



LANCASTER COUNTY  
**PLANNING**

Regional Meetings ▪ March 2023

Growth Area Boundaries – Round I

- **Welcome & Introductions**

**Scott W. Standish**, Executive Director  
Lancaster County Planning Department

# Agenda

- 
- **Department Update** Scott W. Standish

---

  - **Recalibrating Growth Area Boundaries** Kip Van Blarcom  
John D. Hershey

---

  - **Team Updates** Kip  
John  
Will Clark

---

  - **Discussion** Kip

# Who We Are



LANCASTER COUNTY  
**PLANNING**

Lancaster County  
Planning Department

Lancaster County  
Planning Commission



# Organizational Structure

Board of County Commissioners

Chief Clerk



LANCASTER COUNTY  
**PLANNING**

Lancaster County  
Planning Commission  
(LCPC)

**Executive Director**  
Scott Standish

Metropolitan  
Planning Organization  
(MPO)

**Implementation & Outreach**  
Kip Van Blarcom

**Analytics & Design**  
John D. Hershey

**Land Use & Transportation**  
Will Clark

**Administrative Services**  
Marilyn Sachs

- Regional Planning
- Planning Education
- Outreach

- Growth Management
- Data Analysis & GIS
- Graphics
- Development Review

- Transportation
- Housing
- Water & Sewer
- Parks & Open Space

- Fiscal Affairs
- Office Management

# Planning Areas & LCPC Regions



Planning Area	LCPC Member	Regional Planner
Metro	Heather Zink	Alex Rohrbaugh
Northwest	John Yoder III	Alex Rohrbaugh
Northeast	R.C. Carrasco	Porter Stevens
East	Terry Martin	Porter Stevens
South	Ray Marvin	Gwen Newell
West	Ed Fisher	Gwen Newell
At Large	Ben Bamford	
At Large	Jeb Musser	
At Large	Gretchen Raad	

- **Recalibrating  
Growth Area Boundaries**

**Kip Van Blarcom**, Director for Implementation & Outreach  
**John D. Hershey**, Director for Analytics & Design

# What Are Growth Areas?

Areas of land that 1) are adjacent to historical centers of development and 2) have the public services and infrastructure to accommodate future population growth. There are two types:

- **Urban Growth Areas (UGAs)**
  - Include a city or borough(s)
- **Village Growth Areas (VGAs)**
  - Include a village located outside of UGAs

# Background

C-20 TUESDAY, DECEMBER 15, 1992

GENERAL NEWS

## First local 'growth boundary' plan expected to get OK soon

Most officials approve, but some oppose growth guide

by Andrea S. Brown  
New Era Staff Writer

In January, the Lancaster County Planning Commission introduced a new term to county residents' vocabulary: urban growth boundaries.

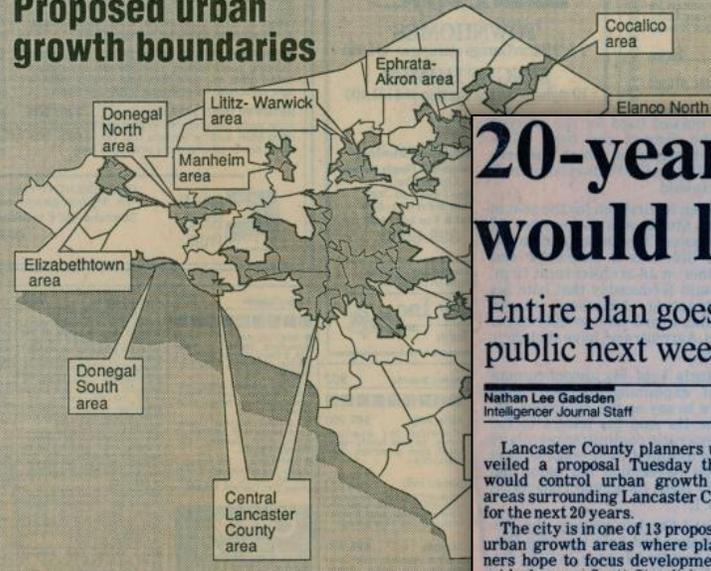
These borders separating suburban- and urban-style development from farmland, forests and the rural countryside are the key to the county's scheme for managing growth into the 21st century.

Now, says chief county planner Scott W. Standish, the term is rapidly becoming a household word here, and the concept is winning wide acceptance as a way of stopping the suburban sprawl that led to traffic congestion and the loss of tens of thousands of farm acres during the boom years of the 1980s.

Throughout the year, the county planning staff has held conversations with officials from the 45 municipalities in which the county envisions the UGBs, Standish said.

"Those meetings have been

### Proposed urban growth boundaries



The shaded regions show the areas to which the roughs must v

## 20-year plan for county would limit city growth

Entire plan goes public next week

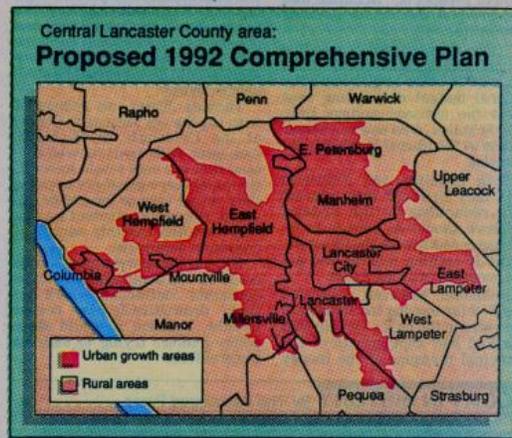
Nathan Lee Gadsden  
Intelligencer Journal Staff

Lancaster County planners unveiled a proposal Tuesday that would control urban growth in areas surrounding Lancaster City for the next 20 years.

The city is in one of 13 proposed urban growth areas where planners hope to focus development, said planners Scott Standish and Kathy Daniels during a public meeting of the Lancaster City Planning Commission.

The establishment of urban growth areas is step two in the county's efforts to develop a comprehensive plan. A draft plan including all 13 urban growth areas will be unveiled Jan. 24.

"The vision for Lancaster City is that once again it will become



county planner. "But you always want to have land to grow into."

County planners said they would return to ask the city plan



INTELLIGENCER JOURNAL 1/16/92

# Regional Meetings

**2023** – Two additional sets of meetings focusing on growth area boundaries:

- June
- October

**2024** – Implementation (cross-acceptance and adoption)

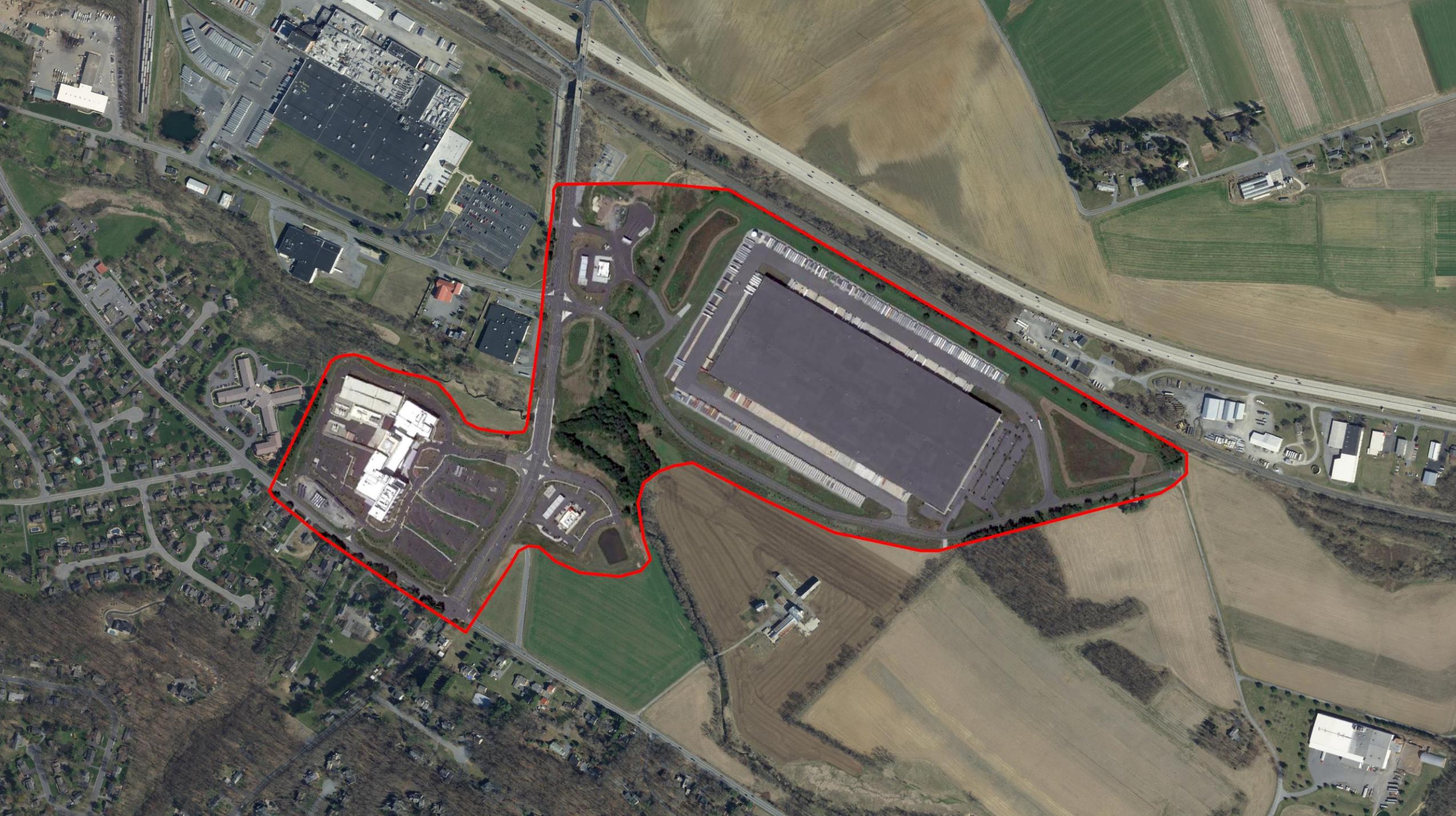


# 12-Step Growth Area Recalibration Process

1. **Map** presently undeveloped, buildable, infill sites.
2. **Analyze** potential redevelopment sites.
3. **Update** growth area edge analyses.
4. **Review** fragmented sections of growth areas.
5. **Overlay** infrastructure constraints and opportunities.
6. **Quantify** land area needed.
7. **Determine** if any places should be removed.
8. **Identify** any new Growth Opportunity Areas.
9. **Research** existing zoning requirements.
10. **Determine** any needed character zone reassignments.
11. **Complete** an analysis of housing choices.
12. **Implement** development and redevelopment strategies.



**1. Map** presently undeveloped, buildable, infill sites located within previously defined growth areas.



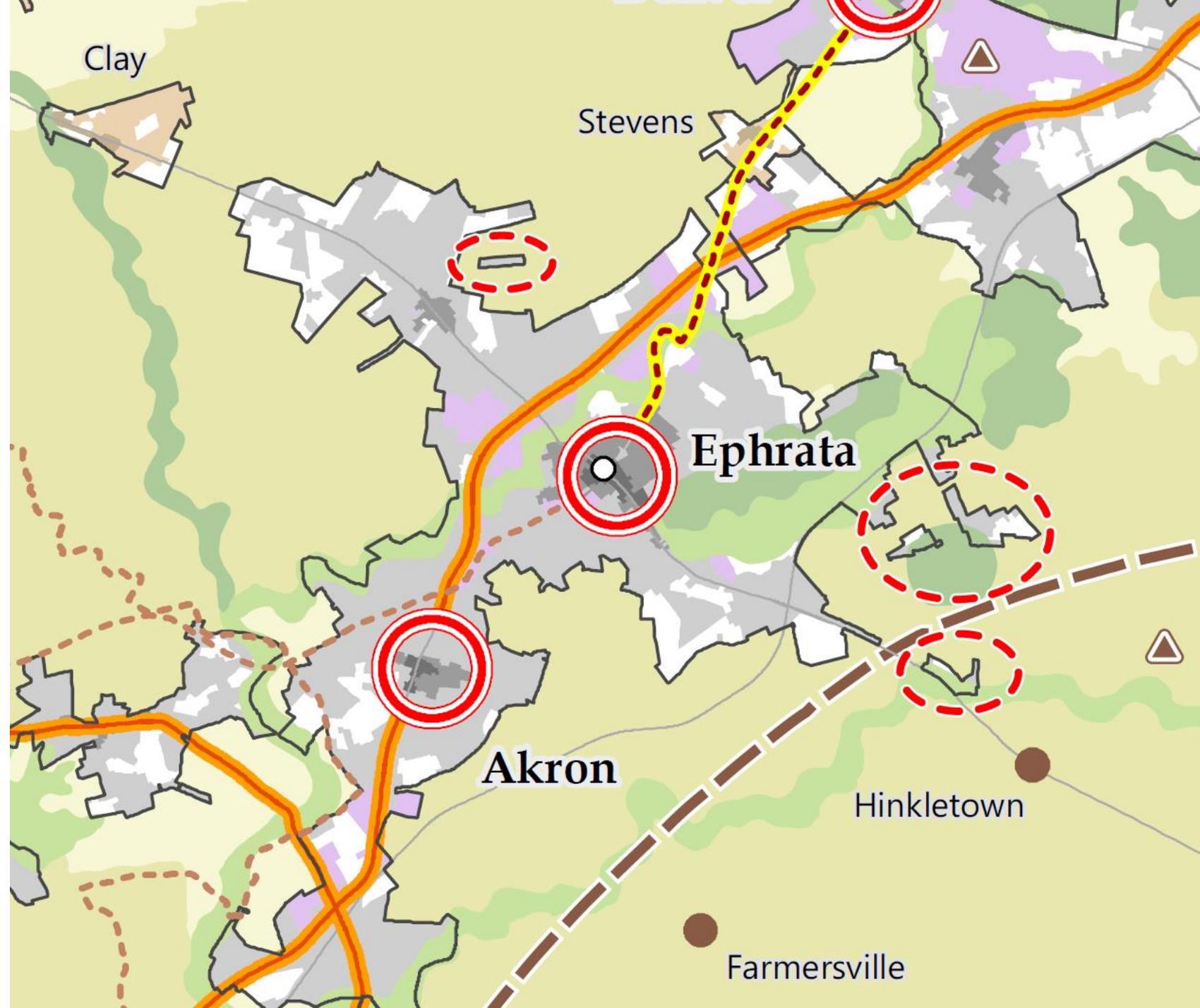
2. **Analyze** potential redevelopment sites located within presently built areas.



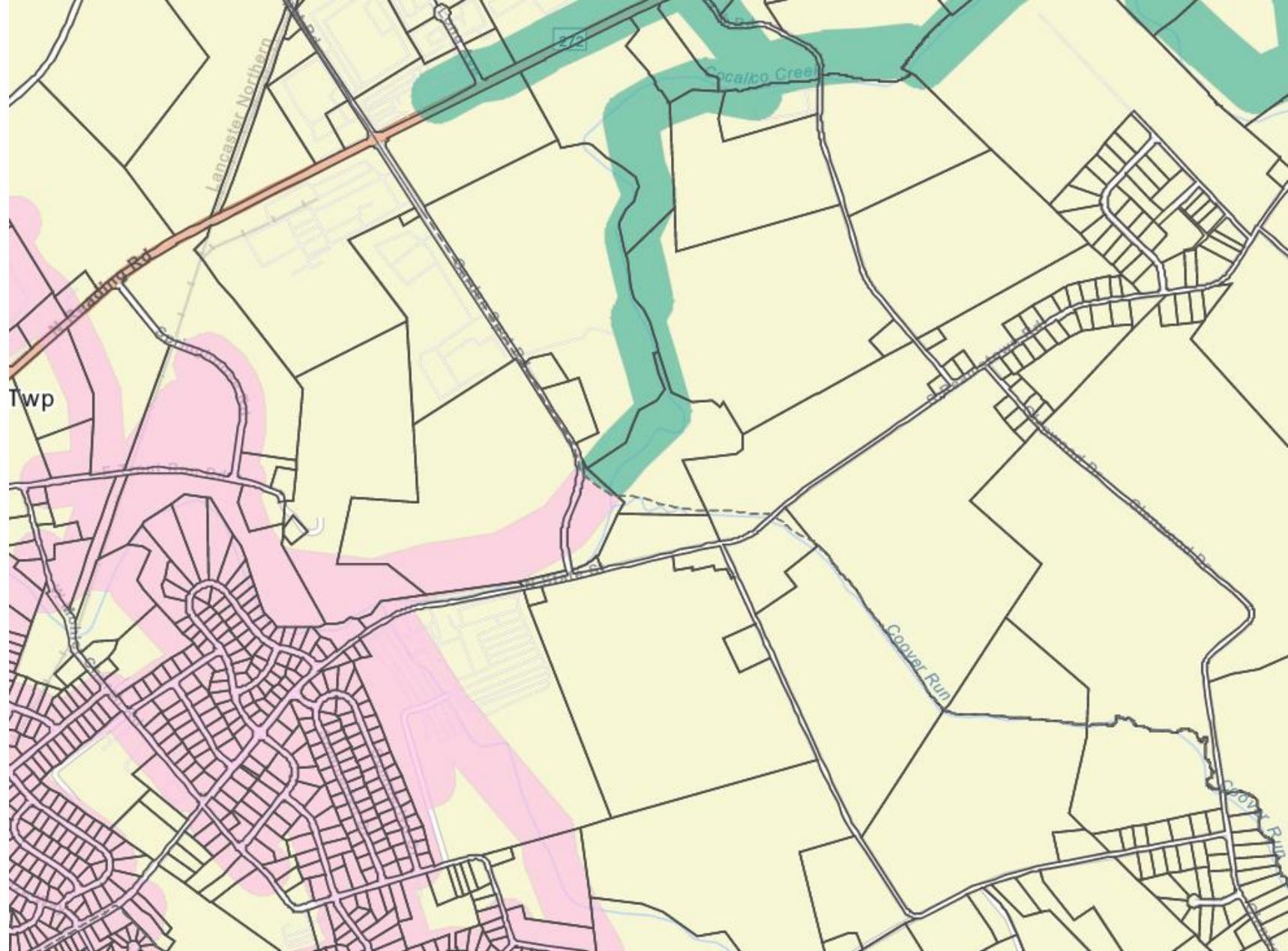
3. ***Update*** LCPD's earlier growth area edge analyses to include some previously excluded sites.



4. **Review** some fragmented sections of previously defined growth areas that do not meet general Urban Growth Area criteria.



**5. Overlay**  
infrastructure  
constraints and  
opportunities  
per utility  
information  
received from  
authorities and  
municipalities.



6. *Quantify* land area needed to address projected population growth, future housing needs, and anticipated non-residential land uses.



7. *Determine* if any places should be removed from previously defined growth areas.

Old Summer House B&B (preserved farm)  
East Earl Township



**8. *Identify*** any new Growth Opportunity Areas resulting from the previously noted analysis efforts.



9. **Research** existing zoning requirements for any expanded growth areas, and recommend changes needed to accommodate proposed growth.



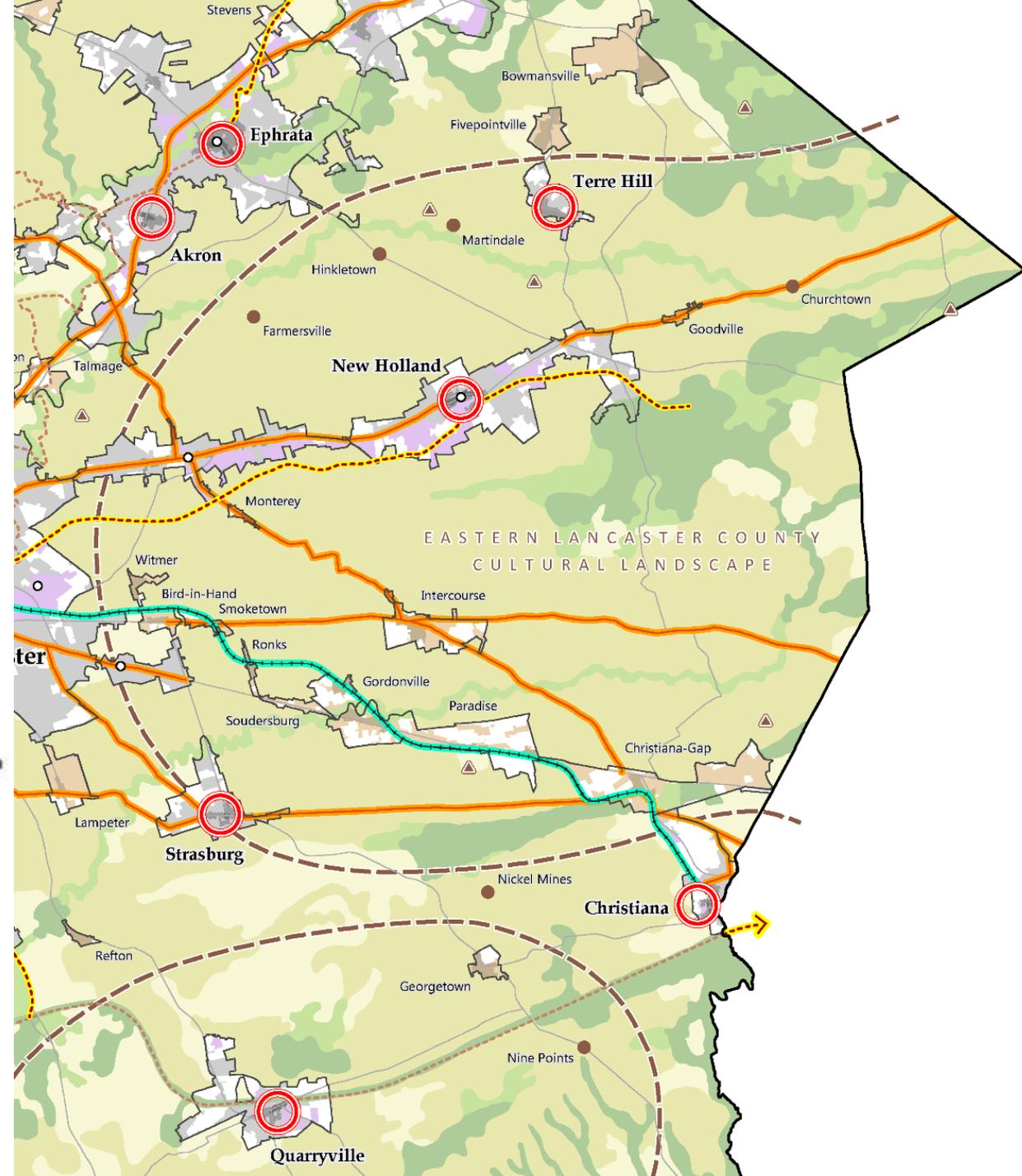
**10. Determine** any needed character zone reassignments based upon projected growth patterns.

**Character Zones**

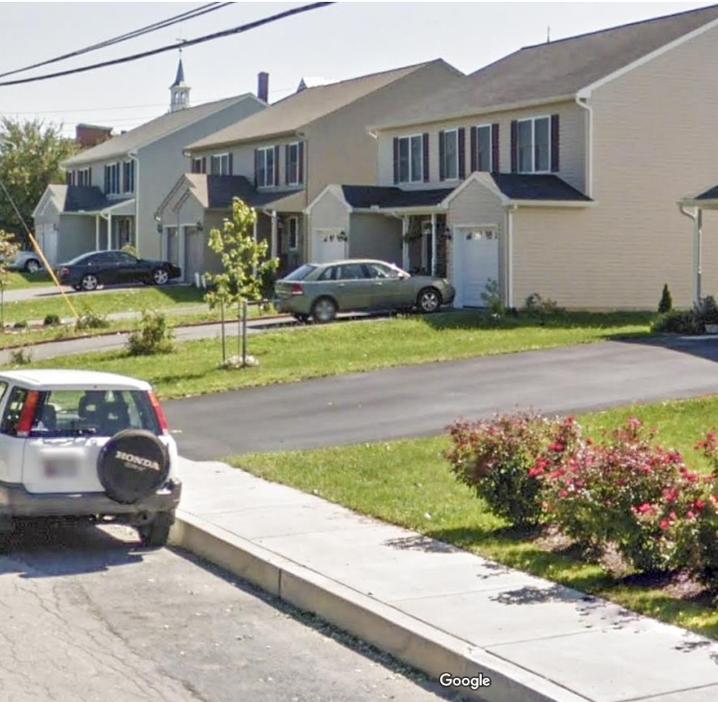
- |                        |              |                   |
|------------------------|--------------|-------------------|
| <b>Natural</b>         | Preservation | Suburban          |
|                        | Conservation | Urban             |
| <b>Agriculture</b>     | Preservation | <b>Urban Core</b> |
|                        | Conservation | Borough           |
| <b>Rural Community</b> |              | City              |
|                        |              | Special District  |
|                        |              | Buildable Land    |
|                        |              | Core              |
|                        |              | Other Developed   |

**Priority Places**

- |                    |                 |                             |
|--------------------|-----------------|-----------------------------|
| <b>Communities</b> | Growth Area     | Potential Growth Area       |
|                    | City or Borough | Rural Village               |
| <b>Corridors</b>   | Road            | Amtrak Line                 |
|                    | Proposed Trail  | Multimodal Hub (Amtrak/RTA) |
|                    | Existing Trail  |                             |
|                    | Landscapes      |                             |



**11. Complete** an analysis of housing choices for each municipality that forms a part of growth areas.



East Broad Street, New Holland



Market Square Apartments, Leola



Garden Spot Village

**12. *Implement*** development and redevelopment strategies within recalibrated growth areas by working with municipalities.



- **Team Updates**

**Kip Van Blarcom**, Director for Implementation & Outreach

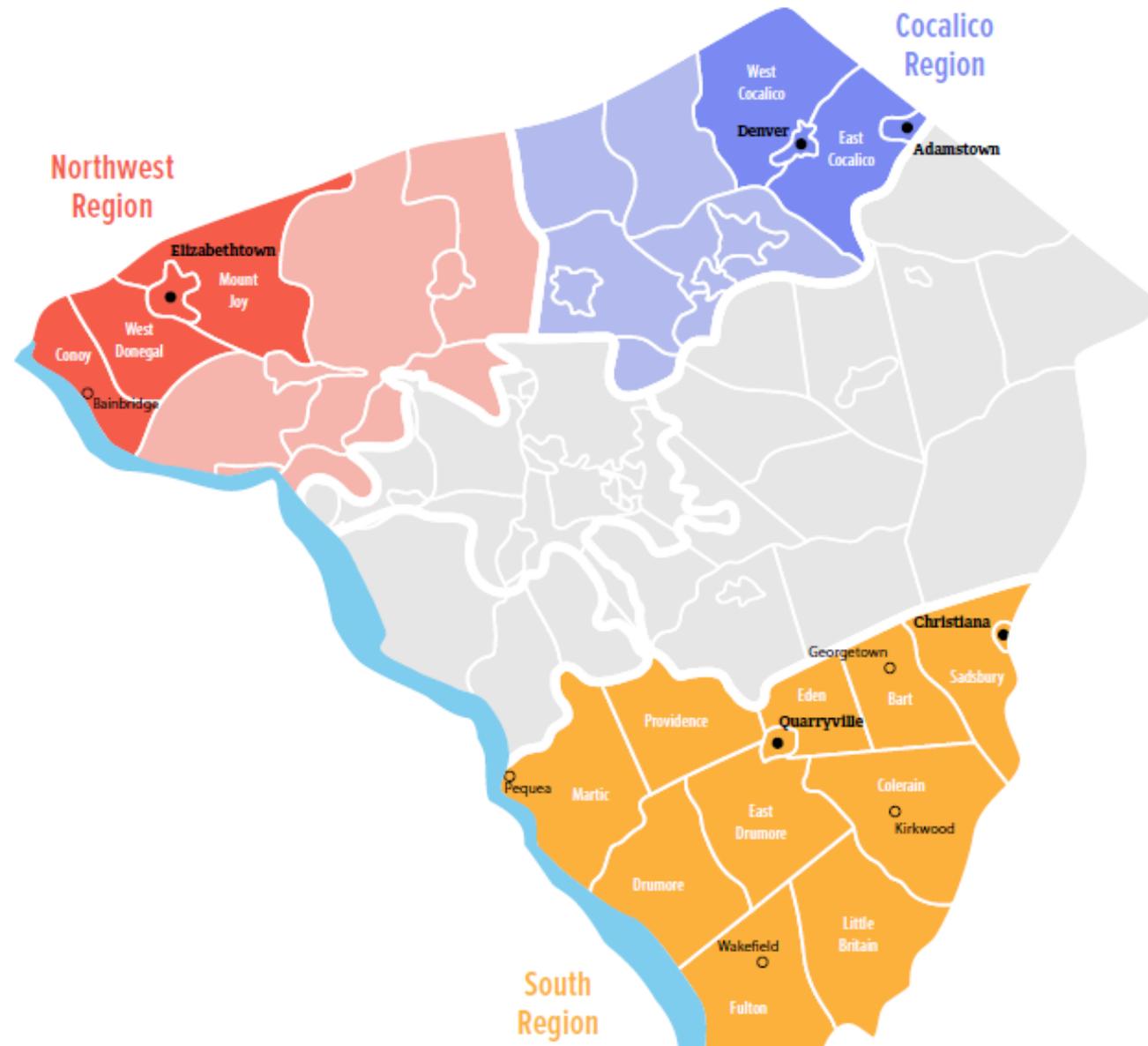
**John D. Hershey**, Director for Analytics & Design

**Will Clark**, Director for Land Use & Transportation

# Implementation & Outreach

## Comprehensive Planning

- Complete regional plans
  - Cocalico
  - Northwest
- Support municipally-driven comprehensive plans
  - Regional
  - Local





## Education & Outreach

- Planning Leadership Awards
- Update of Lancaster County Planning website (ARPA funding)
- Webinars and social media outreach

The image displays the Lancaster County Planning website and a social media post. The website header includes the Lancaster County Planning logo and navigation links: PROGRAMS & SERVICES, PLACES2040, ABOUT US, and GET INVOLVED. A central banner features a star icon and the text: "Recognizing the Shining Stars and Projects in Lancaster County" and "PLANNING LEADERSHIP AWARDS 2023". Below the banner, it says: "Tell us about the great plans, projects, and people in your community. Nominate a project that implements the big ideas in places2040." The social media post shows two items: a link to "What Is a Growth Boundary? | Planopedia" and a "Save the Date" for a "Public Open House" for the "Lancaster Train Station Small Area Plan" on March 21, 2023, from 4:30-7:30 p.m. at South Elementary Gym, 845 N. Mount St., Lancaster, PA 17603.



# Land Development and Community Planning Reviews

- Enhance reviews
- Sketch plan engagement on planning proposals of regional impact
- E-submissions

## places2040 Implementation

- Complete catalytic tool guides:
  - Character zones
  - Simplify zoning

# Land Use & Transportation

- *Connects2040* funding – round 2 (\$3 million)
- PennDOT Connects – Municipal outreach session on Tue. 5/23
- Update functional classification system
- Sewer & water inventory (ARPA funding)
  - Completed phase 1
  - Initiated phase 2
- Begin countywide Act 167 stormwater plan

- **Discussion**

**Kip Van Blarcom**, Director for Implementation & Outreach  
Lancaster County Planning Department

Thank you!

