



LANCASTER COUNTY
PLANNING

Regional Meeting

Growth Area Boundaries (Round 3)

Northeast Planning Area

Thursday, October 26, 2023 at 12:00 p.m.

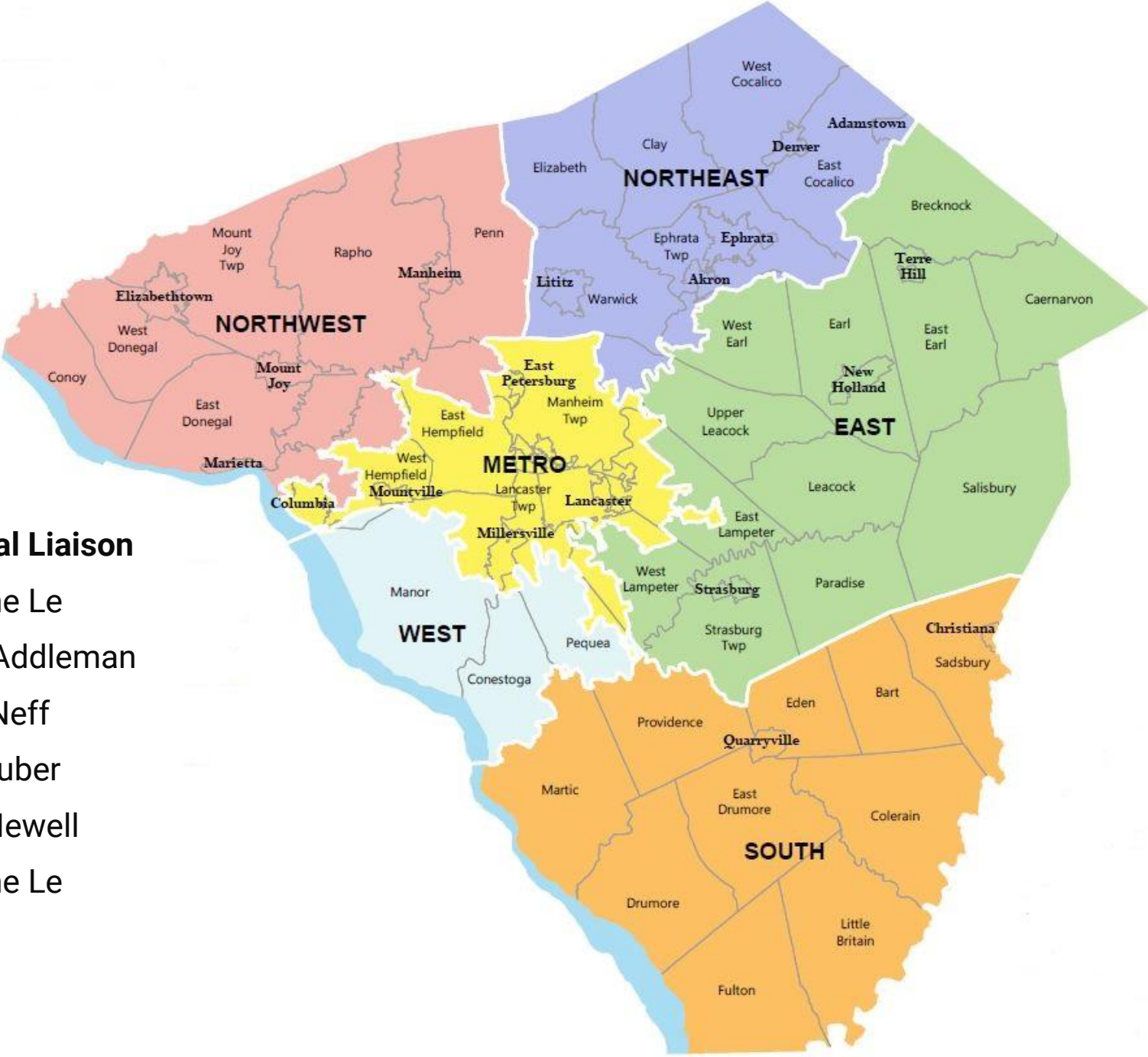


Welcome

Scott W. Standish, Executive Director

Planning Areas

Planning Area	LCPC Member	Regional Liaison
 Metro	Heather Zink	Christine Le
 Northwest	John O. Yoder III	Renee Addleman
 Northeast	RC Carrasco	Joella Neff
 East	Terry Martin	Mark Huber
 South	Ray Marvin	Gwen Newell
 West	Ed Fisher	Christine Le
At Large	Ben Bamford Jeb Musser Gretchen Raad	



Your Liaisons

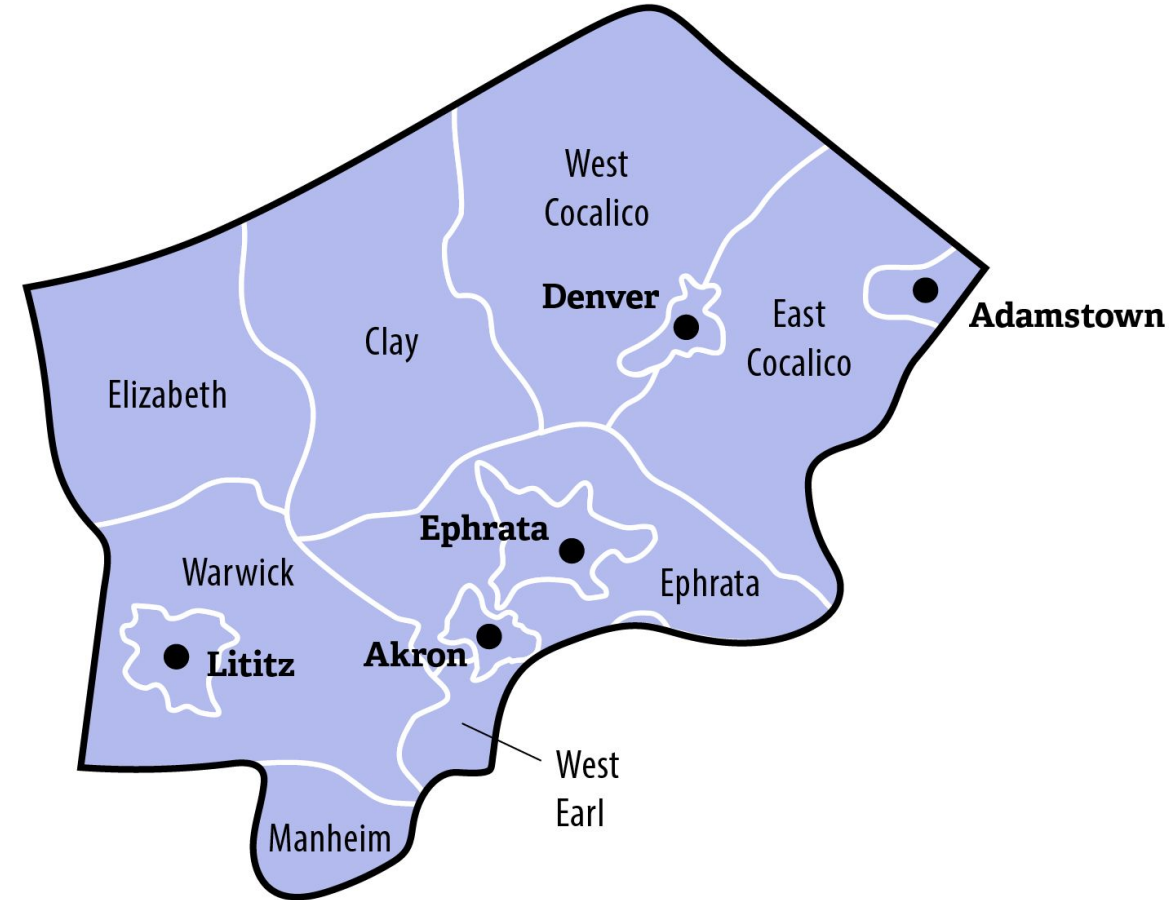
Lancaster County Planning Commission

RC Carrasco
East Cocalico Township

Lancaster County Planning Department



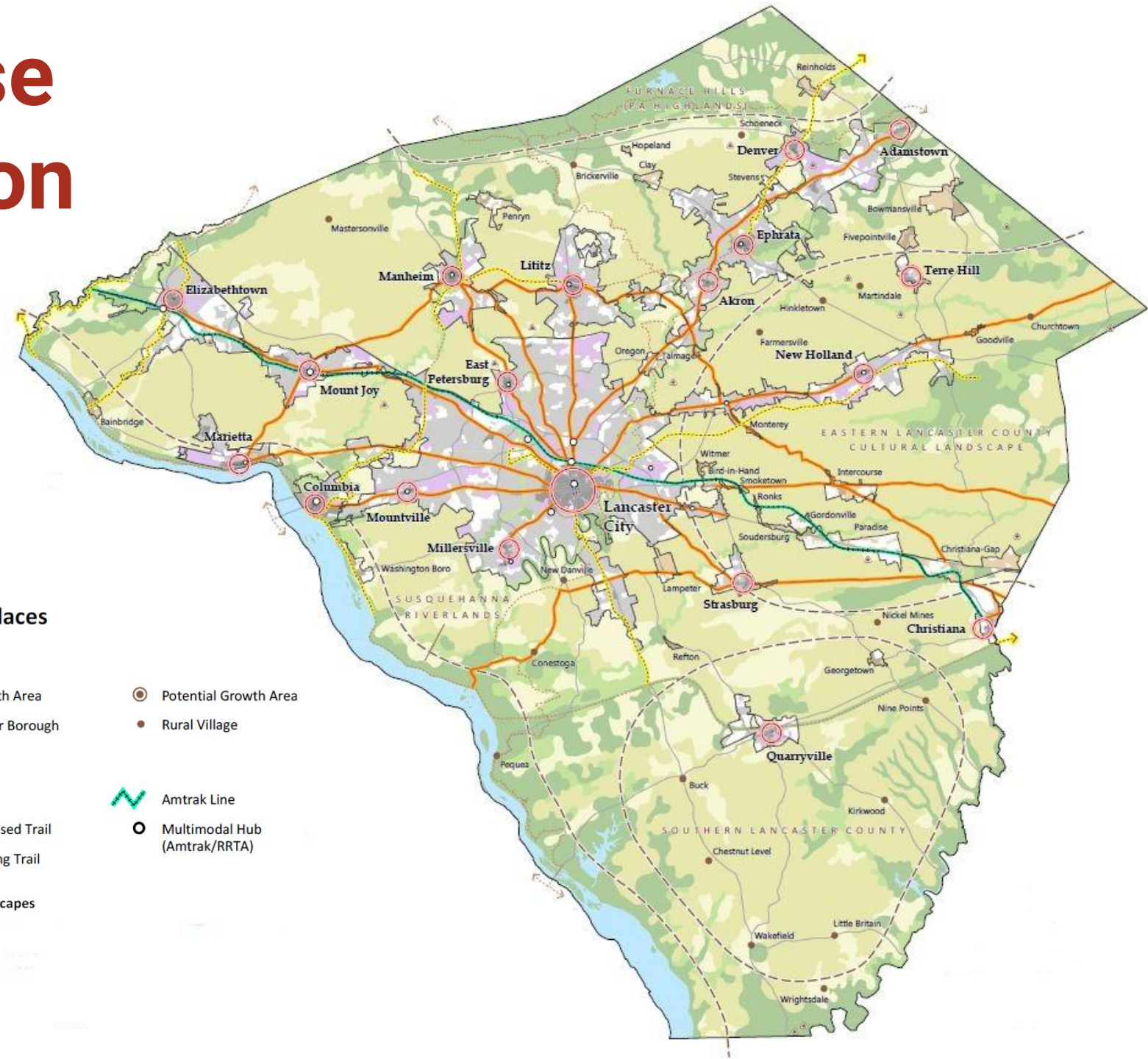
Joella Neff, Planner
joneff@lancastercountypa.gov
717-299-8333



Why Are We Here?



Future Land Use & Transportation Map



Character Zones

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

Priority Places

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

Components of Growth Management

Location

Where does growth go?

Pattern

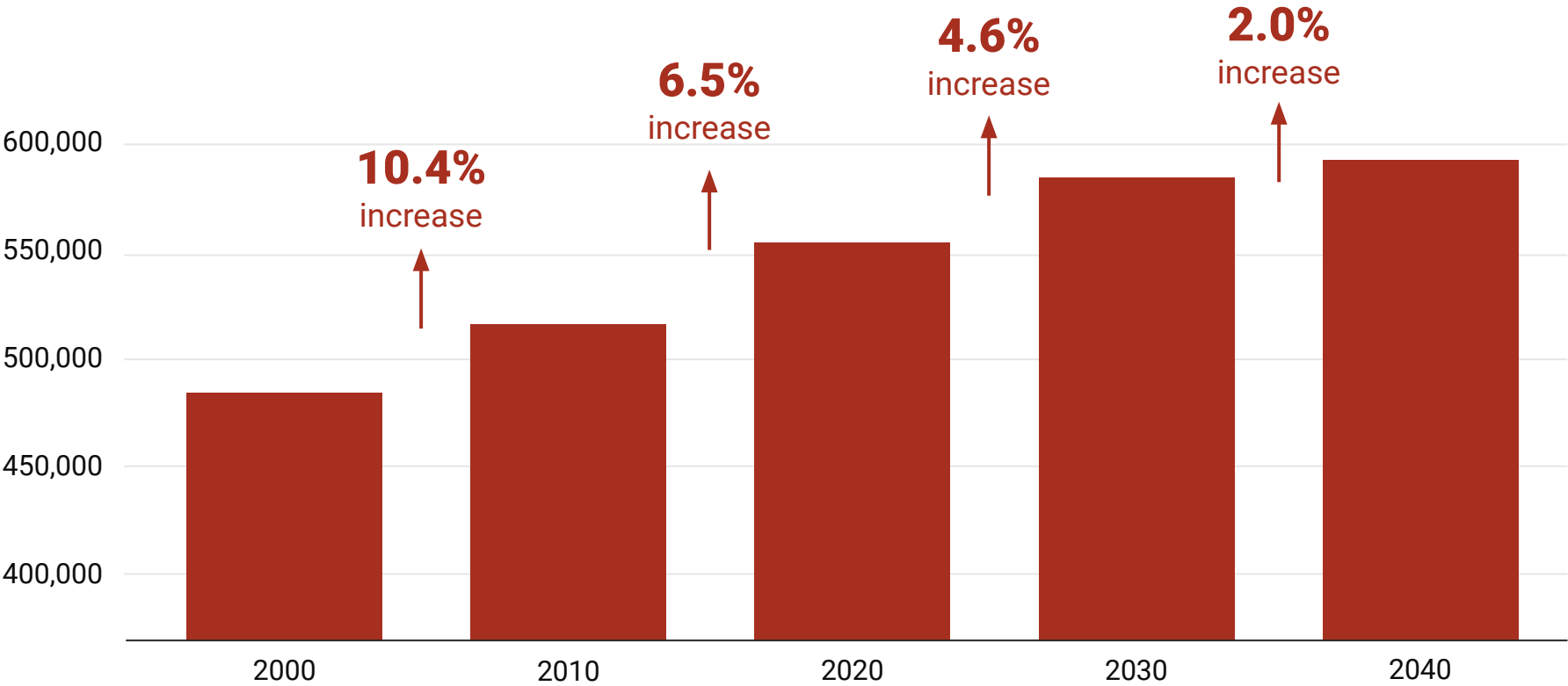
What does it look like?

Timing

When does it happen?

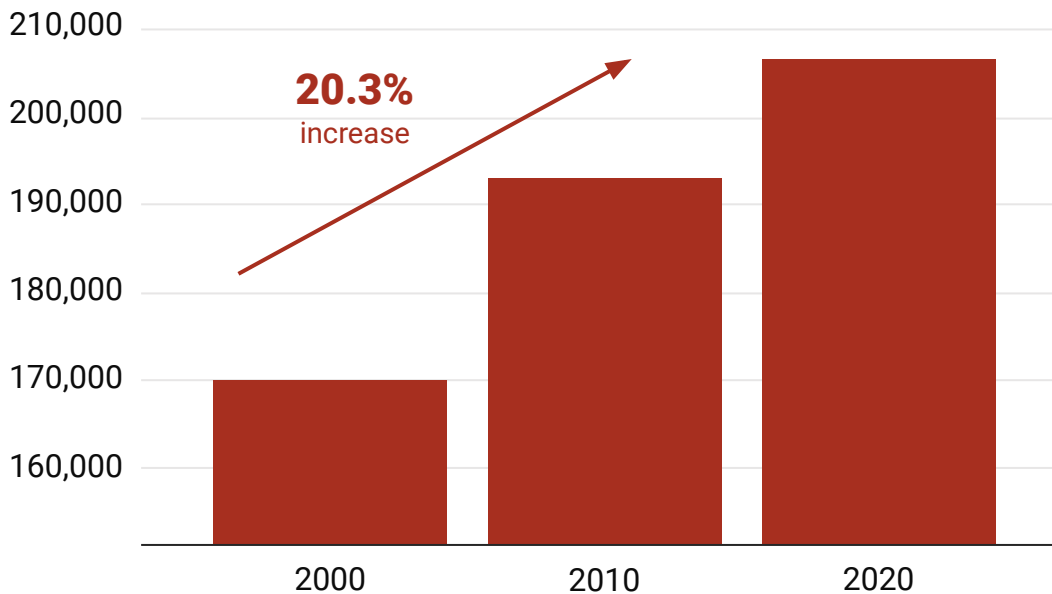


Population Growth (Lancaster County)

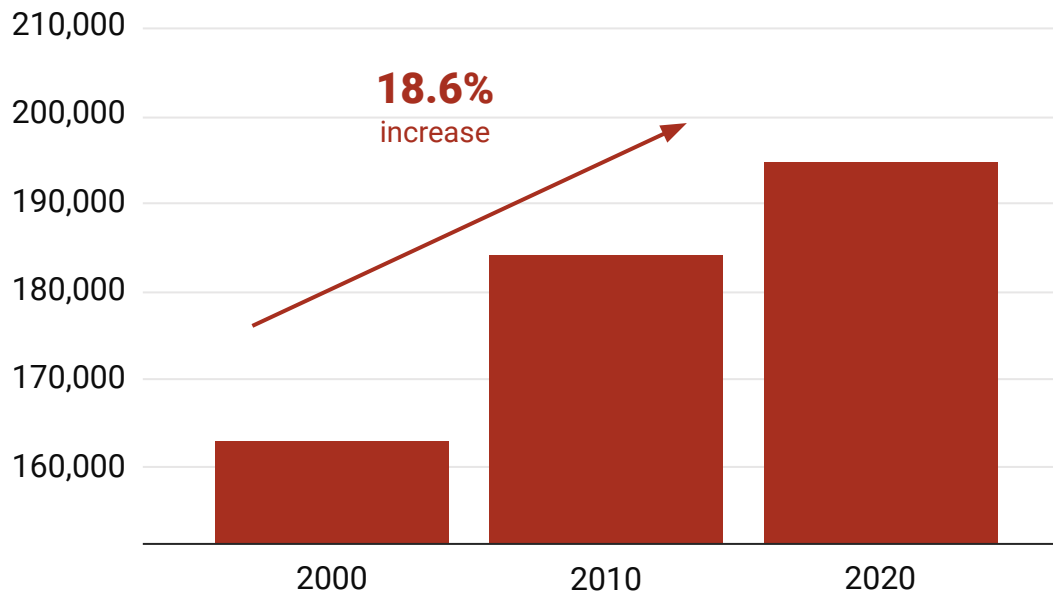


Housing Units & Households (Lancaster County)

Housing Units



Households



Agenda

Process	Kip Van Blarcom
Land Needed	Joella Neff
Land Available	Joella Neff
Land Deficit/Surplus	Joella Neff
Legacy Areas	Kip Van Blarcom
Other Factors	Kip Van Blarcom
Next Steps	Kip Van Blarcom



Process

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 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

Round 1 – March 2023

- Outlined process for recommending potential changes in growth area boundaries

Round 2 – June 2023

- Documented existing conditions – buildable land and redevelopment areas

Round 3 – October 2023

- Calculate whether UGAs have land needed to accommodate future growth
- Discuss “legacy areas” adjacent to existing boundaries



How do we determine if Urban Growth Areas have enough land to accommodate the growth we expect between now and 2040?

1

Population Projections

Calculated for 2030 and 2040 for each municipality, UGA, and Planning Area

2

Urban/Rural Split

Projected population is allocated:

- 85% to UGAs
- 15% to rural areas (including VGAs)

3

Housing Units Needed

$$\left(\frac{\text{Population Projection}}{\text{Average Household Size}} \right)$$

4

Residential Land Needed

$$\left(\frac{\text{Housing Units Needed}}{\text{Units per Acre}^*} \right)$$

**Calculated at two densities:*

- Trend
- Policy

5

Non-Residential** Land Needed

$$\left(\text{Residential Land Needed} \times \text{Non-Residential Factor (0.08 acres/unit)} \right)$$

***Includes commercial, industrial, and institutional land*

6

Adjustments

$$\left(\text{Residential Land} + \text{Non-Residential Land} \right)$$

- + 18% (roads & other infrastructure)
- + 10 acres/1,000 population (parks/open space)
- 5% (redevelopment)

7

Total Land Needed

Result of Steps 1-6

8

Land Available

Buildable land based on a visual scan of aerial photography and partner input

9

Land Deficit/ Surplus

Total Land Needed - Buildable Land

Land Needed

Joella Neff, Planner

Overview

Land Needed is how much residential *and* non-residential land we need to accommodate the population growth we expect by 2040.

We have two sets of numbers:

- **Trend** is what we'll need if we build at the density we're actually seeing
- **Policy** is what we'll need if we build at the density recommended in places2040



Projections

<i>Urban Growth Area</i>	<i>Population Growth</i>	<i>Housing Units Needed</i>
Cocalico (Adamstown/Denver)	1,242	456
Ephrata-Akron	2,246	799
Lititz-Warwick	2,411	918
Total (UGAs only)	5,899	2,173

Land Needed: Trend

<i>Urban Growth Area</i>	Residential		Non-Res.	Total*
	<i>Density (units/acre)</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>
Cocalico (Adamstown/Denver)	2.2	205	37	283
Ephrata-Akron	4.3	180	64	296
Lititz-Warwick	3.3	279	73	419
Total (UGAs only)		664	174	998

**Total includes +18% for roads, +10 acres/1,000 population for parks/open space, and -5% for redevelopment.*

Land Needed: Policy

<i>Urban Growth Area</i>	Residential		Non-Res.	Total*
	<i>Density (units/acre)</i>	<i>Acres</i>	<i>Acres</i>	<i>Acres</i>
Cocalico (Adamstown/Denver)	6.5	70	37	132
Ephrata-Akron	6.5	123	64	232
Lititz-Warwick	6.5	141	73	265
Total (UGAs only)		334	174	629

**Total includes +18% for roads, +10 acres/1,000 population for parks/open space, and -5% for redevelopment.*

Land Available

Joella Neff, Planner

Overview

Land Available is what we call “buildable land” – all undeveloped land except for:

- **Committed/consumed land** – Parks, preserved farms, golf courses, cemeteries, quarries, stormwater basins, and certain planned open spaces
- **Land with environmental constraints** – 100-year floodplains, wetlands, and steep slopes



Overview

Buildable Land acreages reflect your input in Round 2. We removed parcels that you (our partners) said:

- Are “undevelopable” due to environmental constraints, access issues, etc.
- Have a low likelihood of being developed in the near future – for instance, owners not selling



Buildable Land

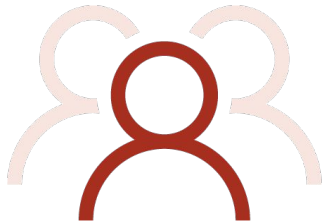
<i>Urban Growth Area</i>	<i>Acres</i>
Cocalico (Adamstown/Denver)	1,653
Ephrata-Akron	1,459
Lititz-Warwick	805
Total (UGAs only)	3,917

Land Deficit/Surplus

Joella Neff, Planner

What we *need*...

2040 Projections



*Population
Growth*

5,899



*Housing Units
Needed*

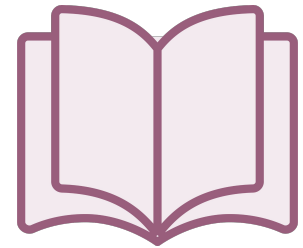
2,173

Land Needed



Trend

**998
acres**



Policy

**629
acres**

What we *have*...

Land Available

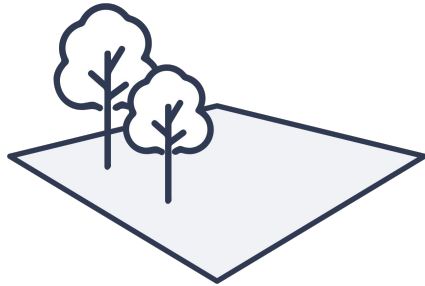


*Buildable
Land*

**3,917
acres**

If we follow *trend*...

Land Needed



*Total
Land Needed*

**998
acres**

—

Land Available



*Buildable
Land*

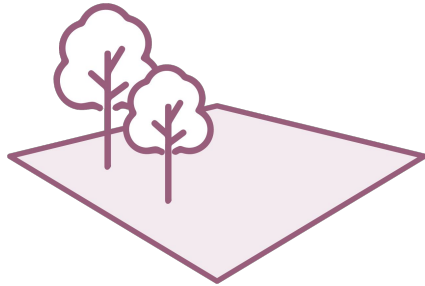
**3,917
acres**

=

**2,919
acre
surplus**

If we follow *policy*...

Land Needed



*Total
Land Needed*

**629
acres**

Land Available



*Buildable
Land*

**3,917
acres**

—

=

**3,288
acre
surplus**

Legacy Areas

Kip Van Blarcom, Director for Implementation & Outreach

Overview

Legacy Areas are developed areas immediately adjacent to – but outside of – existing UGAs & VGAs. We recommend that they be considered for inclusion in growth areas.

To create this layer, we did a visual scan of previously built land adjacent to UGAs & VGAs.

[Open maps](#)



Other Factors

Kip Van Blarcom, Director for Implementation & Outreach

Urban Areas

Suitability Analysis for Parcels Adjacent to UGAs

- Suitability of land for a range of uses, from residential to industrial
- The most flexible parcels score high (i.e., suitable for industrial)
- We may recommend that some of these parcels be considered for inclusion in UGAs

Non-Contiguous Portions of UGAs

- Small “islands” we recommend be removed from growth areas

Redevelopment Areas

- Areas where land value exceeds building value by a certain percentage
- Will be the focus of future policy initiatives related to growth area recalibration

Rural Areas

Previously Adopted VGAs Not Recognized in places 2040

- Rural villages not expected to be served by water & sewer; should no longer be recognized as VGAs

Villages Considered for VGA Designation

- Villages with existing water & sewer; we recommend these be adopted as VGAs

Rural Special Districts

- Existing (and possibly future) nodes of commercial & industrial activity outside UGAs & VGAs
- Some are adjacent to UGAs and may be considered for inclusion

Next Steps

Kip Van Blarcom, Director for Implementation & Outreach

Homework

Survey123 Comment Tool

Asking our partners two questions:

- When we adjusted the buildable land layer, did we get it right?
- Of the legacy areas we identified, are there any that should not be included in growth areas?

Buildable Land

Legacy Areas

Buildable Land

Tell Us About Yourself

Name*

What is your main reason for providing a comment?*

☐ I represent a municipality

☐ I represent another organization

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Future Regional Meetings

Round 4 – February/March 2024

- How efficient is land use within UGAs?
- Is the right amount of land zoned to meet residential, commercial, institutional, and industrial needs?
- Is the land zoned for these purposes appropriate and feasible for these uses?
- Are we maximizing opportunities for infill and redevelopment?

Round 5 – May/June 2024

- Rural Special Districts – Nodes of commercial and industrial activity
 - Are there enough of them?
 - Are they in the right places?
 - Does the zoning incentivize what we want to see?
- Rural residential zoning – Far more than needed to accommodate rural population

Looking for Volunteers

We're looking for new members to serve on the Lancaster County Planning Commission!

Regional members must be a municipal:

- Elected official
- Planning Commission member
- Manager

At-large members typically:

- Represent historically underrepresented groups
- Have a familiarity with housing, education, economic development, etc.

[LCPC Member Page](#)

Thank you!

