



LANCASTER COUNTY
PLANNING

Regional Meeting

Northwest Planning Area

Growth Area Boundaries – Round 2

Tuesday, June 20, 2023 at 12:00 p.m.



Welcome & Department Update

Scott W. Standish, Executive Director

Agenda

Welcome & Department Update	Scott W. Standish
Background	Kip Van Blarcom
Buildable Land	John D. Hershey
Redevelopment	John D. Hershey
Housing Subcommittee	John D. Hershey
Next Steps	Kip Van Blarcom
Discussion	Kip Van Blarcom



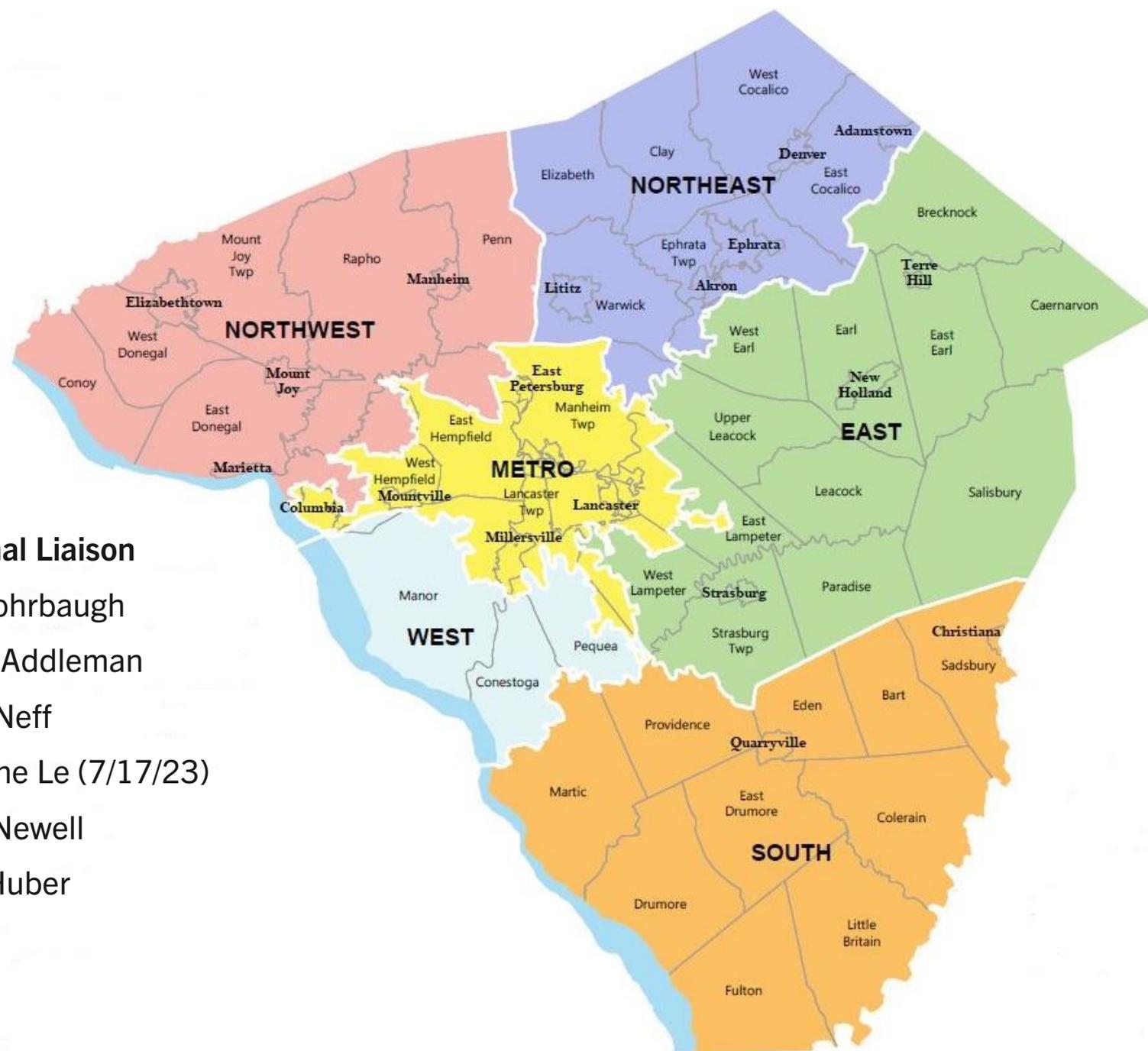
Role of Regional Liaisons

- 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

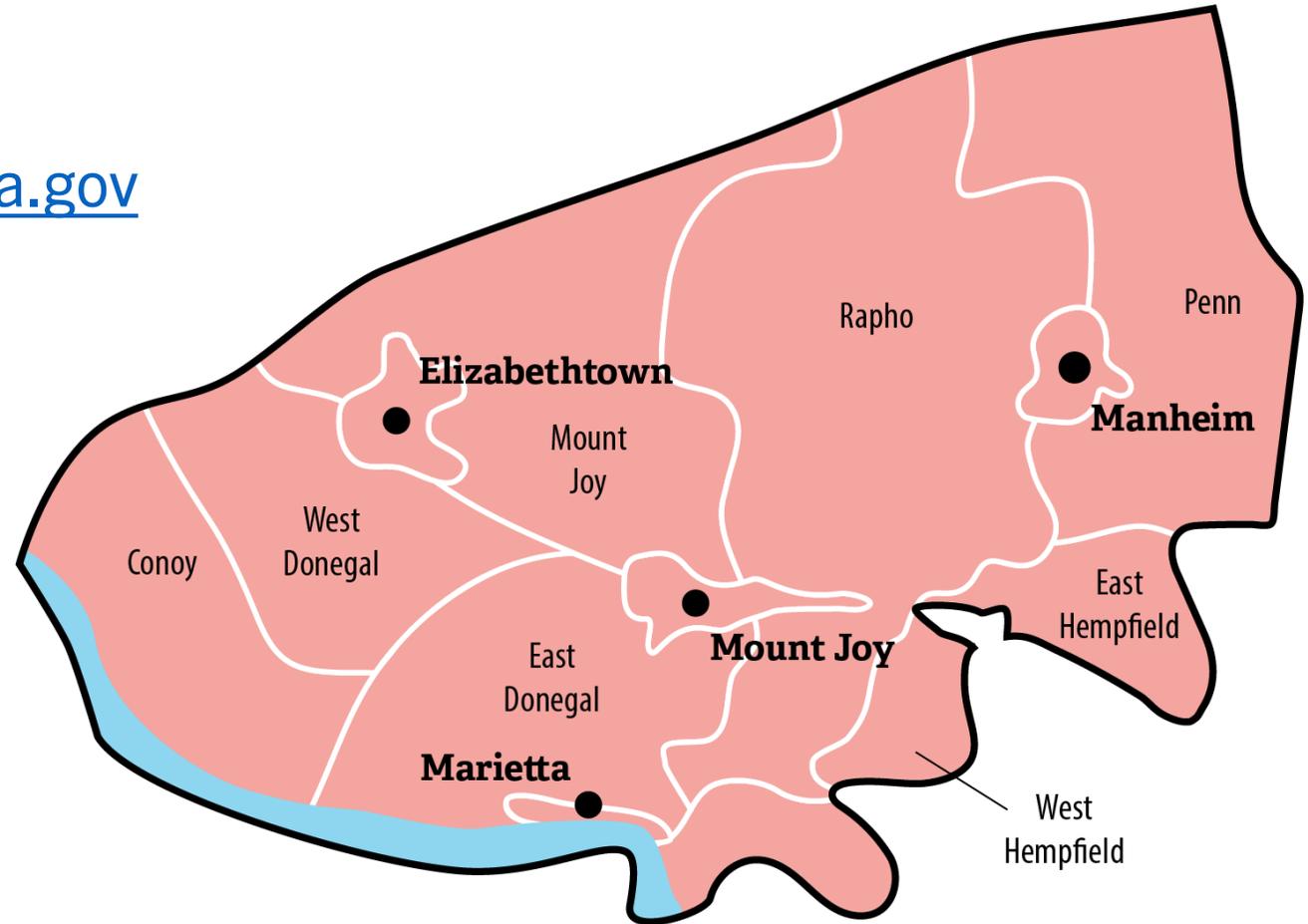


Your Regional Liaison

Renee Addleman

readdleman@lancastercountypa.gov

717-299-8333



Other Updates

- Act 167
- E-Submissions
- Sketch plan review
- 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

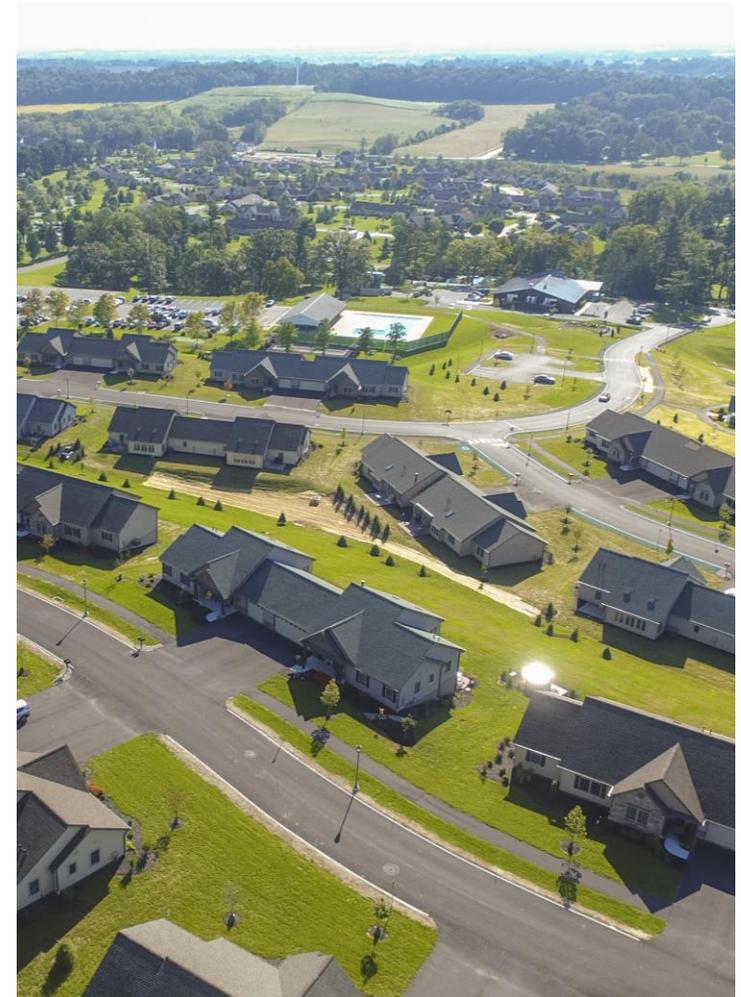
Buildable Land

John D. Hershey, Director for Analytics & Design

What Is Buildable Land?

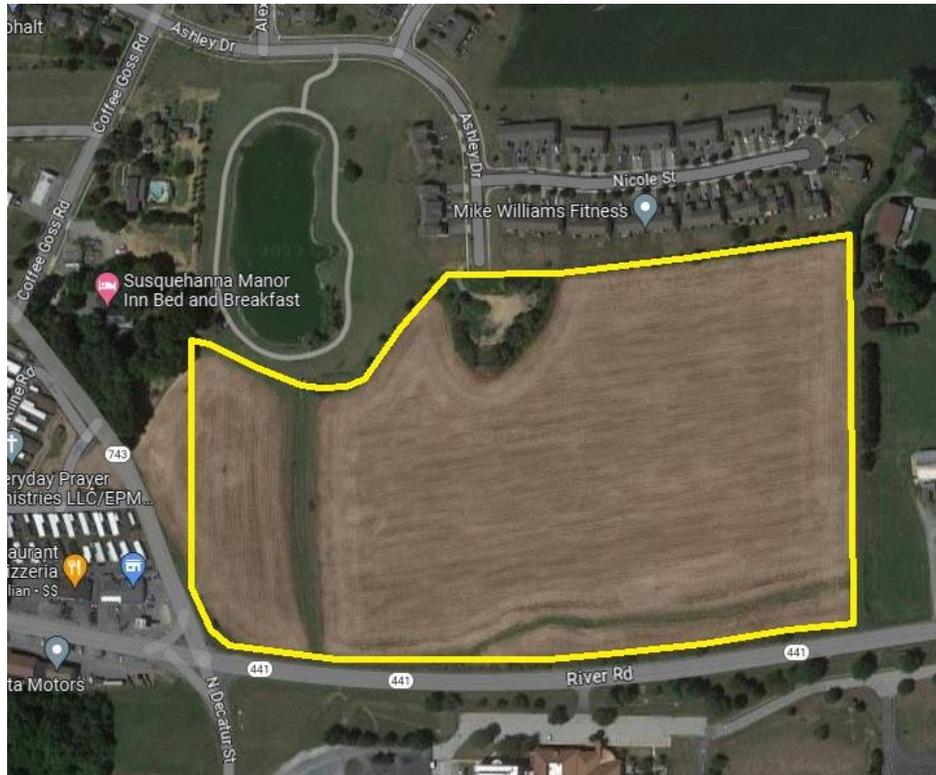
- Undeveloped land that does not include:
 - **Committed/consumed land** – Parks, preserved farms, golf courses, cemeteries, quarries, stormwater basins, and certain planned open spaces
 - **Environmental constraints** – 100-year floodplains, wetlands, and steep slopes (these portions were removed for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

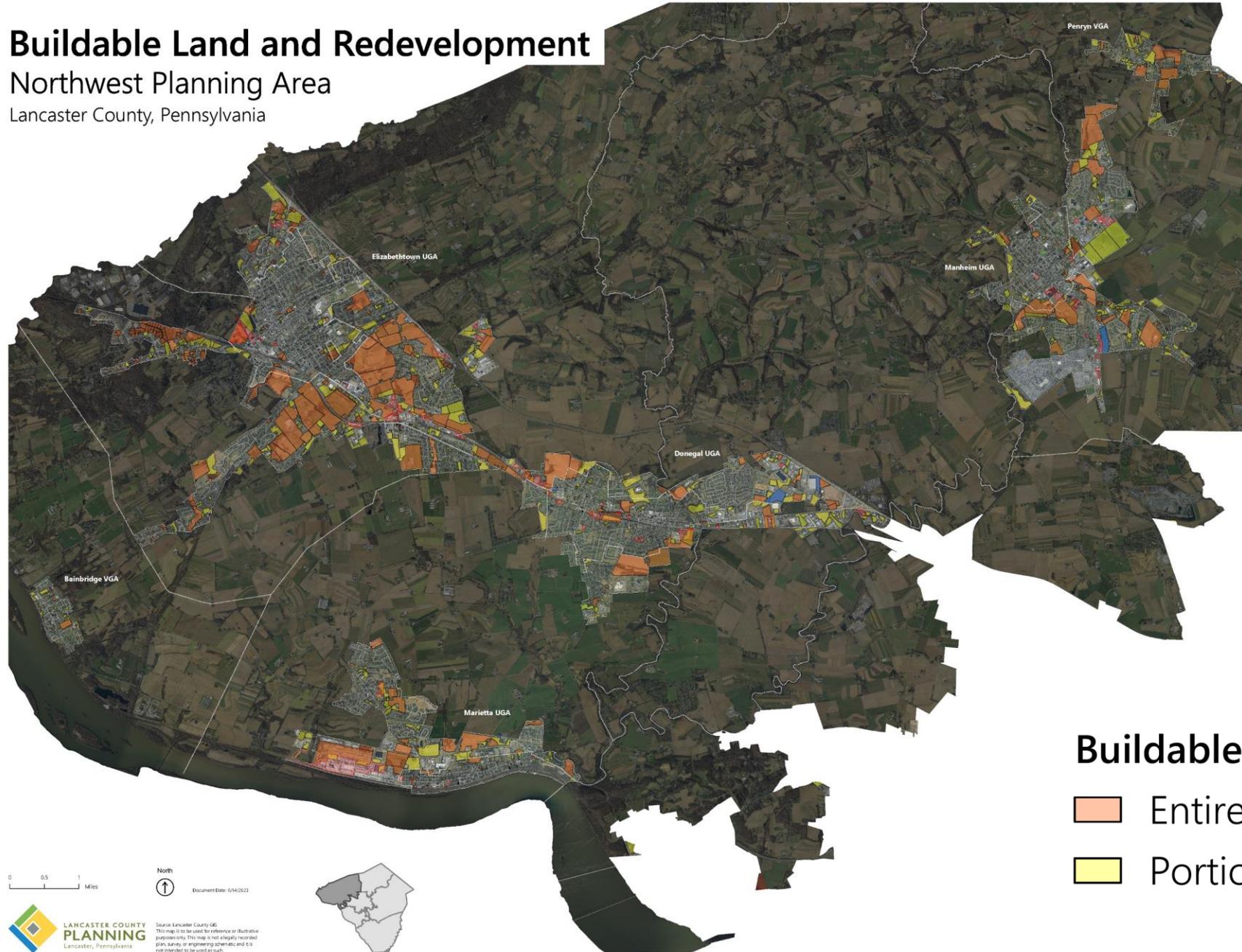
NE quadrant of River Road & Maytown Road
East Donegal Township



Buildable Land and Redevelopment

Northwest Planning Area

Lancaster County, Pennsylvania



QUICK FACTS

Total Buildable Acres: 4,123

- Buildable Acres in UGAs: 3,931

- Buildable Acres in VGAs: 192

	Growth Area	Buildable Acres
	Central Lancaster County	13
	Donegal	720
UGA	Elizabethtown	2,012
	Manheim	718
	Marietta	468
	Bainbridge	24
VGA	Penryn	169

* 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

What We Learned: Buildable Land

- Approximately 4,461 buildable acres in Northwest Planning Area
 - 2,012 acres – Elizabethtown UGA
 - 720 acres – Donegal UGA (Mount Joy area)
 - 718 acres – Manheim UGA
 - 511 acres – Columbia-Marietta UGA (Marietta portion)
- 1,705 buildable acres have access to both water and sewer
- No large (40+ acres) buildable tracts had access to water, sewer, and major roads

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

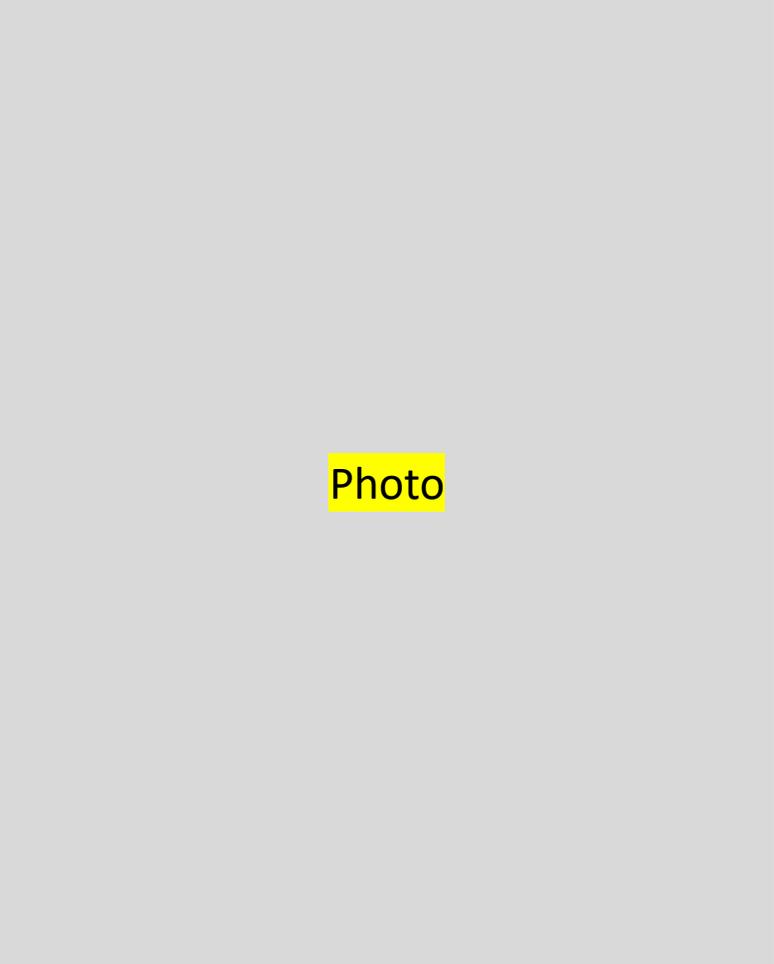
Are there any sites adjacent to existing growth areas that should be considered for development?

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 ≤ 2.0
 - Example: building value = \$190,000, land value = \$100,000



Photo

Local Example: Redevelopment

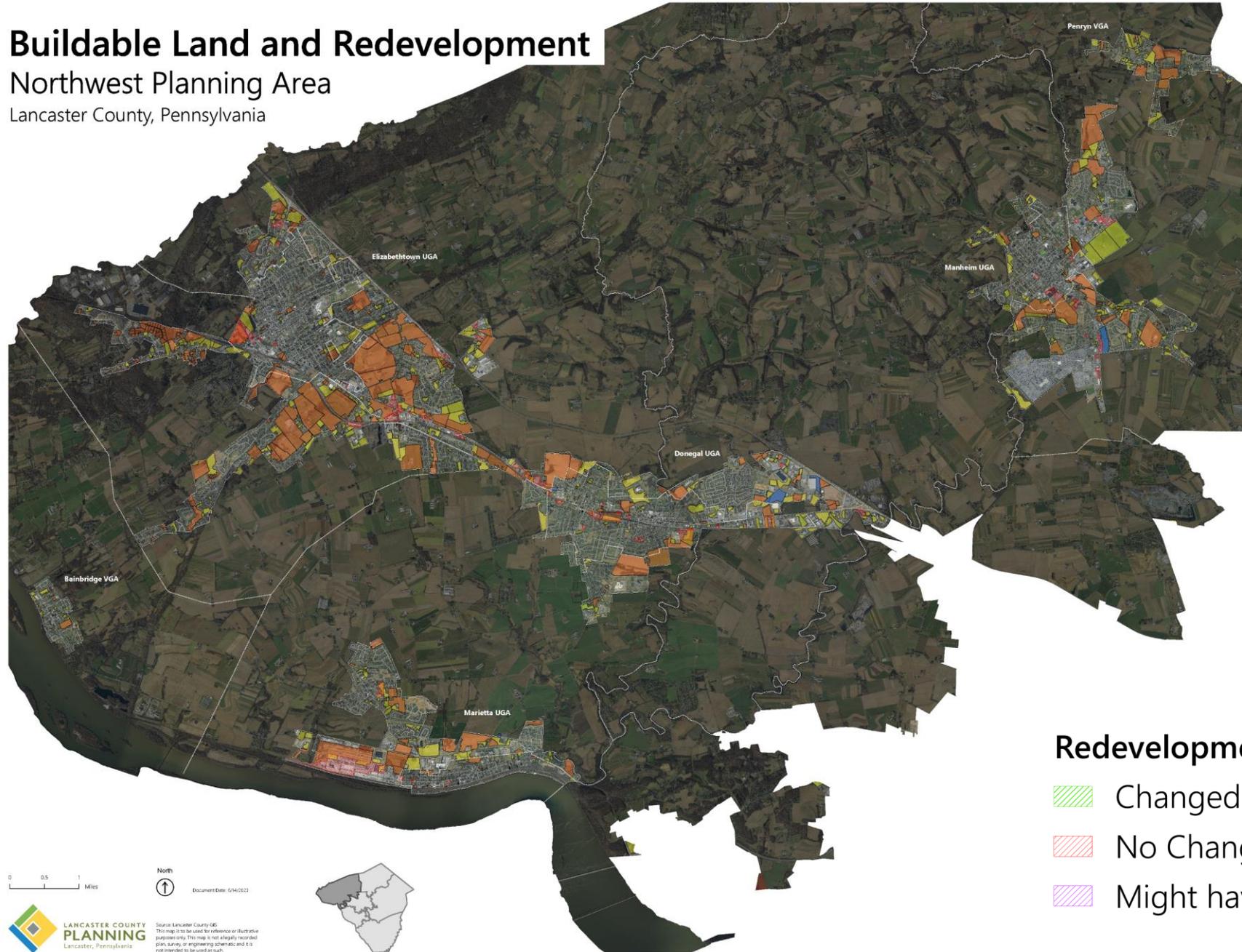


**101 South Jacob Street
Mount Joy Borough**

Buildable Land and Redevelopment

Northwest Planning Area

Lancaster County, Pennsylvania



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- Steep Slopes

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Redevelopment

 Changed since 2017

 No Change since 2017

 Might have changed since 2017

What We Learned: Redevelopment

- At least 67 sites (384 acres) identified for redevelopment in Northwest Planning Area
 - 23 sites (103 acres) – Elizabethtown UGA
 - 20 sites (96 acres) – Donegal UGA (Mount Joy area)
 - 19 sites (51 acres) – Manheim UGA
 - 5 sites (133 acres – Columbia-Marietta UGA (Marietta portion)
- 31 sites (115 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

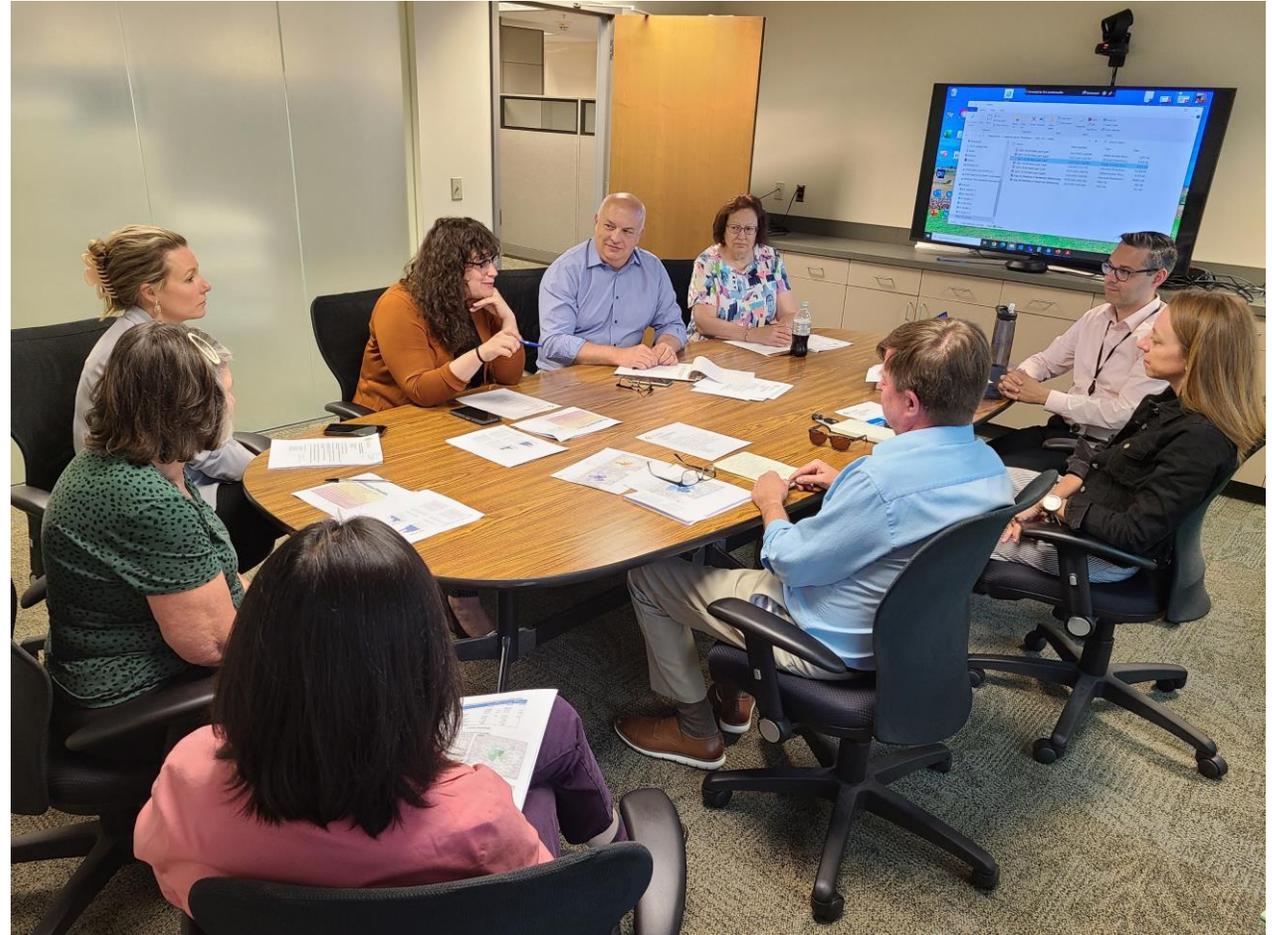
Are there any sites adjacent to existing growth areas that should be considered for redevelopment?

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



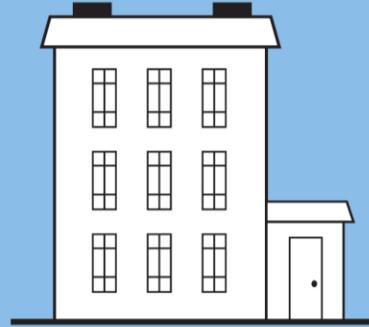
40 Units | 5 Acres

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

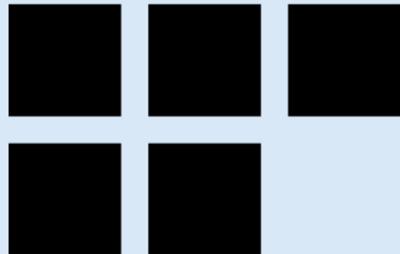
Land Consumed

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 Renee Addleman, Northwest Planning Area Liaison, at readleman@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