



## Cumberland County Review Report

Cumberland County Planning Department  
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<i>Name of Amendment:</i>				
UDA Overlay Requirements				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Middlesex Township	8/14/2020	9/3/2020	EG, KS	Planning Commission
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
Zoning Text Amendment			Approval With Comments	
<i>Explanation of Amendment:</i>				
Amendment seeks to allow minor modifications from UDA Overlay District standards to be considered as part of required conditional use approval process rather than as a separate matter requiring a variance. The amendment specifically seeks to increase the maximum permitted density in the UDA Overlay District from 2.0 Dwelling Units per acre by .5 DU per acre above the stated maximum.				
<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"> <li>1. The purpose of the UDA Overlay District is to encourage innovations in residential and non-residential development and renewal to accommodate greater variety in type, design and layout. Section 16.01.F states that the purpose is also to provide a procedure to assist in this development by assuring design and layout are meeting particular demands at the time of development. The proposed text amendment seeks to amend the procedure by which modifications may be made.</li> <li>2. The proposed zoning text amendment is generally consistent with the 2017 Cumberland County Comprehensive Plan.             <ol style="list-style-type: none"> <li>A. The Cumberland County Comprehensive Plan supports a variety of housing types, and plans and regulations providing for all types of residential uses (Grow Page 10). The proposed text amendment will support increased density of residential units and opportunities for greater flexibility in design.</li> <li>B. The Cumberland County Comprehensive plan supports mixed land uses that encourage community interaction and quality economic development, as well as higher density and compact building design (Grow Page 25-26). The proposed text amendment will support this type of development within the UDA of Middlesex Township.</li> </ol> </li> <li>3. The Township Comprehensive Plan (2003) is entering an update process. The proposed amendment is consistent with the 2003 plan's land use recommendations around greater utilization of unified planning districts (AS-3) and housing action strategies (AS-15) pertaining to providing innovative residential development techniques such as unified planning districts.</li> <li>4. Section 16.04.G.3 – The township should consider increasing the maximum density increase of .5 du/acre. If an applicant decides to pursue an innovative design, the maximum density that</li> </ol>				

could be achieved would be 2.5 du/acre. A higher density limit or no density limit would be an incentive for applicant innovation while improving consistency with the stated goal of the UDA to provide for the growing demand for housing, encourage a more efficient use of land, and promote traditional neighborhood development, all of which typically require densities in excess of 2.5 du/acre.

*“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.”*