



Springettsbury Township Comprehensive Plan

Zoning and Subdivision Ordinances

Public Hearing

June 14, 2007



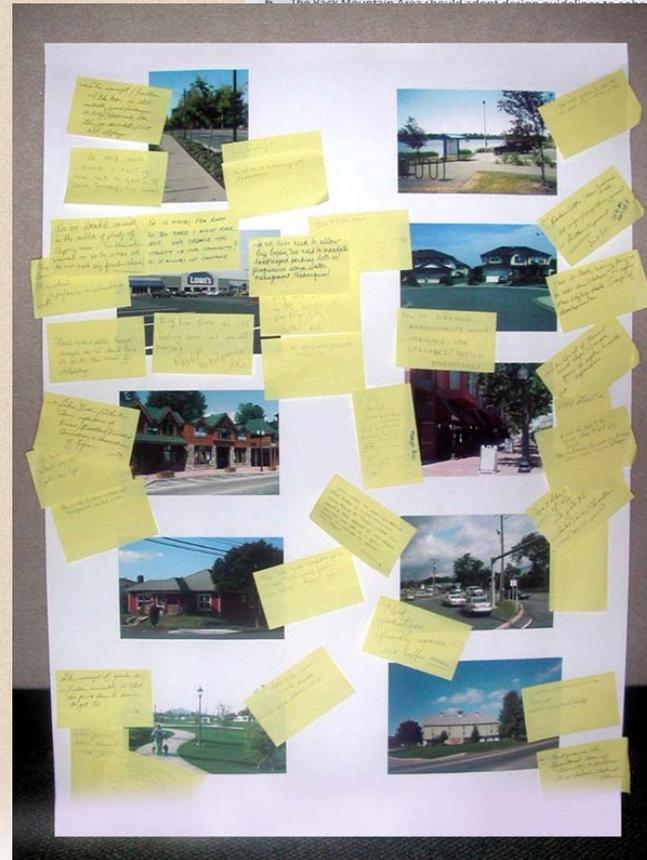


Springettsbury Township Comprehensive Plan

Public Process

- Begun in September 2004
 - Comprehensive Plan (June 2006)
 - Zoning Ordinance
 - SALDO
- Comprehensive Plan Committee
- Community survey
- Stakeholder interviews
- Community meetings
- Planning Commission Hearing

	YES	NO
1. The Back Mountain Area is in need of more independent and assisted living housing options for seniors.		
2. The Back Mountain Area is in need of more affordable housing options.		
3. The commercial and retail services in the Back Mountain area meet my needs. I can do all of my shopping here.		
4. I'd like to see more village-style commercial areas with sidewalks, smaller independent stores, and restaurants.		
5. It is important to improve our major commercial corridors with trees, landscaping, and banners where appropriate.		
6. The Back Mountain Area should adopt design guidelines to make the		
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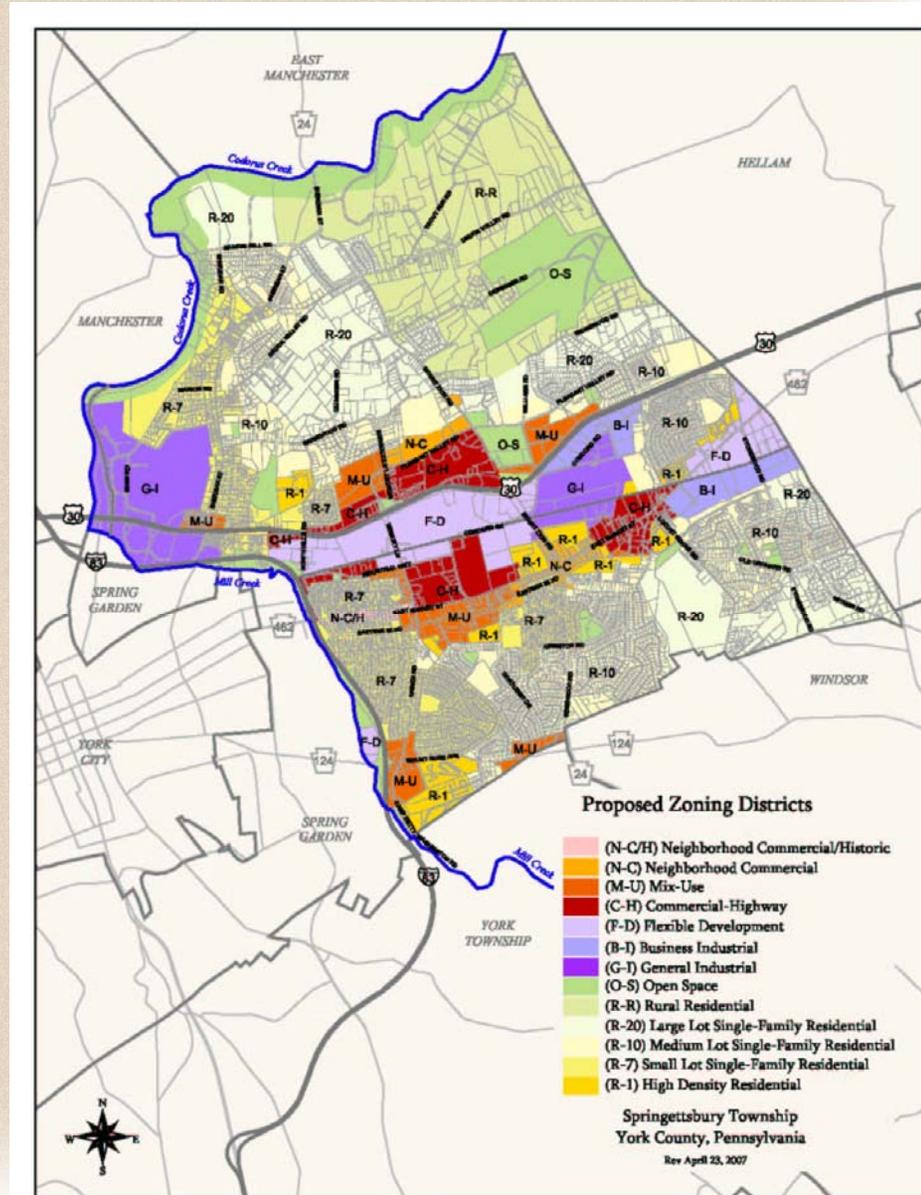




Springettsbury Township Comprehensive Plan

Tonight

- Summarize zoning changes made as a result of:
 - December and January workshops
 - April Planning Commission Public Hearing
- Summarize SALDO changes
- List other Comprehensive Plan implementation priorities identified by the public

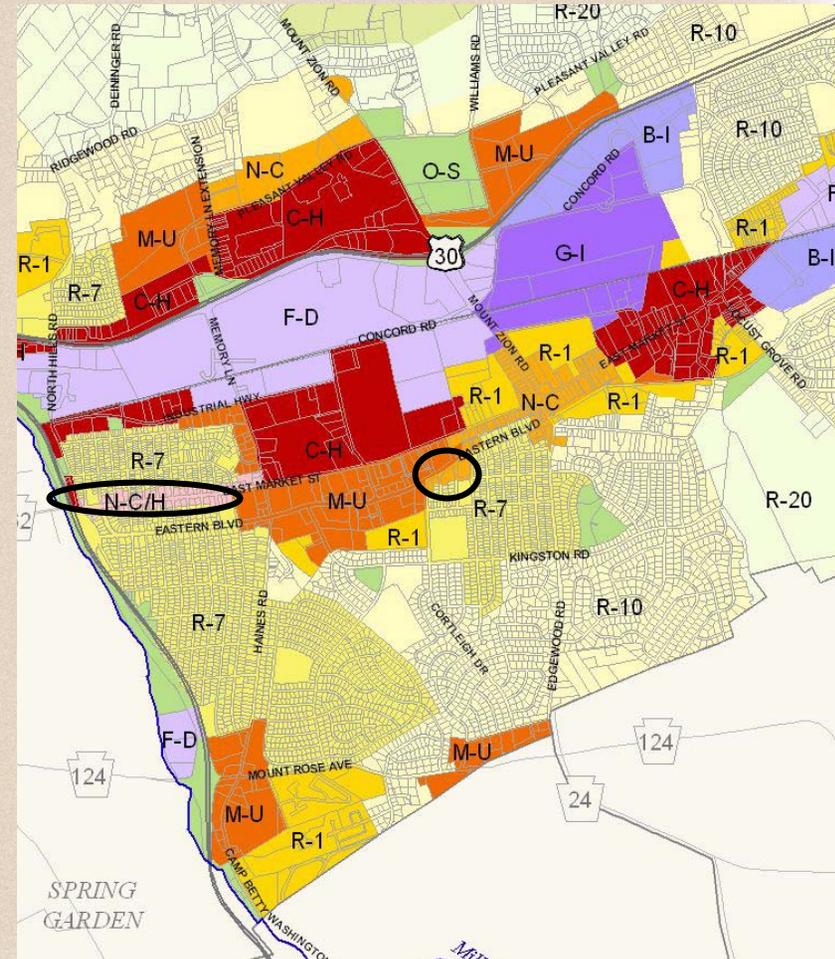




Springettsbury Township Comprehensive Plan

Zoning Changes Since Workshops

- Permit “twins” in the R-7 district
- Added a “historic overlay” for the Neighborhood Commercial District along East Market to prohibit retail uses
- Rezoned 3 parcels just south of Eastern Blvd. to Neighborhood Commercial
 - Consistent with current Professional Office zoning
 - Limits future development capacities to be compatible with adjacent residential





Zoning Changes Since Workshops

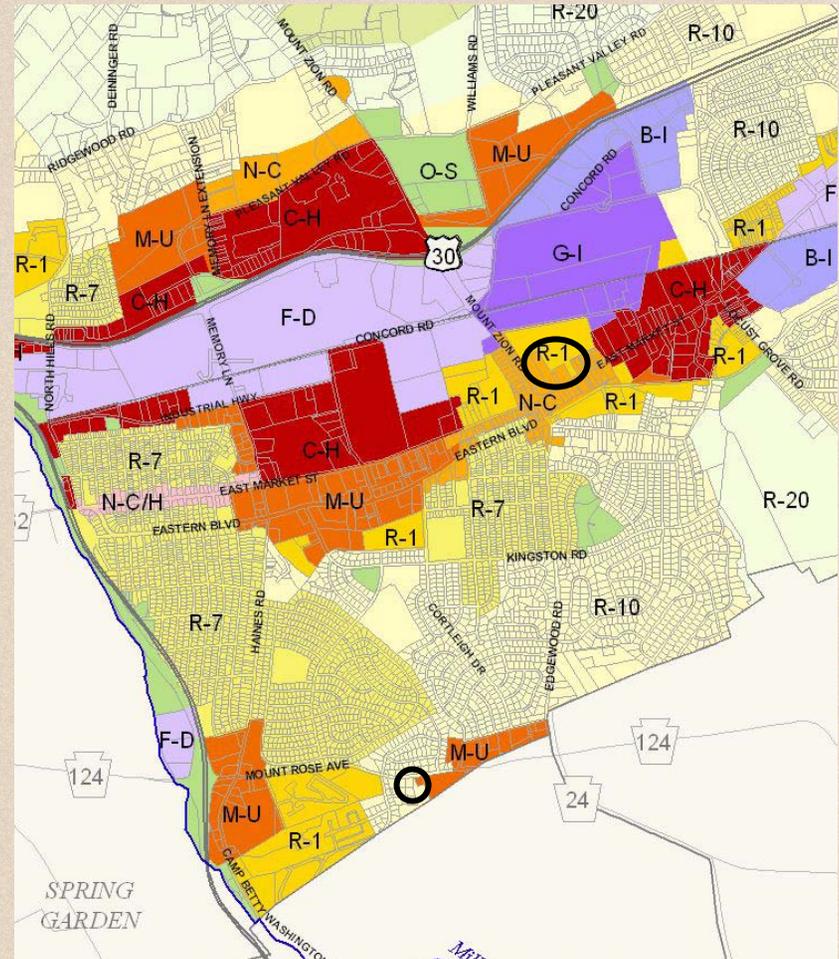
- **Decreased minimum lot size under the Open Space Option in the R-R district from 30,000 to 20,000 SF**
 - **Allows for greater land preservation**
 - **Maintains maximum net density of 1 unit per acre**
- **Reduced potential density bonus under Open Space Option in the R-20 district**
 - **“Net out” all environmentally sensitive land**
 - **Decrease bonus from 1 unit per acre to 1 unit per 2 acres**
- **Allowed “twins” under the Open Space Option to encourage additional land preservation**
 - **5,000 and 7,500 SF minimum lot sizes**



Springettsbury Township Comprehensive Plan

Changes Since Planning Commission Hearing

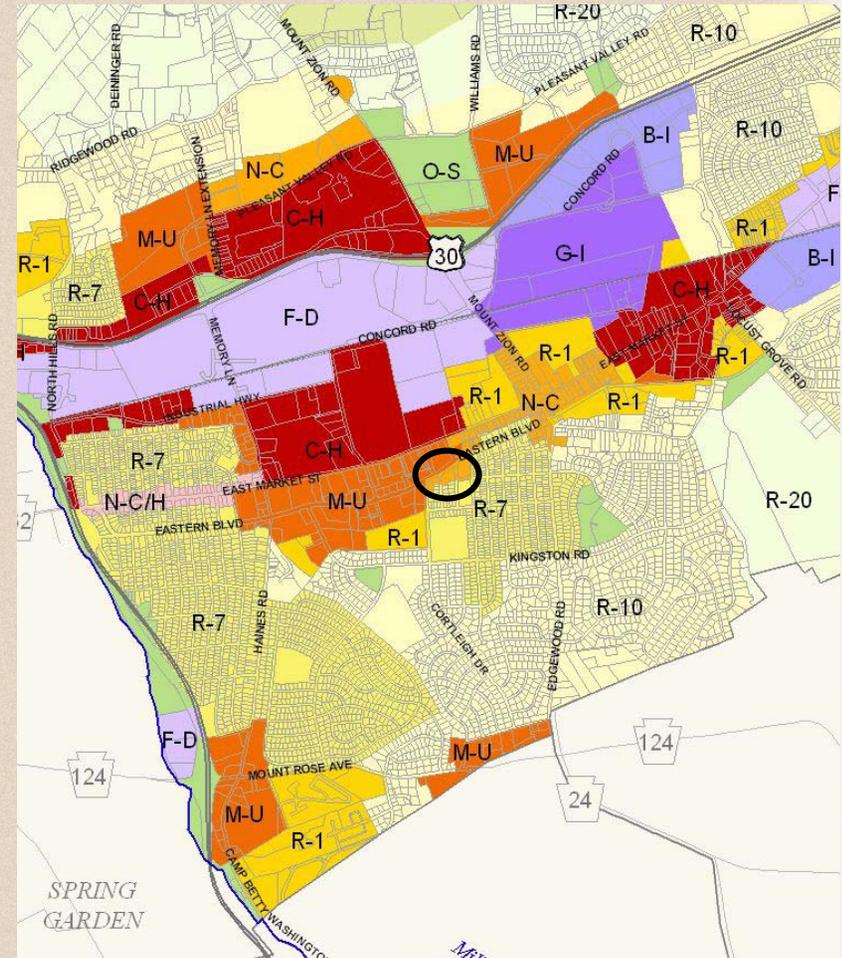
- Changed zoning of parcels at Market & Mt. Zion from R-1 to Neighborhood Commercial
- Changed zoning of parcel on Mt. Rose from R-7 to Mixed-Use
- Increased height limit of accessory structures in residential districts from 14 to 18 feet





Other Changes Requested at Planning Commission Hearing

- Change Neighborhood-Commercial to Mixed-Use at Eastern Blvd.
 - Planning Commission felt M-U was too intense immediately adjacent to single family residential
- Intensify allowed retail uses in Neighborhood Commercial to:
 - 5,000 SF maximum
 - Allow drive through
 - Planning Commission felt these were not consistent with stated goals of district

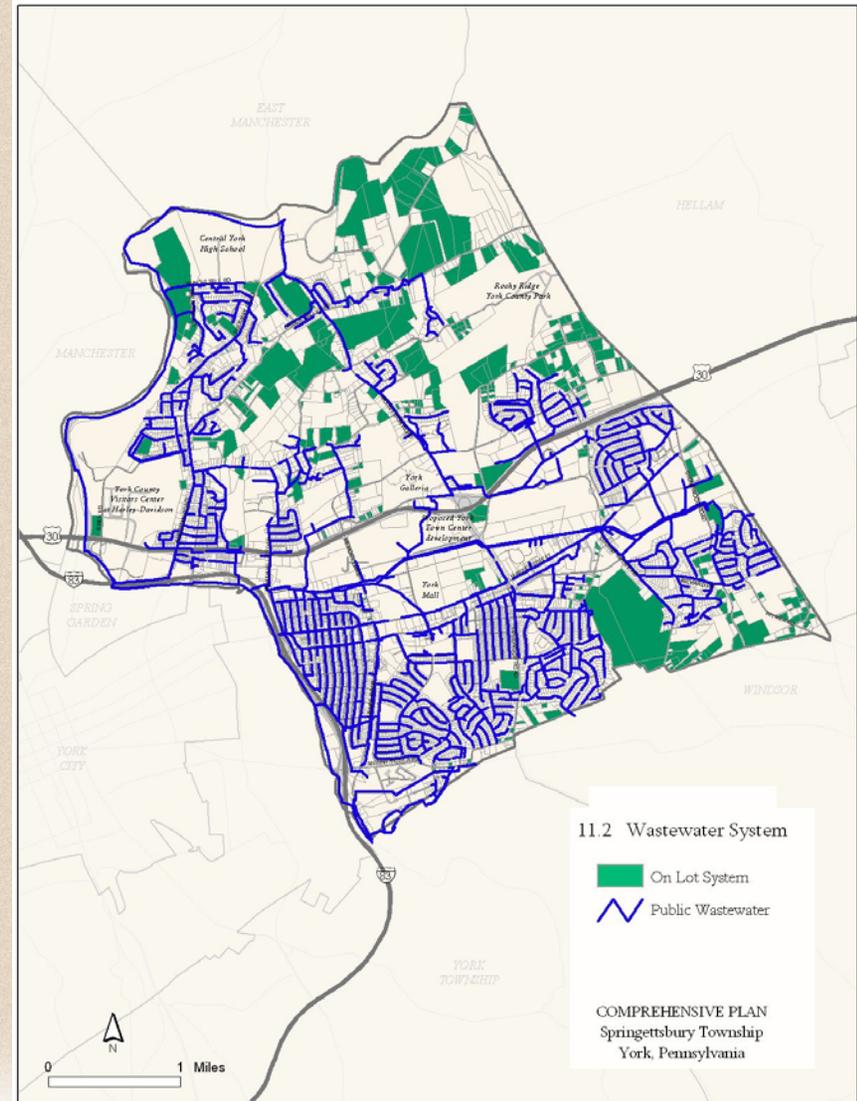




Springettsbury Township Comprehensive Plan

Rural Residential District

- Some suggested 5 acre lot minimum
- 2 acre minimum reflects:
 - Lack of prime agricultural soils or protected environmental resources
 - Septic drainage needs of soil types
- 1 acre allowed in areas with public sewer access





Subdivision Ordinance Changes

- **Changes were relatively minor compared to Zoning changes**
- **Editorial Changes**
 - **Updated to make consistent with new Zoning Ordinance and MPC changes**
 - **Environmental impact studies are now in their own Section (4)**
 - **Updated required certifications**
 - **Clarified procedures for public dedication of improvements**



Subdivision Process Changes

- **Set projects for which a preliminary plan cannot be waived**
 - **Highway Occupancy Permit**
 - **Improvements that will be dedicated to the Township**
 - **Recreation dedication**
 - **On-site sewer or water**
 - **Projects which require multiple phases**

- **Subdivision as a stand alone process**
 - **Separated subdivision from land development**
 - **Requires a separate application for each, though both can occur simultaneously**
 - **Requirements are the same for each**



Environmental Studies

Historic Resource:

- **Requires applicant to photo-document**
- **Letter to notify Township Historic Preservation Committee**

Hydrological:

- **Moves “feasibility study for on-site water and/or sewer” to environmental studies section**
- **Increases minimum lot size to 2 acres**

Environmental Conditions Assessment:

- **Requires document of known or suspected hazardous materials or contamination on site**



Street Design Standards

- Made consistent with and tied to recognized standards
- Added traffic volumes as a tool to determine street classification for design requirements
- Added access management tools:
 - Driveway design standards
 - Channelization, length & width
 - Shared access
 - Providing internal circulation to “outparcels” in the same ownership
 - Joint and cross access across property lines



Community Comprehensive Plan Priorities

- **Town Center**
 - **Planned desired uses in Zoning Ordinance**
 - **Design of public amenities needs to be addressed in a more detailed Town Center Plan – identified as a “medium-term” priority in the Comprehensive Plan**

- **Historic Resource Protection**
 - **Zoning Ordinance creates an Neighborhood Commercial/Historic district – but only protects historic fabric from parking impacts of retail**
 - **More comprehensive approach of identification and protection of historic resources identified as a “medium-term” priority in the Comprehensive Plan**