



Cumberland County Review Report

Cumberland County Planning Department
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<i>Name of Amendment:</i>				
Comprehensive Plan-Future Land Use (FLU) Map				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Middlesex Township	2/7/2022	3/17/2022	SH, EG, KS	Planning Commission
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
Comprehensive Plan Map			Approval With Comments	
<i>Explanation of Amendment:</i>				
<p>Revise the Future Land Use Map classification from Agriculture Preservation category to the Mixed Use Commercial Residential category. The following parcels are included in the proposed change:</p> <ul style="list-style-type: none"> • 21-08-0575-007 • 21-08-0575-007A • 21-08-0573-053 • 21-08-0573-027 				
<i>Consistent with Municipal Comprehensive Plan:</i>		<i>Consistent with County Comprehensive Plan:</i>		
Project is Consistent		Project is Generally Consistent		
<i>Comments and Recommendations:</i>				
<ol style="list-style-type: none"> 1. The Middlesex Township Comprehensive Plan was adopted in February 2003. Information including population, infrastructure and growth areas have changed significantly in the last 19 years. The Township should consider writing a new Comprehensive Plan to guide growth and development based upon current development trends, infrastructure and population data. 2. The Middlesex Township Comprehensive Plan (2003) encourages new residential and nonresidential development to locate only in areas adequately served by public sewer and public water (page AS-3). Land development patterns in the vicinity of the proposed amendment include more densely developed commercial and residential uses to the west and south and less intensive land uses to the north, northeast and southeast. 3. The proposed FLU Map amendment is generally consistent with the 2017 Cumberland County Comprehensive Plan. Most of the land area of the parcels proposed for reclassification from Agriculture Preservation to Mixed Use Commercial Residential are currently designated as Agriculture/Prime Farmland in the Cumberland County Future Land Use Map. Reclassifying these parcels would effectively remove approximately 20-25% of the overall Agriculture/Prime Farmland acreage found in Middlesex Township. Due to the proximity of the subject parcels to public sewer and public water, and the lack of current agricultural preservation policies expressed in the Township planning documents, the CCPD has evaluated this proposal to be generally consistent with the Cumberland County Comprehensive Plan. <p>A portion of the acreage proposed for reclassification is currently designated as Traditional Neighborhood in the Cumberland County Comprehensive Plan FLU Map. The plan</p>				

encourages municipalities to allow for mixed land uses in these areas, with small scale service-oriented businesses to serve residents located nearby. These mixed land uses better support alternative modes of transportation and create lively activity centers.

4. The proposed re-classification from Agriculture Preservation to Mixed Use Commercial Residential is adjacent to large tracts of land that are subject to an Agriculture Conservation Easement. The Township and future residents of this area should expect agricultural uses and dust/odor associated with normal farming activity.
5. A small residential parcel was not included in the proposed re-classification, The Township should include parcel 21-08-0573-028 in the FLU Map amendment.
6. Most of the parcels in the FLU Map amendment are currently designated as Agriculture Security Areas (ASA). Based on the proposed re-classification, the property is no longer proposed to be for agricultural use. The Township should remove the parcels from the ASA record pursuant to Act 43 of 1981 should the re-classification occur.

“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.”