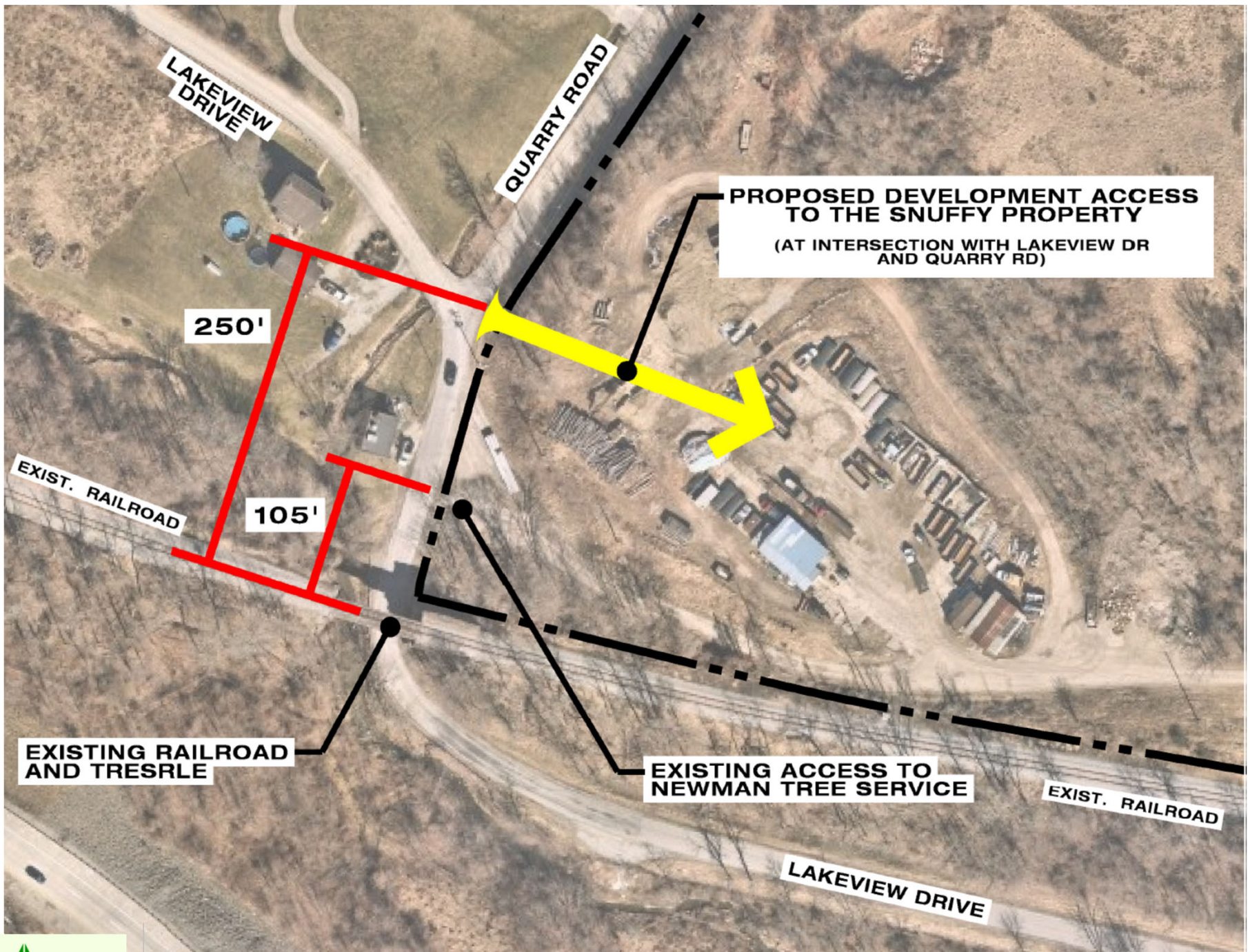
*January 5, 2023*

**This is going to affect everyone that lives on Quarry Road and Lakeview Drive!!**

**Access for this housing plan will be at intersection of Lakeview Drive & Quarry Road (Newman's Tree Service Driveway) right by the train trussel.**

**Please try to attend this meeting on January 5<sup>th</sup> and voice your concerns.**

**Please pass this along to your neighbors!!**



**PROPOSED DEVELOPMENT ACCESS TO THE SNUFFY PROPERTY**  
(AT INTERSECTION WITH LAKEVIEW DR AND QUARRY RD)

250'

105'

EXISTING RAILROAD AND TRESLE

EXISTING ACCESS TO NEWMAN TREE SERVICE

EXIST. RAILROAD

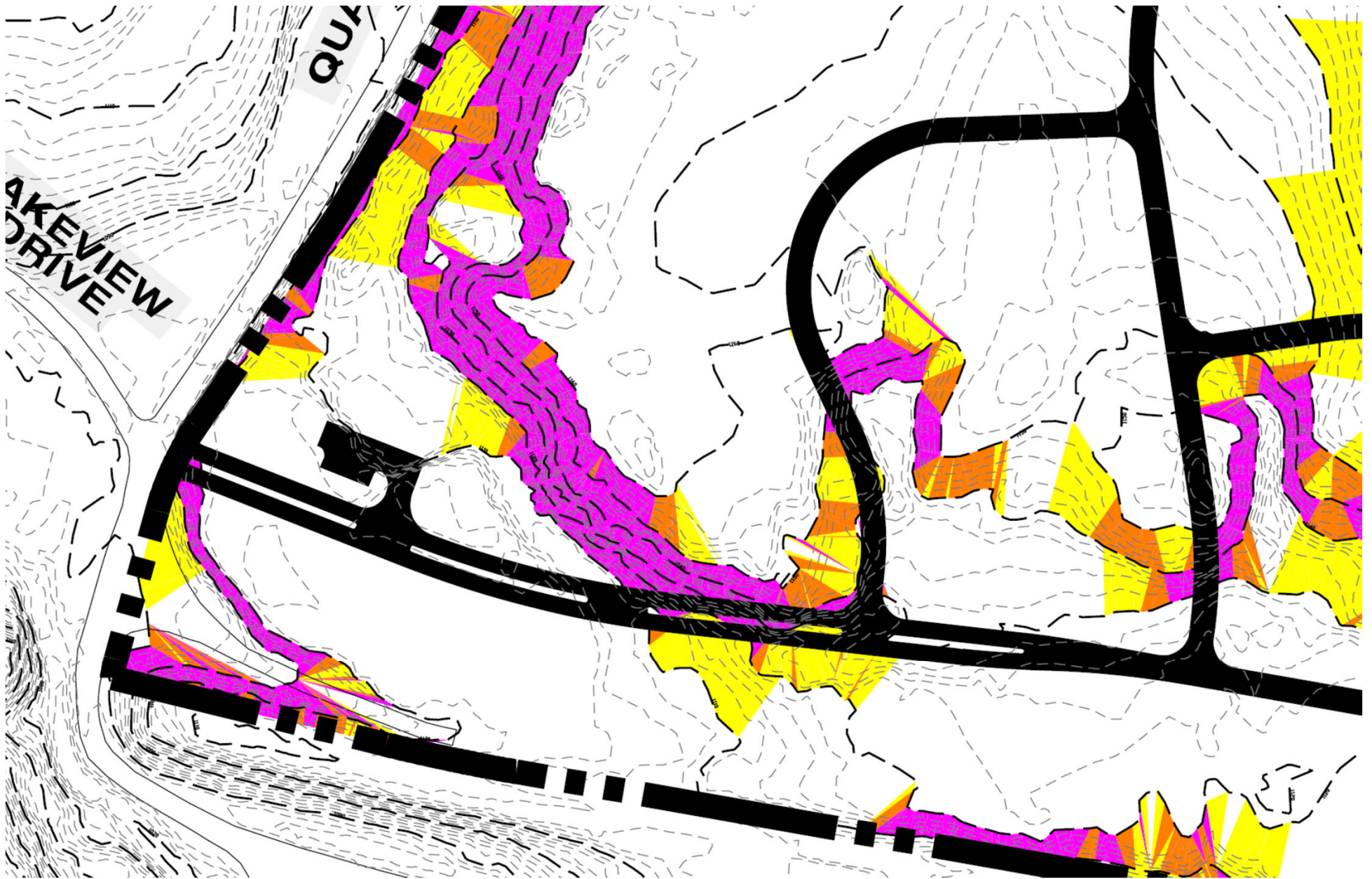
LAKEVIEW DRIVE



# Entry Road Location & Design

*Snuffy Property*

*January 5, 2023*



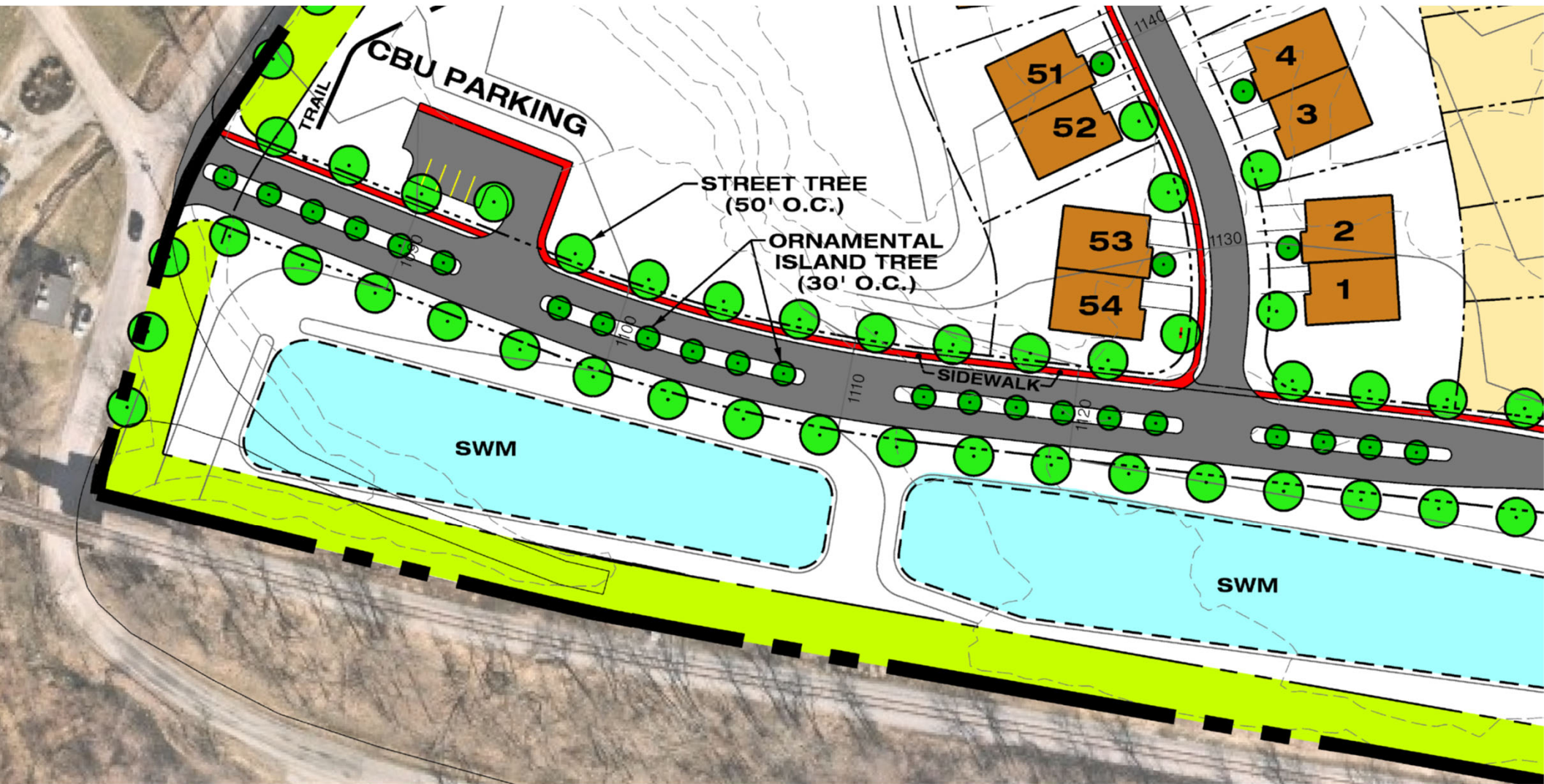
**BLVD. DESIGN FOR EMERGENCY USE**

**Single Entrance**

*Snuffy Property*

*January 5, 2023*





# ENTRY BLVD. LANDSCAPING

**STREET TREE, TYP.**

**SINGLE ENTRANCE BOULEVARD  
60' ROW**

10'

16'  
CARTWAY

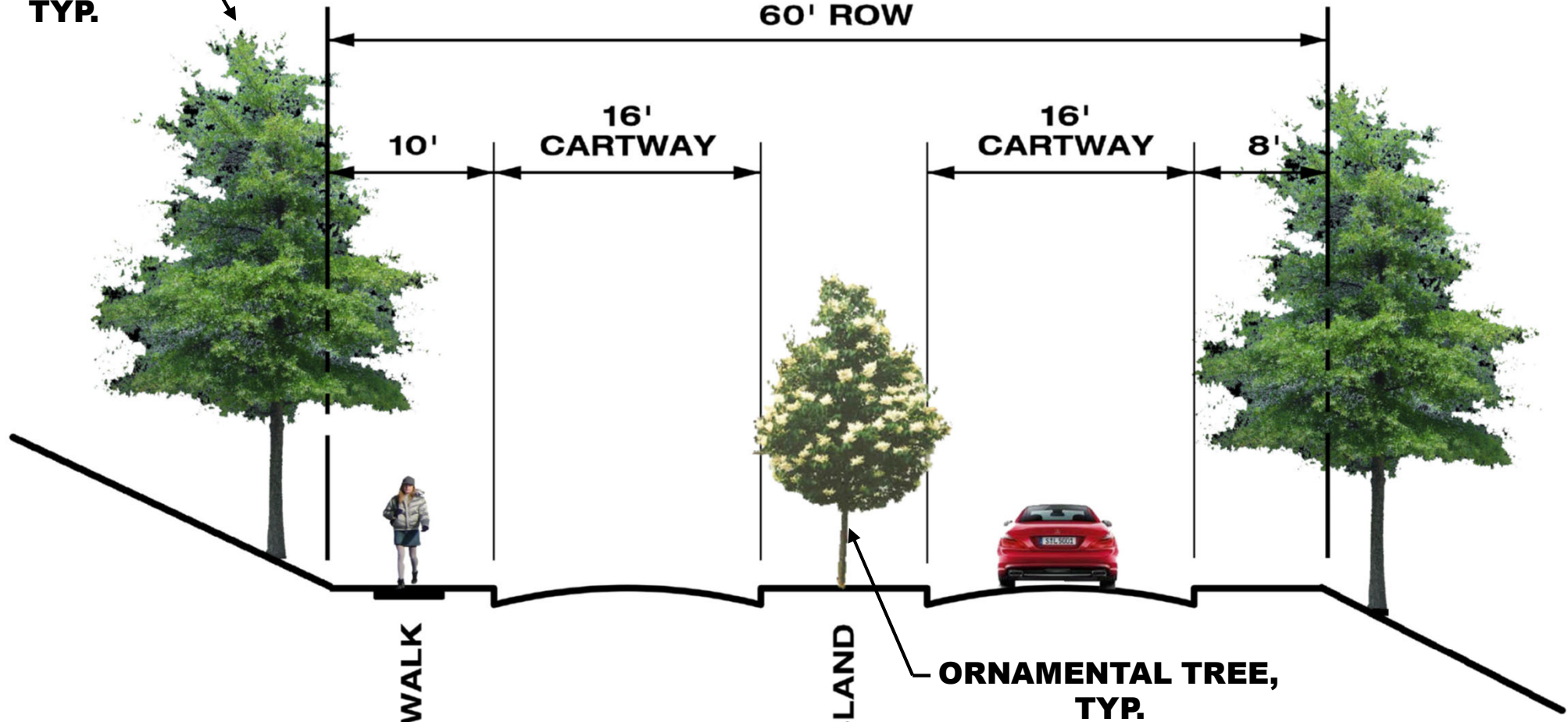
16'  
CARTWAY

8'

4' SIDEWALK

10' ISLAND

**ORNAMENTAL TREE, TYP.**



# ENTRY BLVD. CROSS-SECTION

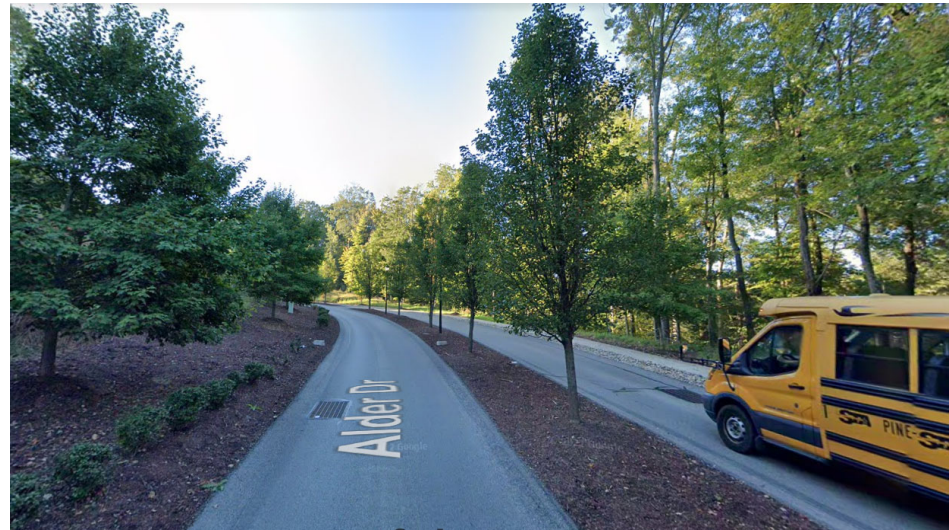
*Snuffy Property*

*January 5, 2023*





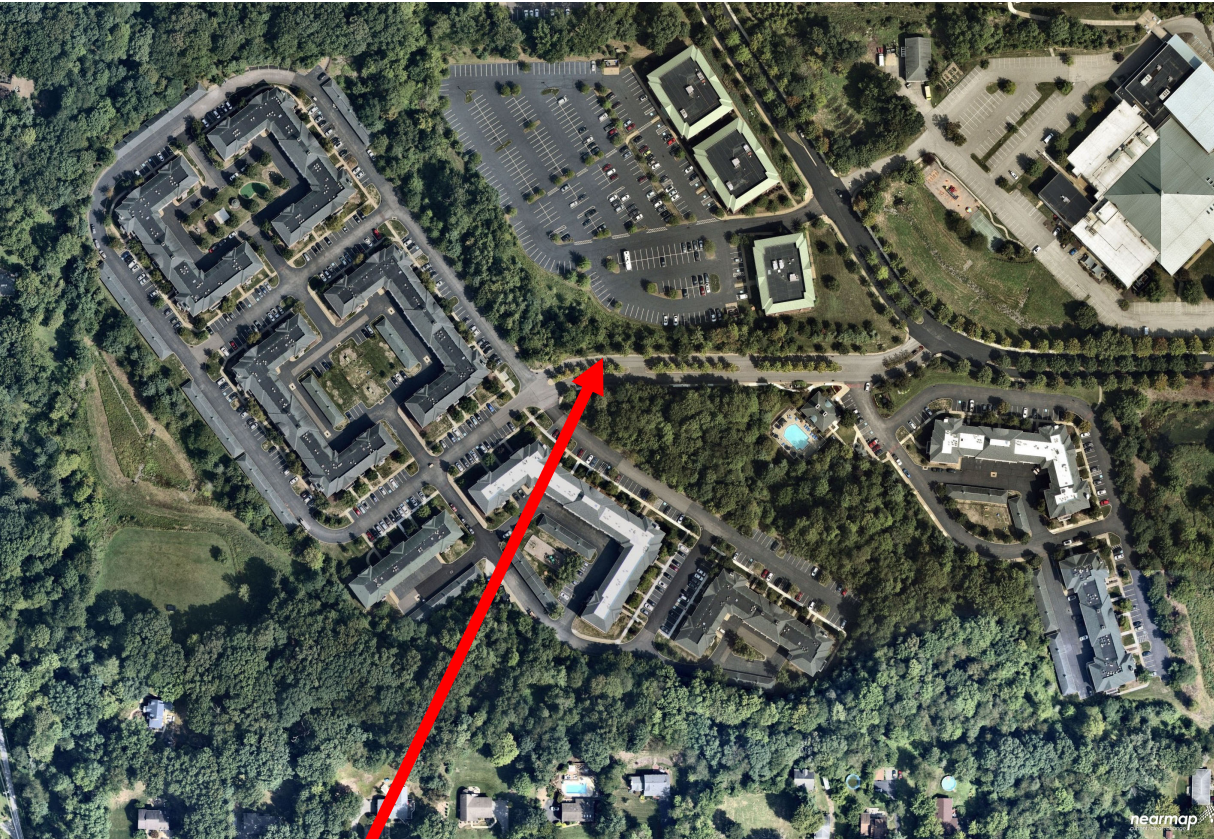
**SINGLE ENTRANCE  
WITH BOULEVARD**



*Snuffy Property*

# Alderwood Pine Twp Boulevard Entrances

*January 5, 2023*



**SINGLE ENTRANCE  
WITH BOULEVARD**



*Snuffy Property*

Christopher Wren Pine Twp  
**Boulevard Entrances**

*January 5, 2023*



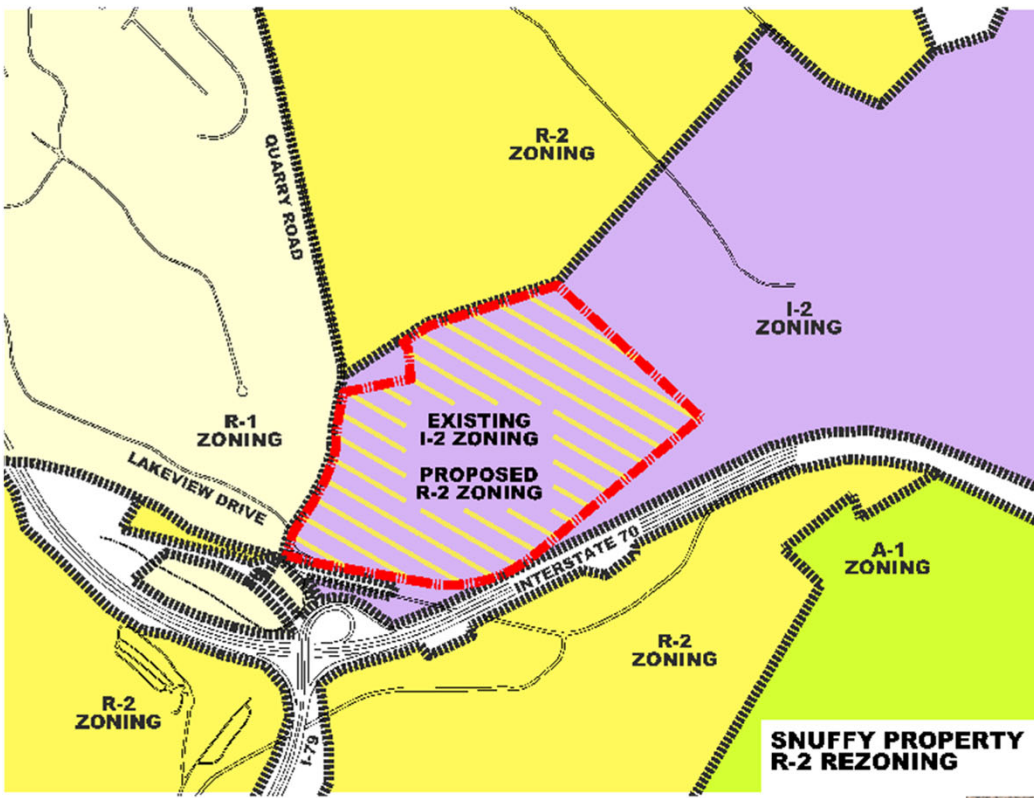
**SINGLE ENTRANCE  
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# Newberry South Fayette Twp Boulevard Entrances

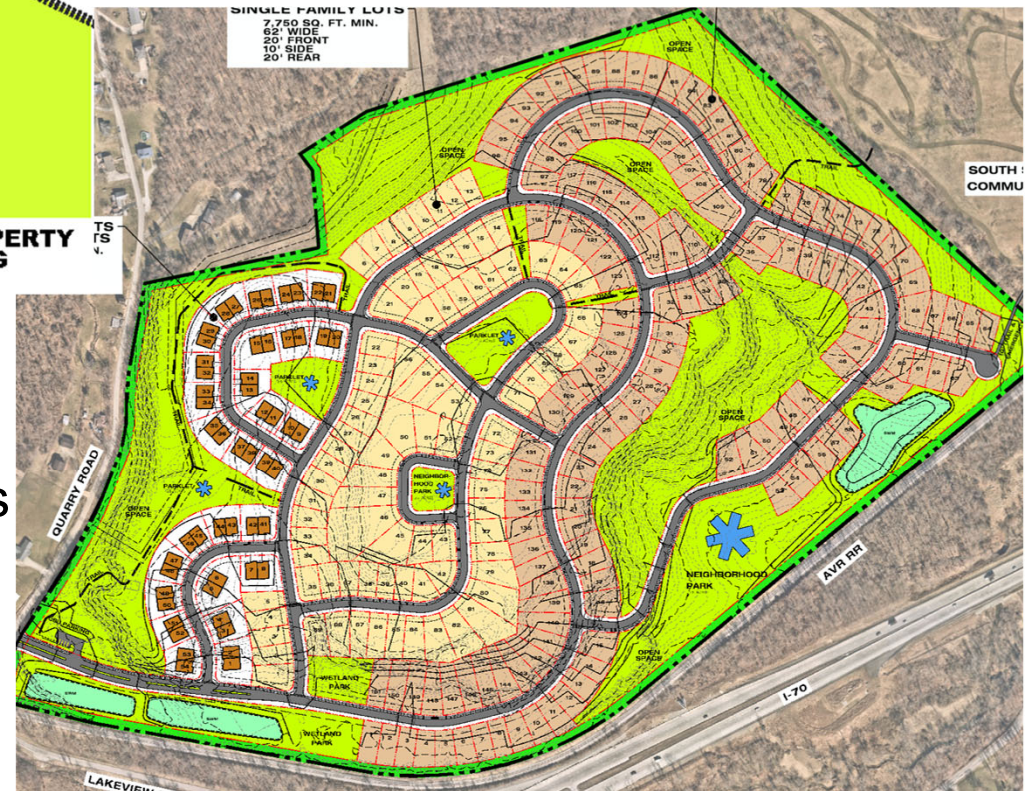
*Snuffy Property*

*January 5, 2023*



## Rezoning:

1. Follows the Twp's Comp Plan for residential use for this site
2. Residential adjoining Twp Park
3. Logical extension of the R-2 Zoning on the east side of Quarry Road



## Master Plan:

1. Variety of housing types
2. Designed to match site's environmental features
3. 5 neighborhood parks and open space
4. Connects to Twp Park

# R-2 Rezoning & Master Plan

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