



## Cumberland County Review Report

Cumberland County Planning Department  
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<i>Name of Amendment:</i>				
Amendments to UDA Overlay District				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Middlesex Township	3/12/21	4/15/21	EG, SH, KS	Planning Commission
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
Zoning Map Amendment			Approval With Comments	
<i>Explanation of Amendment:</i>				
Amendment to Zoning Map and Text to incorporate 209.87 additional acres into the Unified Development Area Overlay District				
<i>Consistent with Municipal Comprehensive Plan:</i>		<i>Consistent with County Comprehensive Plan:</i>		
Project is Generally Consistent		Project is Generally Consistent		
<i>Comments and Recommendations:</i>				
<ol style="list-style-type: none"> <li>1. The amendment proposal was submitted with a conditional use application and master site plan to develop the site with 313 dwelling units, 258 of which are single family detached dwellings, and 55 of which are single family attached dwellings. The plan proposes 103 acres of open space and a density of 1.54 units per acre.</li> <li>2. The purpose of the Unified Development Area Overlay District is to encourage innovations in land development to accommodate greater variety in type, design and layout, to improve efficiency of land use, and to conserve open space and protect natural resources in the township.</li> <li>3. The proposed zoning text amendment is generally consistent with the 2017 Cumberland County Comprehensive Plan.             <ol style="list-style-type: none"> <li>A. The Cumberland County Comprehensive Plan supports a variety of housing types, and plans and regulations providing for all types of residential uses (Grow Page 10). The proposed text amendment will support a variety of types of residential units and opportunities for greater flexibility in design.</li> <li>B. The County Comprehensive Plan recommends directing growth toward existing developed areas. (Grow Goal 4, Objective 1 Strategy A.). The close proximity of sewer and water infrastructure coupled with the residential development to the west makes the site an attractive location for additional residential development.</li> <li>C. A large portion of the subject land is in the Agricultural Rural character area of the county Future Land Use Map. This character area typically includes lower density single family detached dwellings with lot sizes of at least 1 acre. However, conservation subdivision designs including significant open space are also included in this character area. The UDA requires site designs to be inclusive of a minimum of 45% open space, so residential development within the UDA would not necessarily be inconsistent with the character of Agricultural Rural areas.</li> </ol> </li> </ol>				

4. The Township Comprehensive Plan (2003) is entering an update process. The proposed amendment is generally consistent with the 2003 plan's land use recommendations.
  - A. Greater utilization of unified planning districts (AS-3) and housing action strategies (AS-15) pertaining to providing innovative residential development techniques such as unified planning districts are objectives of the current plan.
  - B. The location of the Unified Development Area is situated in the east-central portion of the township, bounded by I-81 and the Conodoguinet Creek. This proposal would create an isolated area of UDA in the west-central portion of the township. The township should consider whether the current UDA boundaries should be redefined as part of the objectives of the next Comprehensive Plan and Zoning Ordinance updates.
5. The following issues should be considered during the land development process if the rezoning is approved.
  - A. The southern edge of the lands under consideration borders the Conodoguinet Creek and conceptual major greenway. A portion of the property is in the floodplain. Conservation of natural resources such as the Conodoguinet Creek floodplain is highlighted in the County and Township Comprehensive Plans (County Conserve Goal 1, Objective 1, Strategy D; Township AS-10 Environmental Resources Action Plan). If the property is rezoned, preservation of these areas should be considered, as well as the potential for extension of the existing riparian buffer to further protect the Conodoguinet Creek from erosion and pollution from runoff. The Conodoguinet Creek in this area is impaired for aquatic life due to organic enrichment. There are also restorable wetland areas within the area proposed for rezoning.
  - B. Increased traffic volumes resulting from rezoning of the subject property and the associated impact on utilization of Wolf's Bridge Road should be thoroughly evaluated. The developer should insure they do not exceed traffic impact units of 1.6 units per gross acre.
  - C. Opportunities for connectivity to existing residential development, including the connection of stub streets, walking paths and sidewalks, and reduced use of cul-de-sacs in the master site plan should be prioritized in consideration of the conditional use and site plan proposals.

*"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."*