

Cumberland County Subdivision and Land Development Review Report

Municipality:	Camp Hill	Surveyor/ Engineer:	Williams Site Civil, LLC	Owner/ Developer:	Michael A. Serluco / Consolidated Properties		
Plat Title:	Chick-Fil-A Restaurant						
Plat Status:	Preliminary/Final	Plat Type:	Subdivision & Land Development				
# of New Lots:	1	# of New Dwelling Units:		New Acreage Subdivided/Developed:	0.94	Total Tract Acreage:	1.39
Zoning District:	CG & LDR	Proposed Land Use:	Commercial				
Date Received:	12/10/2018	County Review:	12/20/18	Reviewed by:	SH	Checked by:	SW, KS

- Plat appears to comply with applicable regulations.
- Plat appears to generally comply with applicable regulations; revisions may be required, as indicated.
- Plat appears to need substantial revision, as indicated.

Review comments with cited ordinance provisions are based on municipal regulations on file with the County Planning Department.

1. The zoning map on file at the Cumberland County Planning Department indicates that the proposed Land Development is in the High Density Residential Office (HDRO) District, which was established as part of the new zoning ordinance in March 2015. The Camp Hill Borough Zoning Map online indicates the area as Commercial General. The Borough and the Applicant should verify the appropriate zoning district.
2. The plan shows the Commercial General and Low Density Residential zoning boundary along the alley on the east side of the site. The LDR zoned lot to the east of the alley provides parking for a commercial use. Accessory parking for a commercial use is not a permitted use in the LDR zone. The Borough should determine if that single parcel needs to be rezoned in order to support the proposed parking lot.
3. The submission to the County did not include a Traffic Impact Study or any traffic data. The Borough should determine if a study is required. A study may be warranted given the existing congestion in the local area and potential for the proposed development to further negatively impact traffic patterns and congestion. (Zoning 731)
4. The proposed location of the drive-thru does not appear to comply with supplemental standards for drive-thru facilities. Drive-Thru facilities should be located along the side or rear of the building. In no event shall the drive-thru be permitted in the front yard between the principal building and the public street ROW. To the maximum extent feasible the drive-thru facility shall be located on a building wall facing away from an abutting property in the Residential Zoning District. (Zoning 1108.E.2).
5. Drive-Thru facilities should be provided with a bypass lane measuring ten feet wide. There is no bypass lane until you reach the canopy at the food pick up area. (Zoning 1108.E.5)

6. Stacking spaces and lanes shall not create a potentially unsafe condition where crossed by pedestrian access to a public entrance of a building. Pedestrians coming from parking spaces east of the dumpster enclosure will likely attempt to cross the drive thru area creating a potential unsafe condition. (Zoning 910.D)
7. The minimum width of a stacking space shall be 12 feet wide. The proposed stacking lane narrows to 10.5 at the canopy for the menu board. (Zoning 910.F)
8. The establishment is not served by a private entrance but rather utilizes an alley as its main entry/access point. The definition of a driveway is “a private roadway providing access for vehicles for parking, garage, dwelling or other structure.” The Borough should determine if an alley is suitable as a main entrance/driveway.
9. The Borough and Applicant should verify the legal status of the existing alleys. Has the alley been dedicated to the Borough for public use? The plan should address proposed long-term ownership and maintenance (paving, snow removal, etc.) of these areas.
10. The alley adjacent to 133 S. 32nd Street is partially occupied by parking, curbing and lawn associated with the development, which would limit east-west access along the alley. The Borough and Applicant should determine if this is legally permissible.
11. The Borough and Applicant should examine the following potential circulation issues:
 - a. A left turn out of the restaurant onto Chestnut Street may be problematic during high traffic times, thereby causing onsite circulation issues and offsite safety concerns. A right in, right out access may be more appropriate.
 - b. The proposed layout has the potential to encourage use of the alleys connecting to Bramar Road to the south and South 31st Street to the east. These alleys are narrow, not designed to handle high traffic volumes, and are adjacent to residential uses. Measures should be put in place to limit restaurant traffic on these alleys.
 - c. Is the stacking area of the drive-thru adequate and designed appropriately for the high volumes of traffic associated with the restaurant? If the drive thru becomes backlogged it could block all access to the main parking lot.
12. The Borough is currently involved in a traffic and pedestrian safety study for the Camp Hill Bypass. The Borough should evaluate the recommendations of that study as they relate to traffic generation and pedestrian safety issues associated with this plan. Efforts should be made to include any recommendations of the plan into the development proposal.
13. The Erosion and Sedimentation Control Plan is required to be reviewed and approved by the Cumberland County Conservation District (SLDO 405.2.E).
14. The applicant has requested a waiver of volume control and groundwater recharge requirements. When considering the requested waiver of groundwater recharge requirements, the Borough should consider requiring the maximum feasible amount of groundwater recharge before granting a waiver of all requirements. Borough should consult with the Cumberland County Conservation District and the Borough Engineer prior to approval of the waiver.
15. The proposed stormwater facilities and some of the proposed grading are shown in the alley right-of-way. The plan should indicate maintenance responsibilities for any facility located in the existing alley right-of-way.

16. The Cover Sheet should indicate that the submission is a Preliminary/Final Subdivision and Land Development Plan (SLDO 405.1.A.1).