



Cumberland County Review Report

Cumberland County Planning Department
 310 Allen Road, Suite 101
 Carlisle, PA 17013
 Telephone: (717) 240-5362

<i>Name of Amendment:</i>												
Bear Farm Rezoning												
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>								
West Pennsboro Township	8/23/2016	9/15/2016	SJW/JK/KS	Planning Commission								
<i>Type of Amendment:</i>			<i>Recommendation:</i>									
Zoning Map Amendment			Approval With Comments									
<i>Explanation of Amendment:</i>												
Rezone approximately 170 acres from Agriculture to R1												
<i>Consistent with Municipal Comprehensive Plan:</i>		<i>Consistent with County Comprehensive Plan:</i>										
Project is Consistent		See #1 below										
<i>Comments and Recommendations:</i>												
<p>1. The subject property contains multiple character area designations from the Cumberland County Comprehensive Plan's Future Land Use Map including Traditional Neighborhood/Mixed Use, Agriculture-Rural and Agriculture-Prime. The County Comprehensive Plan recommends agricultural uses on the eastern reach of the tract with small scale, village style growth in the western reach of the tract near McAllister Church Road. (Chapter 8, Figure 8.1). Pertinent consistency determinations are listed below by character area:</p> <table border="1"> <thead> <tr> <th>Character Area</th> <th>Consistency of Proposed Rezoning</th> </tr> </thead> <tbody> <tr> <td>Traditional Neighborhood/Mixed Use</td> <td>Consistent – Character area recommends various housing types and a mixture of smaller scale businesses.</td> </tr> <tr> <td>Agriculture-Rural</td> <td>Consistent – Character area recommends low density residential development, small scale commercial opportunities and open space preservation through conservation subdivision techniques</td> </tr> <tr> <td>Agriculture Prime</td> <td>Not Consistent – Promotes active agriculture and low density residential development. Prime soils could be protected through required open space provisions of the cluster development option in the R-1 zone.</td> </tr> </tbody> </table>					Character Area	Consistency of Proposed Rezoning	Traditional Neighborhood/Mixed Use	Consistent – Character area recommends various housing types and a mixture of smaller scale businesses.	Agriculture-Rural	Consistent – Character area recommends low density residential development, small scale commercial opportunities and open space preservation through conservation subdivision techniques	Agriculture Prime	Not Consistent – Promotes active agriculture and low density residential development. Prime soils could be protected through required open space provisions of the cluster development option in the R-1 zone.
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<p>2. The proposed zoning change is generally consistent with the WCCCP that shows the subject property for residential development.</p>												
<p>3. The following issues are raised for consideration:</p> <p>a) The tract has residential development potential under the current agricultural zoning. Using the cluster development option and considering the 60% open space requirement, approximately 70 acres could be developed for residential purposes at a density of 1 unit per 2 acres.</p>												

- b) West Pennsboro's R-1 zoning designation has several unique provisions including:
- i. Parcels over 4 acres can only develop a single residential dwelling unit. For a landowner to develop more than 1 residential dwelling unit, the cluster development option must be used. The cluster development option allows densities up to 4 dwelling units per acre and includes density bonuses for open space endowment and trail construction.
 - ii. The cluster development option requires 30% open space in the R-1 and requires preservation of certain natural and cultural features. The open space must be permanently protected via a conservation easement.
- c) The Bear farm abuts existing industrially zoned land, which is currently used for warehouse and distribution uses. The County Comprehensive Plan notes that residential and industrial uses are generally not compatible as industrial areas can generate noise, smoke, fumes, traffic and other nuisance characteristics. (Chapter 8, page 8-15).
- d) Barnstable Road is a narrow road that would need improvements to safely accommodate a major residential development of 200 units. The Bloser Farm, located to the south of the Bear Farm, is preserved through the County/State Agricultural Conservation Easement Program. The easement restrictions on this tract would limit expansion of road ROW and presents challenges to improvement of Barnstable Road.
- e) West Pennsboro Township appears to be overzoned for residential development. As noted in the table below, the township is projected to need 464 new dwelling units by 2040. Current undeveloped R-1 and R-2 zoned land located in close proximity to the subject parcel could generate between 756 and 1512 new dwelling units in the future. Existing R-1 and R-2 land near the subject property can support future housing needs without rezoning additional property to R-1 or developing residentially zoned property elsewhere in the township.

West Pennsboro Township Residential Growth Projections				
	2014	2020	2030	2040
Population	5,580	5,690	6,354	6,656
Household Size	2.50	2.50	2.50	2.50
Required # of residential units **	2,198	2,276	2,542	2,662
Additional # of units needed	--	78	266	121
Total Housing Units needed 2015-2040	464			
Average # units per year needed 2015-2040	18			
Growth Potential of Undeveloped Land Near Subject Property				
Acres of Undeveloped Land Zoned R-1 and R-2	600			
Required open space (30%) acres	180			
Infrastructure set aside (10%)	42			
Buildable acres (assume 30% open space and 10% infrastructure)	378			
Buildout of Residentially Zoned Land Near Subject Property # units at 2 du/acre buildout	756			
Buildout of Residentially Zoned Land Near Subject Property # units at 4 du/acre buildout	1512			
** 2014 Figure is actual # of residential units				

4. The rezoning request should be provided to all other participants in the Western Cumberland County Comprehensive Plan for the review process outlined in the Intergovernmental Cooperation Agreement.
5. The West Pennsboro Township Planning Commission and Board of Supervisors should strongly consider engaging regional partners in an update to the Western Cumberland County Comprehensive Plan. The joint plan is nearing 10 years old and may no longer accurately represent the current vision or reflect more recent growth in the Township and region. Participation and commitment of all partners should be reaffirmed. The County Planning Office is available to provide technical assistance.

“Section 505 (b) and 609 (g) of the Municipalities Planning Code requires that amendments to municipal ordinances be filed with the county planning agency. If this amendment is approved, please forward a final copy to the county planning office so we may update our records.”