



Cumberland County Review Report

Cumberland County Planning Department
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<i>Name of Amendment:</i>				
New Subdivision and Land Development Ordinance				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Upper Allen Township	6/16/2020	7/16/2020	SH, SW, KS	Planning Commission
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
SALDO New Ordinance			Approval After Consideration of Comments	
<i>Explanation of Amendment:</i>				
Proposed text changes throughout the existing ordinance. Township has decided to adopt a new version of the Ordinance in its entirety				
<i>Consistent with Municipal Comprehensive Plan:</i>		<i>Consistent with County Comprehensive Plan:</i>		
Project is Generally Consistent		Project is Generally Consistent		
<i>Comments and Recommendations:</i>				
<ol style="list-style-type: none"> Proposed Section 220-1.3.C - E. Proposed Section C indicates that the Board of Commissioners is vested with the authority to approve or disapprove all subdivision and land development plans. Proposed Section D indicates that the Planning Commission shall be vested with the authority to approve or disapprove lot add on plans. Proposed Section E indicates that the Planning Commission or Board of Commissioners will take action to approve or disapprove lot add-on, subdivision and land development plans. The Township should clarify these sections to clearly assign the approval/disapproval authority of a lot add-on plan. If applicable, Section 220-3.1.A.1 should be reviewed for consistency. Article 2, Page 14 & Article 5, Page 37. The language regarding a Landscaping Island limits the developer to using a section of raised land. Stormwater BMPs may include a lowered landscape island that is used as a rain garden to improve the quality of stormwater and encourage infiltration. The Township may want to consider this option in the ordinance. Article 2, Page 20. The Township may want to consider including landscaping requirements in the Planting Strip. Article 2, Page 23. The Township Engineer should review the definition of a Retention Basin. A retention basin is typically designed to permanently hold stormwater without release. A detention basin stores water temporarily to be released at a later time. Article 3, Page 7 Section C.2.K. Subsection K should state ...conditional uses, variances <u>or</u> special exceptions which may have been granted. Article 5, Page 13, Section M.2. The language should state... Gradients of bicycle paths shall not exceed 8%, <u>except</u> for short distances. Recommend reconfiguration of page numbers to an ongoing format or to include an article- 				

page number format. This may make the document friendlier for referencing.

8. We recommend that the Township consider a reduction in paper copies and reports for Subdivision and/or Land Development Applications. Further, current requirements include a mylar copy for the As-Built Plans. The Township should consider the possibility of electronic copies for these submissions.
9. The current requirement for a Traffic Impact Study is 50 ADT (per day). The Township should consider making the Traffic Impact Study requirement when the plan proposed 50 vehicle trips at the peak hour. Further, the Township should consider the option of a fee in lieu of a Traffic Impact Study.
10. The current language indicates that steep slopes begin at 15%. Recommend changing this figure to 25%.

“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.”