

**TOWNSHIP OF SOUTH PARK
PLANNING COMMISSION AGENDA
WEDNESDAY, JULY 22, 2026
7:00 P.M.**

1. Pledge of Allegiance
2. Notice to Attendees
3. Roll Call
4. Approval of the June 24, 2026 Regular Planning Commission Minutes:

5. New Business:

SALDO ORDINANCE AMENDMENT

Consider recommendation regarding: A Proposed Ordinance Amendment to Chapter 118-Subdivision and Land Development Ordinance – of The Township of South Park to Impose Requirements and Standards for Multiple Vehicular Entrance Points for Subject Developments; Provide Relevant Definitions; Amend the Requirements for Sidewalks; Add Standards for Block Length and Configuration; And Set Standards for Waivers and Modifications.

Motion to recommend – not recommend – table this amendment to Chapter 118, of the Subdivision and Land Development Ordinance regarding definitions and requirements for multiple vehicular entrance points for subdivisions and land developments and meeting certain other criteria.

6. Next Regular Meeting Reminder –**WEDNESDAY, AUGUST 25, 2026** at 7:00 p.m.
7. Adjournment

OFFICIAL

TOWNSHIP OF SOUTH PARK
ALLEGHENY COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF SOUTH PARK, ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, CHAPTER 118 OF THE CODE OF THE TOWNSHIP OF SOUTH PARK TO IMPOSE REQUIREMENTS AND STANDARDS FOR MULTIPLE VEHICULAR ENTRANCE POINTS FOR SUBJECT DEVELOPMENTS; PROVIDE RELEVANT DEFINITIONS; AMEND THE REQUIREMENTS FOR SIDEWALKS; ADD STANDARDS FOR BLOCK LENGTH AND CONFIGURATION; AND SET STANDARDS FOR WAIVERS AND MODIFICATIONS.

WHEREAS the Board of Supervisors of the Township of South Park ("Township") adopted a Subdivision and Land Development Ordinance ("SALDO") by Ordinance No. 312 adopted on January 8, 1979, amended in its entirety by Ordinance No. 487 adopted December 14, 1992, which has been subsequently amended from time to time; and,

WHEREAS, the SALDO has been codified at Chapter 18, Sections 118-1 through 118- 66 of the Code of the Township of South Park; and,

WHEREAS, this Ordinance was designed to establish minimum, mandatory design standards for subdivisions and land developments in South Park Township in order to protect public health, safety, and welfare; ensure safe and reliable access for emergency services and public works; prevent traffic congestion and circulation failures; promote interconnectivity and orderly growth; and,

WHEREAS the within Ordinance was duly submitted to the Allegheny County Department of Economic Development for its review and comment; and,

WHEREAS, the South Park Township Planning Commission at its meeting held on _____, made a recommendation to the Board of Supervisors of the Township that the Board of Supervisors (**adopt/reject**) the within Ordinance; and,

WHEREAS, the Township has advertised notice of its intent to consider adoption

of the within Ordinance and the time, place and date of the public hearing thereon; and,

WHEREAS a public hearing on the within Ordinance has been held on said date; and,

WHEREAS, the Board of Supervisors of the Township has determined that the within Ordinance will promote and protect the health, safety and welfare of the residents of the Township and the public at large.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Board of Supervisors of the Township of South Park, County of Allegheny, Commonwealth of Pennsylvania, as follows:

Section 1. Section § 118-5. Definitions; word usage, is hereby amended with each of the following terms to be inserted into the existing Code Section in its proper place per alphanumeric order:

A. Definitions

Access Point – The vehicular ingress, egress, and regress to the development.

Access Route – The local streets that connect an Access Point to the External Road Network.

Bridge – A structure that spans a physical obstacle such as a river, ravine or roadway to allow passage to cross a divide.

Constrained Structure – A structure that has limitations and boundaries such as a low Bridge that does not permit commercial or large emergency vehicles to pass.

Culvert – A tunnel or pipe structure that allows water to flow underneath a road, railway, or trail, typically to prevent water from ponding or washing away the embankment above.

Dead-End Road – A Street or Throughfare with only one point of entry and exit.

Emergency Access Route – A alternate means of access to act as the secondary Access Point from the External Road Network to the development and which is suitable for emergency and first response vehicles.

External Road Network – The Arterial and Collector Streets that make up the South Park Township Road Network.

Functionally Separate Route – A roadway for ingress and egress between the development and the External Road Network that does not share a Single Point of Failure with another Access Route.

Independent Access - A private or standalone roadway that provides direct ingress and egress to a specific property, building, or development without relying on a shared driveway, neighboring property, or public right-of-way.

Single-access street – The single route of entry and exit which is the sole access to a development.

Single Point of Failure – A critical Bridge, tunnel, or corridor where a disruption prevents the connection between the proposed development and the External Road Network.

Township Construction Standards – The Design Construction Standards adopted by South Park Township to be complied with for construction of roads including permitted grades, widths, and sight distance, storm sewers, sanitary sewers, sidewalks, and related infrastructure to be dedicated to the Township or the associated Municipal Authority.

Section 2. The text of Section § 118-36 is hereby deleted and replaced with the following:

A. Sidewalks shall be required to be installed along the full frontage of all lots under the following circumstances:

- (1) Where sidewalks exist in the same block on the same side of the street;
- (2) On lots with frontage on Arterial Streets, as defined by this chapter;
- (3) Within a land development plan proposed to be developed for more than 50 multifamily dwelling units or more than 25 single-family units;
- (4) Within a land development plan proposed to be developed for commercial use;
- (5) Within a land development plan proposed to be developed for industrial use, unless it can be demonstrated to the Planning Commission that the proposed use will not generate pedestrian traffic within the site.

B. Sidewalks and walkways shall be installed in accordance with the design standards of Article VI of this chapter and the Township Construction Standards and be in accordance with Section 118-44 I.^[1]

^[1] *Editor's Note: Township Construction Details are included as an attachment to this chapter; current Township Construction Standards are on file in the Township office.*

Section 3. Section § 118-44 L. is hereby added and inserted immediately after the existing Section 118-44.K., reading as follows:

L. Vehicular Access Requirements

(1) **Minimum Access Points.** Any subdivision or land development that contains twenty-five (25) or more lots, or any subdivision or land development that generates two hundred fifty (250) or more average daily vehicle trips, as documented by a traffic impact study and supported by the ITE Manual, shall provide no fewer than two (2) Access Points that provide Functionally Separate Routes. Such Access Points must meet the following criteria:

- (a) Access Points must be located on separate, non-adjointing sides of the development.
- (b) Each Access Point shall be located to provide an Access Route capable of safely accommodating daily traffic generated by the development, including but not limited to construction traffic, emergency vehicles (Police, Fire, and EMT), school buses, refuse trucks, utility vehicles, and evacuation traffic.

(2) **Evaluation of Access Routes.**

- (a) An evaluation must be submitted from a Pennsylvania-licensed professional engineer which evaluates the road width, grade, sight distance, turning radii, pavement condition, structural capacity, flood risk, and Emergency Access reliability of each Access Route. Where an Access Route depends upon an existing Bridge, Culvert, retaining wall, embankment, or other structure, evaluation shall include a current inspection of the structure and a sealed structural capacity/load-rating report evaluating whether the structure can safely accommodate anticipated daily traffic, emergency vehicles, and construction traffic, including axle loads, vehicle weights, and turning movements.

(3) **Single-Access Developments.** Where only one (1) primary vehicular Access Point is permitted under this section, the development shall provide a separate Emergency Access Route, designed and constructed to allow continuous, all-weather ingress and egress for fire, police, and emergency medical services. All Emergency Access Routes:

- (a) Shall be structurally capable of supporting emergency vehicles;
- (b) Shall not rely on private driveways or individual lot access;
- (c) May be gated only if equipped with emergency service approved access controls; and
- (d) Shall be reviewed and approved in writing by the Township

Engineer and fire, police, and emergency medical services.

Section 4. Section § 118-44.M. is hereby added immediately after the new Section 118-44.L., reading as follows:

M. Block Length and Configuration.

- (1) Residential blocks shall be designed to accommodate two (2) tiers (double loading) of lots, except where a physical barrier exists
- (2) Blocks fronting on arterial streets shall not exceed one thousand two hundred (1,200) feet in length.

Section 5. Section § 118-56 is hereby deleted and replaced with the following:

§ 118-56. Modifications due to special conditions.

The Board of Supervisors may grant a modification of the requirements of one or more provisions of this chapter if the literal enforcement will exact undue hardship because of peculiar conditions pertaining to the land in question, provided that such modification will not be contrary to the public interest and that the purpose and intent of the ordinance is observed.

Section 6. Section § 118-59.A is hereby deleted and replaced with the following:

- A. All requests for a modification under this chapter shall be in writing and shall accompany and be a part of the application for development. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the provision or provisions of the ordinance involved and the minimum modification necessary. A request under this Section shall include, at a minimum:
 - (1) A narrative statement describing the peculiar conditions of the property and how these conditions create the asserted undue hardship with respect to the specific requirement at issue; and,
 - (2) Plans, profiles, exhibits, and/or engineering analyses sufficient to substantiate the claimed hardship and to demonstrate why literal compliance is unreasonable under the circumstances.

Section 7. Any ordinance or parts of any ordinance conflicting with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 8 This Ordinance shall be in full force and effect from and after its passage.

ORDAINED AND ENACTED into law this ____ day of _____, 2026.

ATTEST:

Karen F. Fosbaugh, Manager

Irving S. Firman, Solicitor

Edward T. Snee, Chairman Board of Supervisors