



Cumberland County Review Report

Cumberland County Planning Department
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<i>Name of Amendment:</i>				
Re-zoning of 45 South West Street from Town Center Residential (R-4) to Central Business (C-1) District.				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Carlisle Borough	04/07/2021	05/20/2021	SH, KS	Planning Commission
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
Zoning Map Amendment			Approval With Comments	
<i>Explanation of Amendment:</i>				
Applicant is proposing a re-zoning of 45 South West Street from R-4 to C-1 to convert the existing church into a mixed use complex that would include sanctuary, kitchen, fellowship hall, school, offices, daycare and residential apartments.				
<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>				
<ol style="list-style-type: none"> 1. The 2017 Cumberland County Comprehensive Plan indicates that the Borough of Carlisle is considered a "Core Community". The plan notes that the Cumberland County Planning Commission should support revitalization efforts of the Core Communities through infill, redevelopment, reuse and blight removal (Grow Page 24). The zoning amendment enables the reuse of a large existing building adjacent to the downtown potentially for multifamily residential units which are needed in the county and recommended by the comprehensive plan (Grow Page 10). 2. The proposed re-zoning is consistent with the 2019 Borough of Carlisle Comprehensive Plan. The following Objectives are outlined in the plan: <ol style="list-style-type: none"> a) Objective 3.3 (Page 33) indicates the Borough should establish incentives and consider policies for the creation or rehabilitation of downtown living units. b) Objective 4.1 (Page 33) indicates that the Borough should review the Central Business District (C-1) for unsuccessful reuse due to zoning and update as appropriate. This review should consider the size and location of the district. 3. The Application indicates that parking is only required for the proposed residential units (1 space per dwelling unit) in the C-1 District. The Applicant and the Borough should consider Zoning Ordinance Section 255-66.A.3 which states that buildings involving more than 15,000 square feet of total floor area (not including parking and vehicles) must meet all parking requirements. The Borough should consider innovative ways to accommodate parking during future permitting processes if parking requirements must be met. Requiring large numbers of parking spaces could challenge productive reuse given that the property has no additional space to accommodate parking. 				
<p><i>"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."</i></p>				