



Cumberland County Review Report

Cumberland County Planning Department
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<i>Name of Amendment:</i>				
Re-Zoning of 180 Kost Road from I-1 to I-2				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Silver Spring Township	1/17/2020	2/20/2020	SH, KS	Planning Commission
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
Zoning Map Amendment			Approval With Comments	
<i>Explanation of Amendment:</i>				
Application to Re-Zone a property at 180 Kost Road from I-1 (Light Industrial) to I-2 (General Industrial) zone. Includes tax parcels 38-08-0571-002A and 38-08-0571-002B. Applicant proposes a demolition of the existing office building in order to expand an existing nonconforming warehouse/distribution center.				
<i>Consistent with Municipal Comprehensive Plan:</i>		<i>Consistent with County Comprehensive Plan:</i>		
Project is Generally Consistent		Project is Consistent		
<i>Comments and Recommendations:</i>				
<p>1. The subject site contains an existing warehouse. The warehouse is a non-conforming use. There was a recent 49.7% addition to the warehouse which represents the maximum allowable expansion of a non-conforming use (50%). The current size of the warehouse (including the 49.7% expansion) is 486,000 square feet. The applicant is proposing to add an additional 210,000 square feet of warehouse which would make the total size of the warehouse 696,000 square feet. This re-zoning is required for the proposed addition.</p> <p>The building located north of the site is approximately 424,000 square feet. This was approved as a "mini-warehouse". The current applicant has indicated to the township that the warehouse located on the subject property will not meet the definition of a "mini-warehouse."</p> <p>The following definitions are found in the Silver Spring Township Zoning Ordinance:</p> <p><u>Mini-Warehouse</u>: "A building and/or series of buildings divided into separate storage units for personal property and/or property associated with some business or other organization. These units shall be used solely for dead storage, and no processing, manufacturing, sales, research and development testing, service and repair, or other nonstorage activities shall be permitted."</p> <p><u>Warehouse</u>: "A building or group of buildings primarily used for the unloading and indoor storage, transfer and distribution of products and materials, but not including retail uses or a truck terminal."</p> <p>2. The 2017 Cumberland County Comprehensive Plan-Future Land Use Map shows this area in the Industrial Character Area. This area is intended to provide a mix of intensive manufacturing and warehousing uses with supporting office and commercial uses. These uses generate noise, smoke, fumes traffic and other characteristics that are not consistent with residential uses. Residential uses are not recommended in this area.</p>				

3. The parcels contain an existing warehouse and an abandoned 40 year-old office building. The Cumberland County Comprehensive Plan recommends redeveloping these underutilized sites which makes efficient use of existing infrastructure and decreases development pressure on agriculture and open space areas (Grow Page 5).
4. The parcels are shown as Light Industrial on the 2019 Silver Spring Township Comprehensive Plan, Future Land Use Areas Map. This area should provide for a mix of low intensity, warehousing, industrial parks and supporting office and commercial uses which do not generate noise, smoke, fumes, traffic and other nuisances that are incompatible with residential uses. The application did not provide an estimated amount of truck traffic associated with the proposed warehouse.
5. The Silver Spring Township Comprehensive Plan indicates that the parcels are located within the Designated Growth Area. This area should be encouraged for new development due to existing infrastructure capacity and to protect open space and rural resources.
6. The subject parcels are not located adjacent to an existing Industrial General (I-2) District. The closest land zoned in the I-2 District is located approximately 0.5 miles east of the subject parcels. A re-zoning of the subject parcels may initiate other similar re-zoning applications.
7. A re-zoning of the parcels from I-1 to I-2 will permit the following additional uses:
 - a. Billboards (by right)
 - b. Wholesale produce and tobacco auctions (by right)
 - c. Truck or motor freight terminal (Conditional Use)
 - d. Principal waste handling (Conditional Use)
 - e. Adult uses (Conditional Use)
 - f. Junkyards (Conditional Use)
 - g. Commercial stockyard (Conditional Use)
 - h. Truck stop (Conditional Use)
 - i. Slaughtering and processing of food products (Conditional Use)
 - j. Sales and storage of specified uses (Conditional Use)
 - k. Heavy industry (Conditional Use)
 - l. Heavy equipment sales and service (Conditional Use)
 - m. Off track betting parlor (Conditional Use)
 - n. Warehousing and wholesale trade (Conditional Use)
8. The character of the surrounding properties includes industrial and agricultural activities. It is unlikely that a re-zoning would impact future residential uses.
 - a. The area north of the parcels is located in a Designated Growth Area and it is shown as Light Industrial on the Township Future Land Use Map. The parcel boundary includes a right-of-way for an active railroad. The parcel contains a large industrial building and is zoned Light Industrial (I-1).
 - b. The farm located south of the parcels is not located in a Designated Growth Area and it is shown as Agriculture on the Township Future Land Use Map. The parcel is subject to an Agriculture Conservation Easement and can only be used for agricultural purposes.
 - c. The area west of the parcels includes the right-of-way for Kost road followed by agricultural land. The agricultural land is located in a Designated Growth Area and it is shown as Low Intensity Residential on the Township Future Land Use Map. The parcel is located in the Agricultural District.

d. The area east of the parcels is used for agriculture. This area is not located in a Designated Growth Area and it is shown as Agriculture on the Township Future Land Use Map. The parcel is located in the Agricultural District and does not have direct road frontage. Current access to this property is via a gravel crossing of the railroad tracks for farm equipment. Lack of road frontage may prohibit substantial development on this tract.

9. The Cumberland County GIS Department performed an analysis of land available for development in the Light Industrial (I-1) and General Industrial (I-2) zones. There is a need for I-2 zoned land in Silver Spring Township. There is approximately 341 acres of land available for development in the I-1 Zone and 5.2 acres of land available for development in the I-2 Zone. The subject parcels contain an existing warehouse. They were not included in these figures.

"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."