



Cumberland County Review Report

Cumberland County Planning Department
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<i>Name of Amendment:</i>				
Drive Thru Restaurant and CHO to MDRO Rezoning				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Camp Hill Borough	8/14/2020	9/17/2020	SH, SW	Planning Commission
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
Zoning Text and Map Amendment			See Comments Below	
<i>Explanation of Amendment:</i>				
Setbacks for Drive Thru Restaurants and Rezoning from CHO to MDRO				
<i>Consistent with Municipal Comprehensive Plan:</i>		<i>Consistent with County Comprehensive Plan:</i>		
Project is Consistent		Project is Consistent		
<i>Comments and Recommendations:</i>				
<p>Zoning Map Amendment: The Cumberland County Planning Commission recommends approval of the Zoning Map Amendment after consideration of the following comments:</p> <ol style="list-style-type: none"> 1. The proposal involves changing two parcels from Commercial Highway (CHO) to Medium Density Residential Office (MDRO). The intent of the CHO is to provide for offices and support businesses along major thoroughfares. The intent of the MDRO is to provide for medium density residential uses and office uses that are compatible with the surrounding neighborhood. 2. The parcels proposed for rezoning are currently utilized for Office/Professional and Commercial Recreation (Harrisburg Bridge Club). The character of the area surrounding the subject tracts is primarily residential and includes the Eisenhower Elementary School. Access to the tracts is from North 21st Street, which is 2 lanes, rather than the Camp Hill Bypass. 3. The proposed rezoning is generally consistent with the Cumberland County Comprehensive Plan and would serve to better protect the existing residential area while still permitting lower impact commercial development. The Comprehensive Plan designates the area as Commercial on the Future Land Use Map. The Comprehensive Plan further recommends that different land uses be compatibly located and protection of community character (Grow Chapter, Objectives 2 & 3, pages 25-26). 4. The proposed rezoning is generally consistent with the Imagine West Shore Joint Comprehensive Plan. The parcels proposed for rezoning are shown as Commercial Service on the Future Land Use and Development Map. The Commercial Service area generally includes professional, business and personal offices and related services. The Plan further recommends providing transitions between development types and patterns and protecting existing residential neighborhoods (Future Land Use Planning- Principals 7 & 8, pages B.1-5). 5. The proposed rezoning would appear to create a non-conforming building for height. The existing building located at 355 North 21st Street appears to exceed the maximum building height requirement of 35 feet in the MDRO Zone. 				

6. Commercial Recreation is not a permitted use in either the CHO or MDRO. The Harrisburg Bridge Club tract would appear to meet this definition. The Borough should consider if they want to add Commercial Recreation as a permitted use the MDRO.

Zoning Text Amendment: The Cumberland County Planning Commission recommends disapproval of the text amendment based upon the following comments:

7. The Borough should provide a definition of “outdoor ordering station” in Section 202 to clarify the intent and applicability of this provision.
8. A justification of the 150-foot setback requirement should be provided. The 150 foot setback could nearly exclude drive-thru restaurants in the Borough. The Borough should consider the impacts of this regulation, especially in light of the current Covid-19 pandemic and associated need for drive-thru facilities.
9. The proposed 150-foot setback requirement only applies to restaurants. The Borough should consider the need to regulate other uses that allow for drive-thru facilities, such as a banks or drug stores.
10. The Borough should do an inventory of drive-thru facilities in the Borough to evaluate the potential non-conformities that may be created as a result of the proposed 150-foot setback.

“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.”