



LANCASTER COUNTY  
**PLANNING**

# Regional Meeting

**Northeast Planning Area**

Growth Area Boundaries – Round 2

**Wednesday, June 14, 2023 at 12:00 p.m.**



# **Welcome & Department Update**

Scott W. Standish, Executive Director

# Agenda

<b>Welcome &amp; Department Update</b>	Scott W. Standish
<b>Background</b>	Kip Van Blarcom
<b>Buildable Land</b>	John D. Hershey
<b>Redevelopment</b>	John D. Hershey
<b>Housing Subcommittee</b>	John D. Hershey
<b>Next Steps</b>	Kip Van Blarcom
<b>Discussion</b>	Kip Van Blarcom



# Role of Regional Liaisons

- Serve as LCPD's primary point of contact for our regional partners
- Cultivate relationships with planning partners
- Assist partners with implementation of places2040 and other LCPD plans and programs
- Get acquainted with the characteristics of the local area
- Contribute to plan reviews and conduct plan signings
- Collaborate with LCPC member representing their region

# Planning Areas

Planning Area	LCPC Member
 Metro	Heather Zink
 Northwest	John O. Yoder III
 Northeast	RC Carrasco
 East	Terry Martin
 South	Ray Marvin
 West	Ed Fisher
At Large	Ben Bamford Jeb Musser Gretchen Raad

Regional Liaison
Alex Rohrbaugh
Renee Addleman
Joella Neff
Christine Le (7/17/23)
Gwen Newell
Mark Huber



# Your Regional Liaison

**Joella Neff**

[joneff@lanastercountypa.gov](mailto:joneff@lanastercountypa.gov)

717-299-8333



# Other Updates

- Act 167
- E-Submissions
- Domain change  
co.lancaster.pa.us → lancastercountypa.gov

# Background

Kip Van Blarcom, Director for Implementation & Outreach

# 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)**  
Typically include a city or borough(s)
- **Village Growth Areas (VGAs)**  
Typically include a village located outside of UGAs



# 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

## Round 1 – March 2023

 Opportunities & Constraints

## Round 2 – June 2023

 Boundary Analysis

## Round 3 – October 2023 (continuing into 2024)

 Land Use Changes

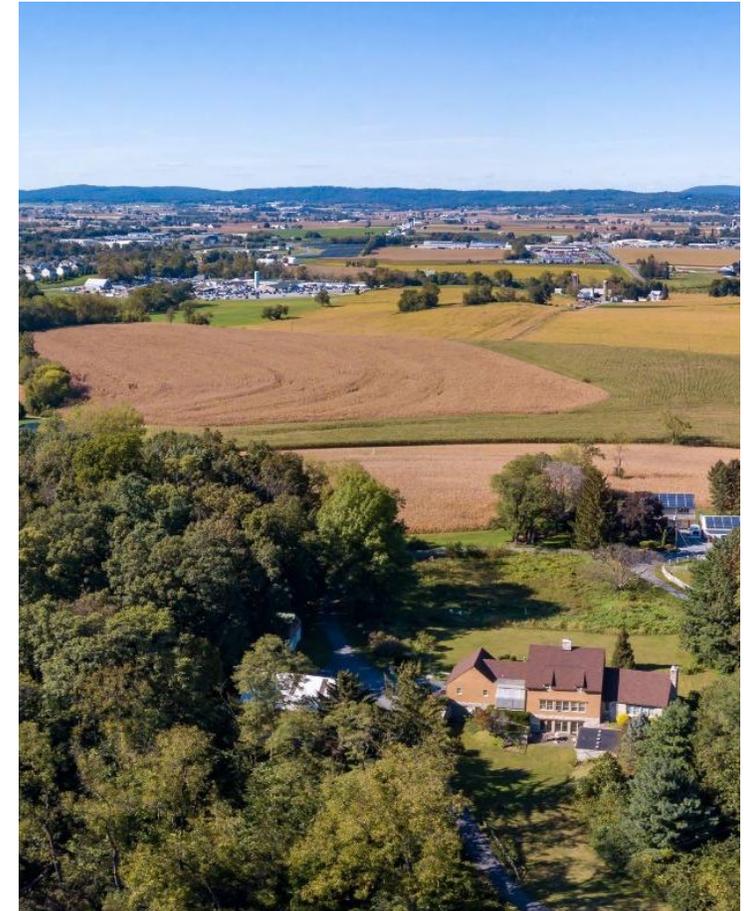
# Buildable Land

John D. Hershey, Director for Analytics & Design

# What Is Buildable Land?

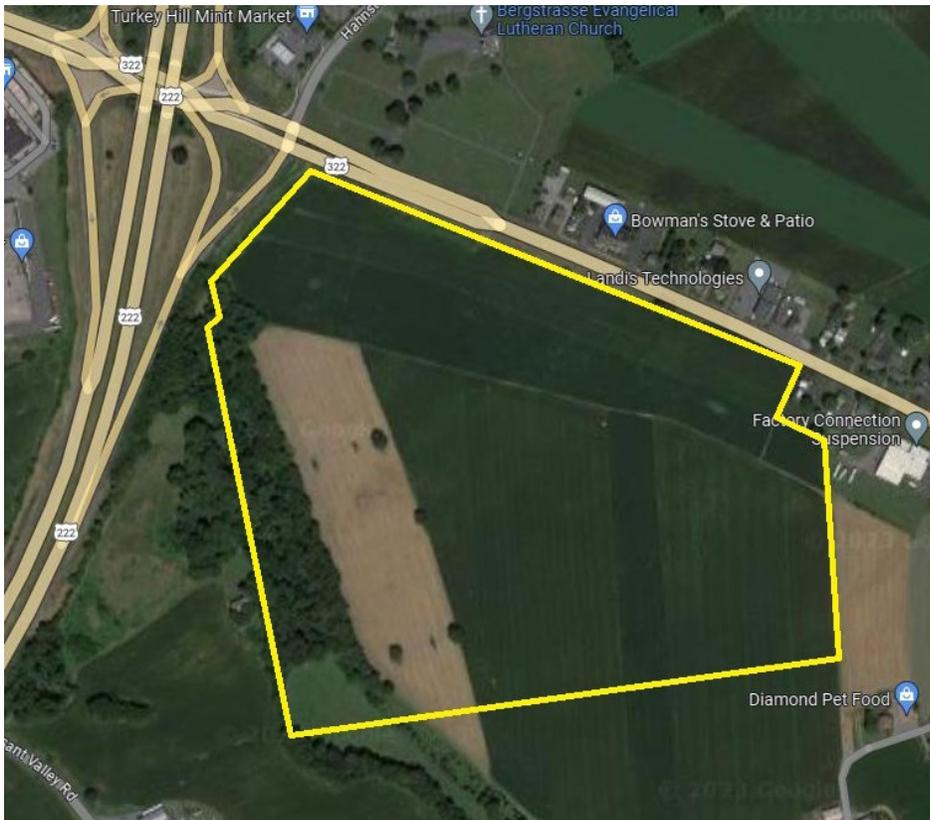
- Undeveloped land that does not include:
  - **Committed/consumed land** – Parks, preserved farms, golf courses, cemeteries, quarries, stormwater basins, and certain planned open spaces
  - **Environmental constraints** – 100-year floodplains, wetlands, and steep slopes (these portions were removed for acreage calculations, but not from the polygons on the map)

*Note: Agricultural land (not preserved) in growth areas is considered undeveloped, not committed/consumed*



# Local Example: Buildable Land

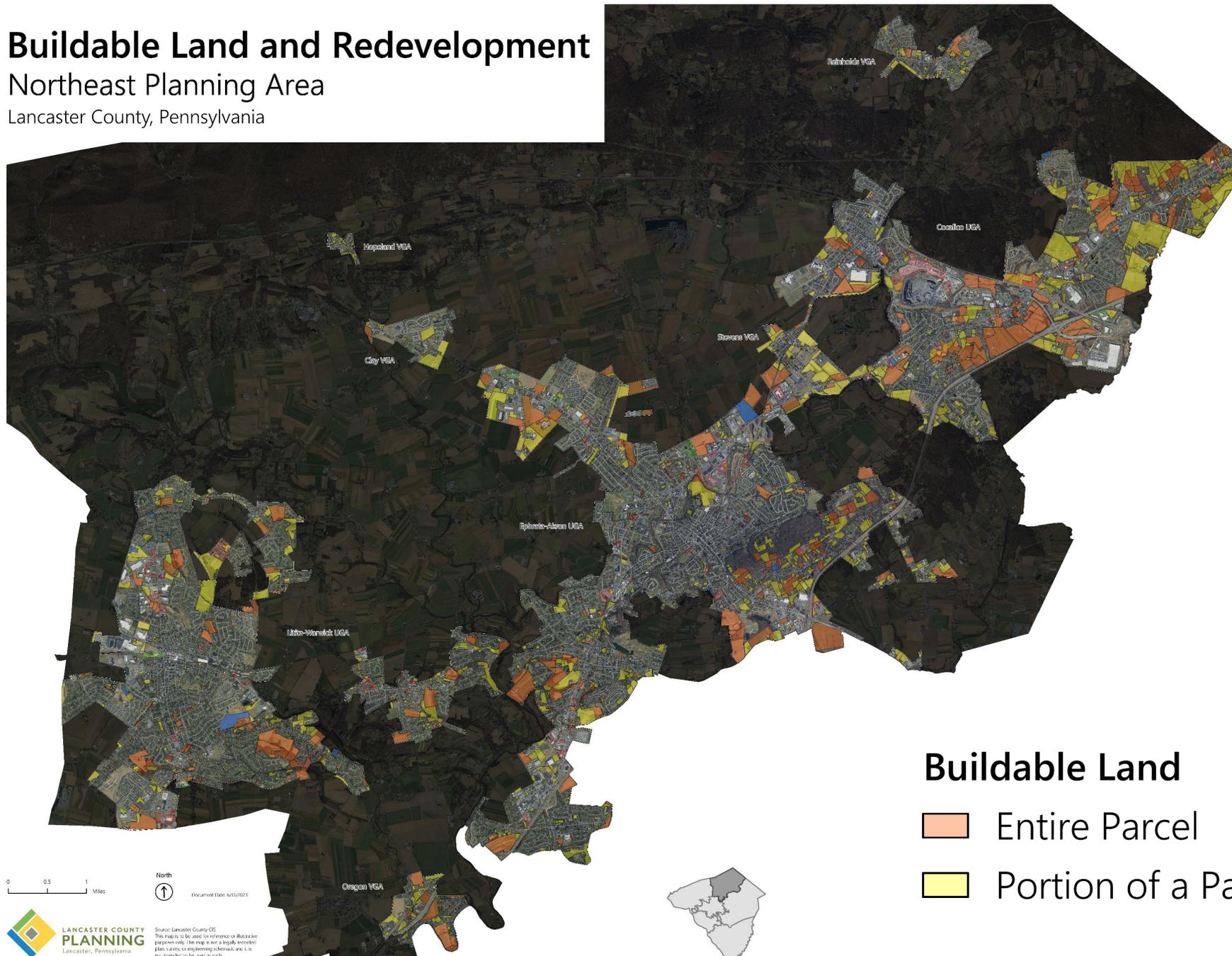
1087 Division Highway  
West Earl Township



# Buildable Land and Redevelopment

## Northeast Planning Area

Lancaster County, Pennsylvania



### QUICK FACTS

Total Buildable Acres: 4,187

- Buildable Acres in UGAs: 3,913
- Buildable Acres in VGAs: 273

	Growth Area	Buildable Acres
UGA	Cocalico	1,654
	Ehprata-Akron	1,460
	Lititz-Warwick	800
VGA	Clay	50
	Hopeland	8
	Oregon	98
	Reinholds	60
	Stevens	57

\* Note: Buildable acreages above were calculated using the Buildable Land layer featured on the map, and subtracting area that was within:

- 100 Year Floodplains
- Wetlands
- Steep Slopes

The redevelopment parcels are not addressed in these numbers.

### Buildable Land

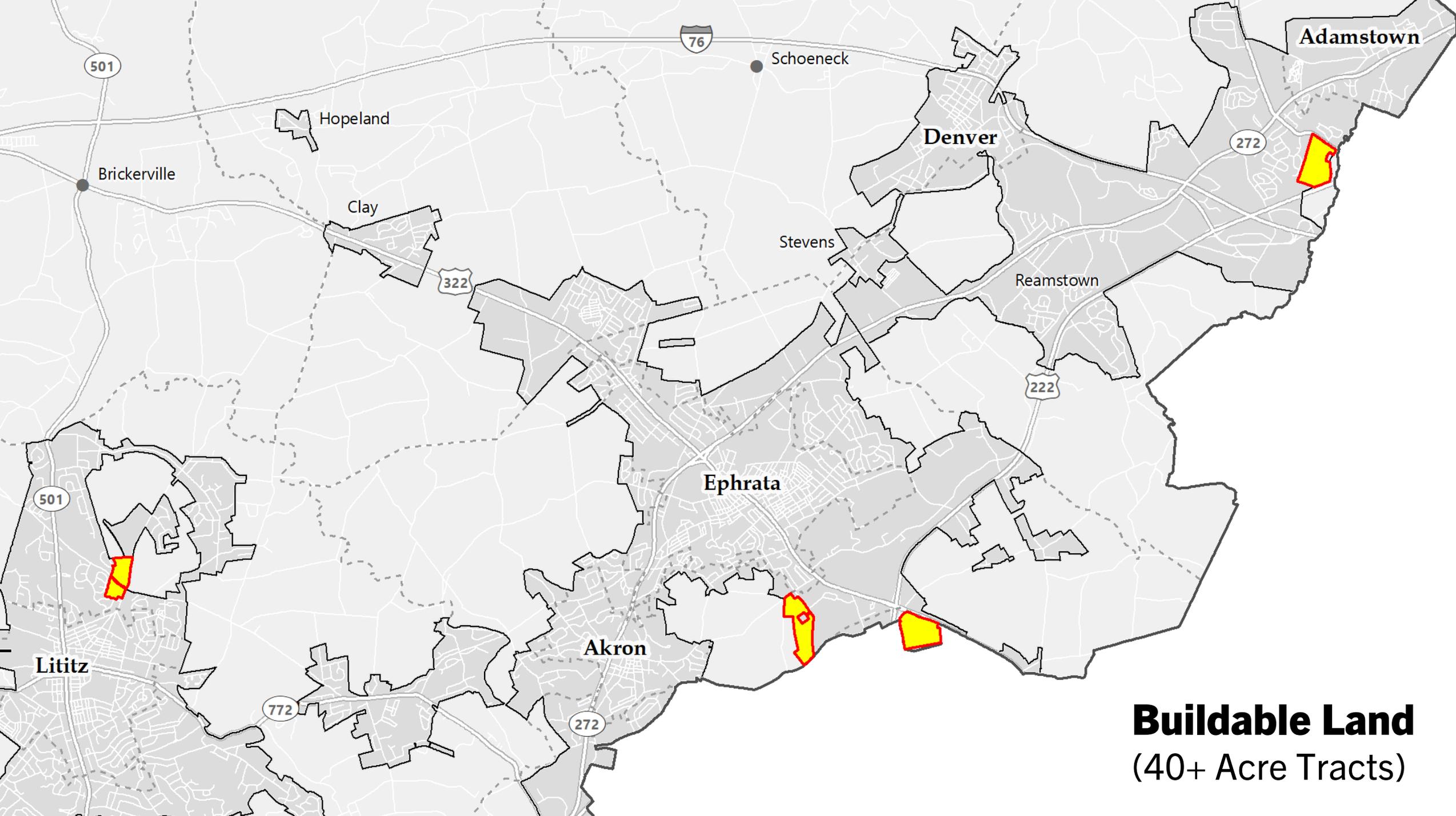
 Entire Parcel

 Portion of a Parcel

0 0.5 1 Miles  
North  
Document Date: 6/15/2023

# What We Learned: Buildable Land

- Approximately 4,187 buildable acres in Northeast Planning Area
  - 1,654 acres – Cocalico UGA
  - 1,460 acres – Ephrata-Akron UGA
  - 800 acres – Lititz-Warwick UGA
- 1,950 buildable acres have access to both water and sewer
- Only 4 large (40+ acres) buildable tracts had access to water, sewer, and major roads



Adamstown

Denver

Ephrata

Akron

Lititz

**Buildable Land**  
(40+ Acre Tracts)

# Question 1

What barriers (ownership, infrastructure, size, natural constraints, costs to overcome constraints, etc.) might prevent development of any sites shown as buildable land?

- To your knowledge, are any of these sites being considered for development?
- Are there other sites that might be appropriate for development in the next 20 years?

## Question 2

To limit the expansion of growth areas, which of these sites should be prioritized for development?

# Question 3

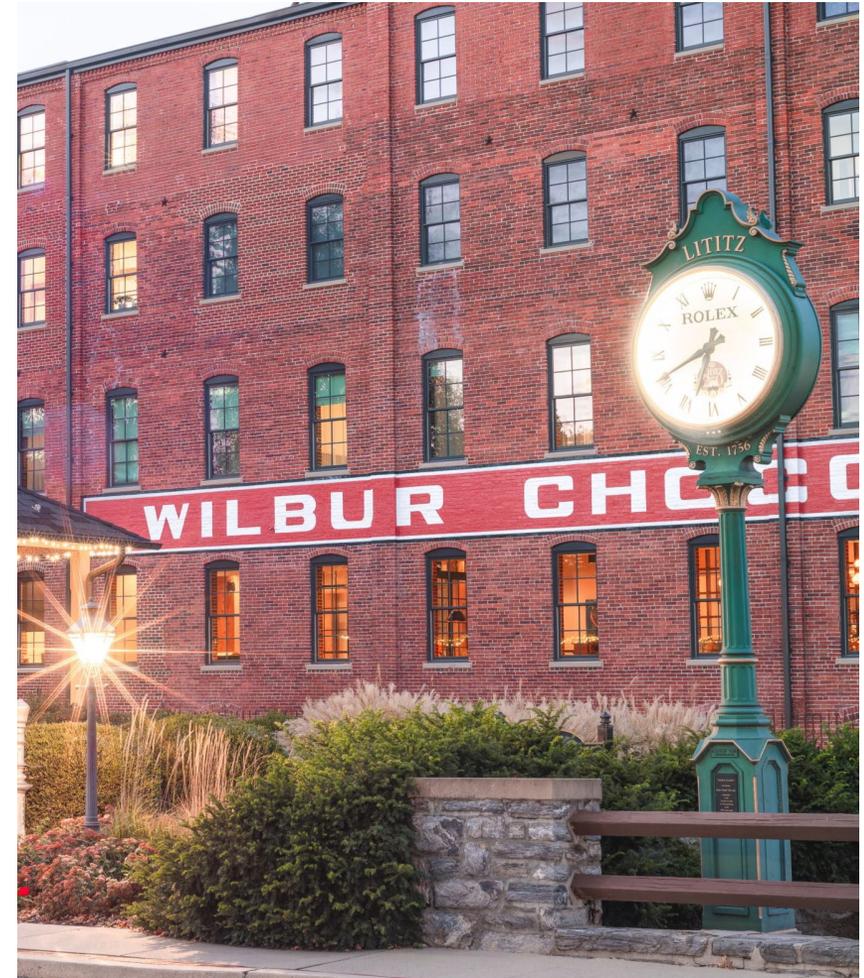
Are there any sites adjacent to existing growth areas that should be considered for development?

# Redevelopment

John D. Hershey, Director for Analytics & Design

# What Is Redevelopment?

- Non-residential parcels 0.5 acres and larger located within current growth area boundaries
- Have non-residential buildings (constructed prior to 2001 with at least 5,000 sq. ft. of total floor area)
- Often have parking lots (2,500 sq. ft. and larger)
- Ratio of building assessed value to land assessed value is  $\leq 2.0$ 
  - Example: building value = \$190,000, land value = \$100,000



# Local Example: Redevelopment

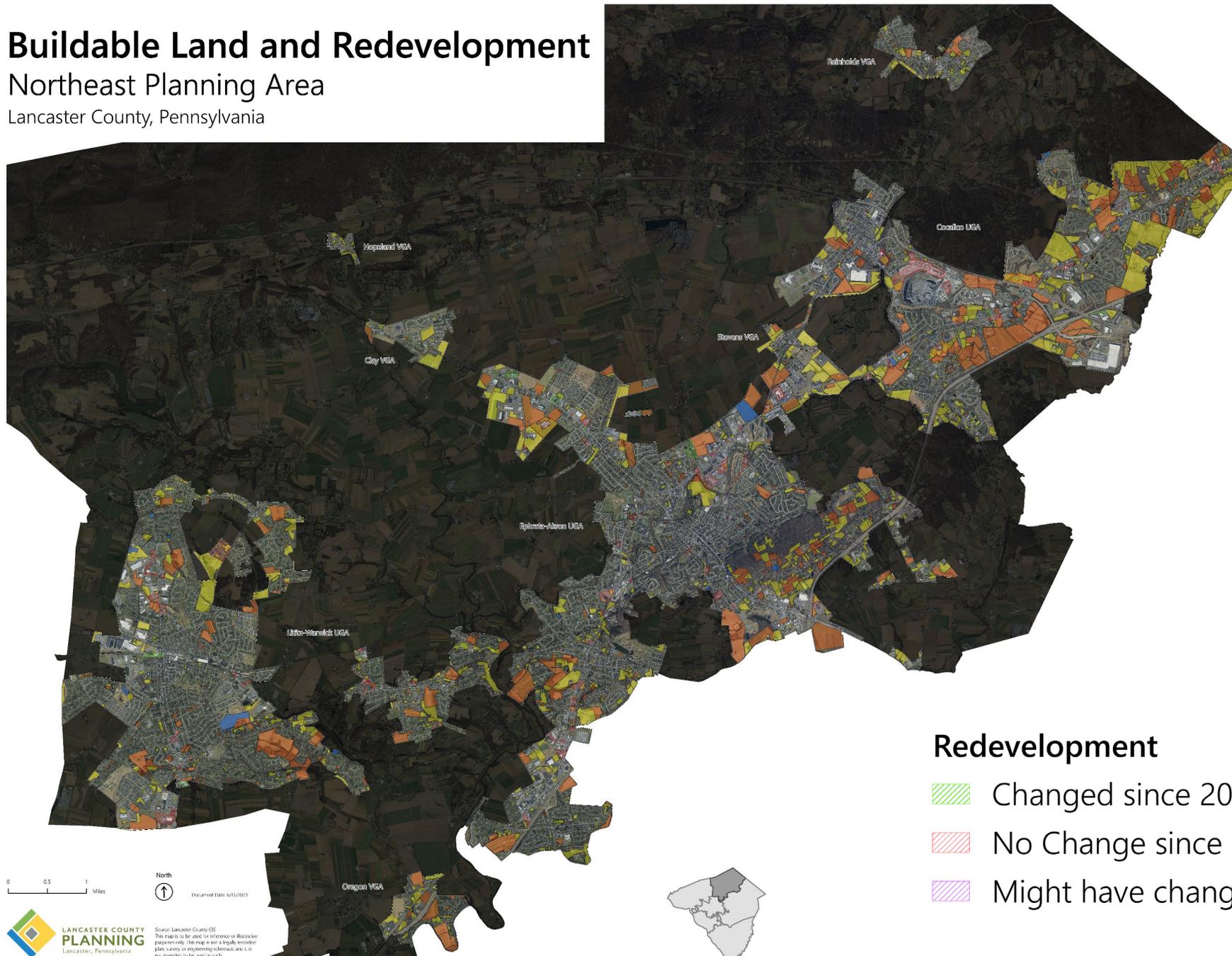


**175 West Church Street**  
Denver Borough

# Buildable Land and Redevelopment

## Northeast Planning Area

Lancaster County, Pennsylvania



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\* Note: Buildable acreages above were calculated using the Buildable Land layer featured on the map, and subtracting area that was within:  
 - 100 Year Floodplains  
 - Wetlands  
 - Steep Slopes  
 The redevelopment parcels are not addressed in these numbers.

### Redevelopment

- Changed since 2017
- No Change since 2017
- Might have changed since 2017

0 0.5 1 Miles  
 North  
 Document Date: 6/15/2023

# What We Learned: Redevelopment

- At least 87 sites (443 acres) identified for redevelopment in Northeast Planning Area
  - 18 sites (178 acres) – Cocalico UGA
  - 39 sites (161 acres) – Ephrata-Akron UGA
  - 30 sites (103 acres) – Lititz-Warwick UGA
- 57 sites (246 acres) have access to water, sewer, and major roads

# Question 1

What barriers might prevent redevelopment of any sites shown as having redevelopment potential?

- To your knowledge, are any of these sites being considered for redevelopment?
- Are there other sites that might be appropriate for redevelopment in the next 20 years? These could be sites affected by a changing market (such as Rockvale), sites with underutilized buildings, or sites where you might expect to see a land-use change in the future.

## Question 2

To limit the expansion of growth areas, which of these sites should be prioritized for redevelopment?

# Question 3

Are there any sites adjacent to existing growth areas that should be considered for redevelopment?

# Housing Subcommittee

John D. Hershey, Director for Analytics & Design

# Members

- Michaela Allwine
- Fern Dannis
- Rae Ann Miller
- Shelby Nauman
- Gretchen Raad
- Kate Zimmerman



# Purpose

- Gather available data from various local experts to guide growth area recalibration
- Determine an ideal residential mix for remaining buildable land and redevelopment areas
- Create public messaging regarding the housing shortage and other misconceptions

# Public School Students by Housing Type

Based on a 5-Acre Development



20 Units | 5 Acres

**Single-Family Detached**

.34 Students per Unit



6.8 Students



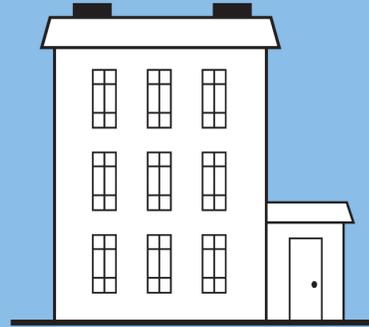
40 Units | 5 Acres

**Single-Family Attached**

.34 Students per Unit



13.6 Students



60 Units | 5 Acres

**Multi-Family Low-Rise**

(5–19 Units/Building)

.15 Students per Unit



9.0 Students



100 Units | 5 Acres

**Multi-Family Mid-Rise**

(20+ Units/Building)

.05 Students per Unit



5.0 Students

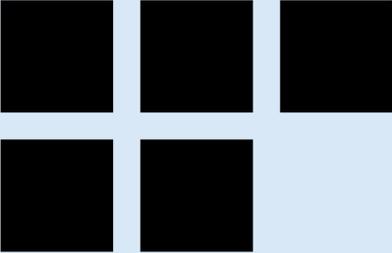
# Land Consumed

## Single-Family Detached vs. Multi-Family Mid-Rise



100 Units | 25 Acres

**Single-Family Detached**



25 Acres of Land Used



100 Units | 5 Acres

**Multi-Family Mid-Rise**  
(20+ Units/Building)



5 Acres of Land Used

# Housing Data

- **25%** of all county households consist of a single person living alone (2020 U.S. Census)
- Countywide, **66%** of the 1,429 building permits issued in 2022 were for single-family homes
- Single-family homes:
  - Have always been the predominant housing type in Lancaster County
  - Consume about 5 times the land needed to build the same number of multi-family, mid-rise housing units
- To limit growth area boundary expansion, we need to build more multi-family, mid-rise housing

# Next Steps

Kip Van Blarcom, Director for Implementation & Outreach

# Homework

- By **August 1**, please ground-truth our regional map – especially for any buildable/redevelopable sites of 40+ acres
  - To provide input, contact Joella Neff, Northeast Planning Area Liaison, at [joneff@lancastercountypa.gov](mailto:joneff@lancastercountypa.gov) or 717-299-8333
- We will also be asking school districts for data on enrollment and building capacity – especially elementary schools

# Fall Series – Round 3

6. Quantify land area needed
7. Determine if any places should be removed
8. Identify any new Growth Opportunity Areas

Boundary Analysis

# Late 2023/2024

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

Land Use Changes

# Discussion

Kip Van Blarcom, Director for Implementation & Outreach