



## Cumberland County Review Report

Cumberland County Planning Department  
 310 Allen Road, Suite 101  
 Carlisle, PA 17013  
 Telephone: (717) 240-5362

<i>Name of Amendment:</i>				
R1 to C3 Rezoning at 6441 Carlisle Pike				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Silver Spring Township	8/28/2020 On hold until 10/15/2020	10/15/2020	SH, KS	Planning Commission
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
Zoning Map Amendment			Approval With Comments	
<i>Explanation of Amendment:</i>				
<p>Applicant wishes to re-zone the property from the R1 (Residential) District to the C3 (Highway Commercial) District. The rezoning will include a portion of Cumberland County Tax PIN 38-19-1608-009 (19.7 acres) and all of PIN 38-19-1608-035 (0.7 acres). These parcels are located immediately east of the Lawrence Chevrolet dealership.</p> <p>The proposed re-zoning was submitted for review and comment on 8/28/2020. On 8/29/2020 the Applicant submitted a written request to put the amendment on hold until the October 15, 2020 Cumberland County Planning Commission Meeting.</p>				
<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 area proposed for re-zoning is included in the Commercial and Residential Character Areas on the 2017 Cumberland County Comprehensive Plan-Future Land Use Map.           <ol style="list-style-type: none"> <li>a) The proposed re-zoning is consistent with the Commercial Character Area which includes retail and services that serve a regional market area. This Character Area is located along major transportation routes and highway interchanges and has a relatively high-density mix of commercial uses.</li> <li>b) Economic development in the Residential Character area is generally limited to small scale businesses that serve the local community including retail, service and recreation.</li> </ol> </li> <li>2. The 2019 Silver Spring Township Comprehensive Plan indicates that the portion of the subject property that is proposed to be rezoned (Tract A and Lot 1) is located in the Medium Intensity Residential Future Land Use Area and in the Commercial Area.           <ol style="list-style-type: none"> <li>a) The proposed re-zoning is consistent with the Commercial area which includes regional oriented commercial retail, services and office uses, office and business parks and light industrial/manufacturing.</li> <li>b) The description of the Medium Intensity Residential area includes limited mixed use residential development and neighborhood businesses associated with such development.</li> </ol> </li> <li>3. The 2019 Silver spring Township Comprehensive Plan, Action #8 (Page 75) suggests that the township target commercial growth in areas designed and built to accommodate the</li> </ol>				

transportation needs of the businesses, suppliers and customers.

4. The Township may want to review all of the uses permitted in the C-3 Zoning District. If approved, each of these uses will be permitted on the site. Some of the uses may generate higher volumes of traffic and pedestrian activity.
5. The Township should determine how the re-zoning Application will impact the proposed new Zoning Ordinance Map. If adopted, will the re-zoning be shown on the new Zoning Map? Further, the Township should coordinate the process of adopting the new Zoning Ordinance with the Applicant.
6. During the process of writing the new Zoning Ordinance, Silver Spring Township should create a list of all parcels that are split zoned. Each split zoned parcel should be reviewed to determine whether there is a justification for the multiple zones on a single parcel.

*"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."*