



Cumberland County Review Report

Cumberland County Planning Department
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<i>Name of Amendment:</i>				
Amendment to the Comprehensive Plan Future Land Use (FLU) Map – Change designation from industrial to mixed use commercial residential.				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Middlesex Township	4/4/2022	5/19/2022	SH, EG, KS	Planning Commission
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
Comprehensive Plan Map			Approval With Comments	
<i>Explanation of Amendment:</i>				
Middlesex Township has requested an amendment to the Comprehensive Plan Future Land Use Map. The amendment will change the designation of parcels 21-08-0575-003D and 21-08-0575-003E from industrial to mixed use commercial residential. The parcels are located at the intersection of Harmony Hall Drive and Claremont Road.				
<i>Consistent with Municipal Comprehensive Plan:</i>		<i>Consistent with County Comprehensive Plan:</i>		
Not Applicable		Project is not Consistent		
<i>Comments and Recommendations:</i>				
<p>The township has submitted a concurrent amendment to modify the Middlesex Township Zoning Map. This amendment will ensure consistency between the zoning map and the comprehensive plan.</p> <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, which should be used to guide future amendments to the zoning ordinance and direct growth and development based upon current development trends, infrastructure and population data. 2. The Middlesex Township Comprehensive Plan recommends new industrial uses be located adjacent to similar uses while preserving adequate buffers between industrial and residential areas (page AS-3). The existing FLU map accomplishes this recommendation. The FLU map amendment proposes adjoining incompatible land uses and is not consistent with the land use policy in the comprehensive plan. 3. The Cumberland County Comprehensive Plan, FLU Map has designated most of the subject land area in the industrial character area. The proposed comprehensive plan amendment to mixed use is not consistent with the future land use map. 4. The Cumberland County Comprehensive Plan recommends encouraging a variety of housing types in areas that include adequate public facilities. This recommendation maximizes the use of infrastructure while minimizing land consumption rates. The plan also recommends locating residential uses adjacent to compatible land uses that will not interfere with safety or quality of life of the community (Grow page 9-10). The proposed FLU map amendment is located in areas with public sewer and public water. 5. The Cumberland County Comprehensive Plan promotes screening and buffering to mitigate 				

the effects of conflicting land uses (Grow page 25). The waterway, natural riparian vegetation and the floodplain currently provide natural screening and buffering between the area designated as industrial and the area designated as mixed use. The township should consider maintaining the current FLU map and take advantage of the natural screen provided by the Letort Spring Run.

6. If approved, the township should consider a review of its future land use map. Are there opportunities for other parcels around Harmony Hall Road / Claremont Road to be changed to the village commercial designation? The township should consider this area in the next comprehensive plan update.
7. The proposed map amendment creates an island of mixed use commercial residential that is surrounded by the industrial and open space conservation designations potentially creating a spot zoning situation.
8. The subject parcels appear to be within the Agricultural Security Area recorded for Middlesex Township. It appears that the properties will no longer be used for agricultural purposes if rezoning occurs. The township should consider removal of the parcel from the ASA record during the ASA review process pursuant to Act 43 of 1981.
9. If approved, the township should consider the following during the subdivision / land development process:
 - a. Multi-modal opportunities and connections to the Harrisburg Pike for residents of the development.
 - b. Protection of the greenway corridor / riparian buffer associated with the Letort Spring Run.

"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."