



Cumberland County Review Report

Cumberland County Planning Department
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| <i>Name of Amendment:</i> | | | | |
| Mains Property 801 Centerville Road Rezoning from CO to I. | | | | |
| <i>Municipality:</i> | <i>Date Received:</i> | <i>Date Reviewed:</i> | <i>Reviewed By:</i> | <i>Checked By:</i> |
| Penn Township | 04/15/2021 – Tabled until 9/16/21 | 9/16/2021 | SH, EG, KS | Planning Commission |
| <i>Type of Amendment:</i> | | | <i>Recommendation:</i> | |
| Zoning Map Amendment | | | Disapproval | |
| <i>Explanation of Amendment:</i> | | | | |
| The property owner (Mains) wishes to rezone the property from the Commercial Zone (CO) to the Industrial Zone (I) for construction of a warehouse. | | | | |
| <i>Consistent with Municipal Comprehensive Plan:</i> | | <i>Consistent with County Comprehensive Plan:</i> | | |
| Project is not Consistent | | Project is not Consistent | | |
| <i>Comments and Recommendations:</i> | | | | |
| <ol style="list-style-type: none"> 1. The Cumberland County Comprehensive Plan Future Land Use Map indicates the parcel is in the Commercial Character Area which is characterized as a relatively high-density mix of commercial uses. Examples include retail centers, shopping malls and plazas, commercial service development, office/business parks, entertainment facilities and motels/hotels. (Grow Page 36). Warehousing and distribution facilities are not consistent with the Comprehensive Plan as they are specifically addressed in the Industrial Character Area. 2. The Cumberland County Comprehensive Plan states that land use planning efforts should be coordinated with transportation planning to ensure that ordinance and development proposals are compatible with the surrounding transportation system and associated improvements (Connect Page 7). During recent meetings with Penn Township, PennDOT and HATS, numerous concerns were safety and congestion concerns with PA 233 and the Exit 37 interchange were raised. In addition to this request, another rezoning request was submitted to the township in April for a property just north of this site on PA 233. The already identified safety and congestion problems could be exacerbated by truck traffic associated with additional industrial development along PA-233. The township should consider delaying any further zoning changes until the currently submitted projects complete the PennDOT Highway Occupancy Permit (HOP) and Transportation Impact Study (TIS) processes. Given the lack of available funding for major transportation improvements, the existing infrastructure must accommodate projected traffic volumes for the foreseeable future. The PennDOT HOP and TIS processes will provide the township with additional information to assess if the current infrastructure is capable of safely accommodating increased traffic volumes created by the multiple rezoning requests. 3. The Penn Township Zoning Ordinance and Comprehensive Plan were adopted on January 14, 2021 and set the vision and policy for land use for the municipality. This is the second major rezoning request under consideration in the first 4 months after adoption of the comprehensive plan. Amending these documents within the first few months after adoption is not a generally | | | | |

advisable practice as it occurs outside the broader planning context for the land use recommendations which are included in the plan.

4. The 2021 Penn Township Comprehensive Plan Future Land Use Map indicates that just over 1% of the Township is designated as Commercial. However, approximately 4% of the Township is designated as Industrial on the Future Land Use Map. The rezoning, if approved, would convert 90 acres of commercially zoned land to industrial. After the rezoning, only 17 acres of commercially zoned land would remain in the township, of which only 6.2 acres is undeveloped. The rezoning if approved precludes meaningful opportunities for commercial land uses in the township.
5. The 2021 Penn Township Comprehensive Plan (Page 52) indicates that the Township's Future Land Use Map, Official Map and Zoning Map should incorporate the land uses identified on the PA 233 Corridor Land Use and Transportation Study. The PA Route 233 Corridor Study (Page 42) completed in 2016 includes zoning recommendations for the parcels in the vicinity of the Interstate 81 interchange. The parcel at 801 Centerville Road is recommended to be rezoned to Commercial and reserved for commercial traveler services including hotel and restaurants. As noted earlier, this is the second rezoning request in 2 successive months that proposes development that is inconsistent with the PA 233 Corridor Land Use and Transportation Study and Comprehensive Plan.
6. The 2017 Penn Township Official Map shows the parcel as commercial. In addition, the southern portion of the site is set aside for a proposed Park & Ride and transportation improvements (interchange ramps). The township should evaluate the provisions of its official map to insure consistency with the zoning ordinance.
7. The I-81 Improvement Strategy (Phase 1) includes a needs assessment and prioritization of the Interstate 81 corridor from the Maryland Line northeast through and including Lebanon County. This study highlights Exit 37 as one of twelve focus areas and describes the Newville Interchange and rest area as having inadequate ramp lengths and merge areas, inadequate capacity / interchange configuration of Exit 37 and high truck traffic resulting in highway safety implications. Approval of the proposed rezoning and the subsequent warehouse may add to an existing safety issue at the interchange.

Phase 2 of this study is currently underway. It appears that of the I-81 focus areas identified in Cumberland County, the greater Carlisle area will likely be prioritized for improvements before others, including Exit 37. Major improvements to the I-81 corridor to address safety and congestion issues are not likely to happen in the near future.

"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."