



LANCASTER COUNTY
PLANNING

Regional Meeting

Growth Area Boundaries (Round 3)

Metro & West Planning Areas

Wednesday, November 1, 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



Heather Zink (Metro)
Columbia Borough

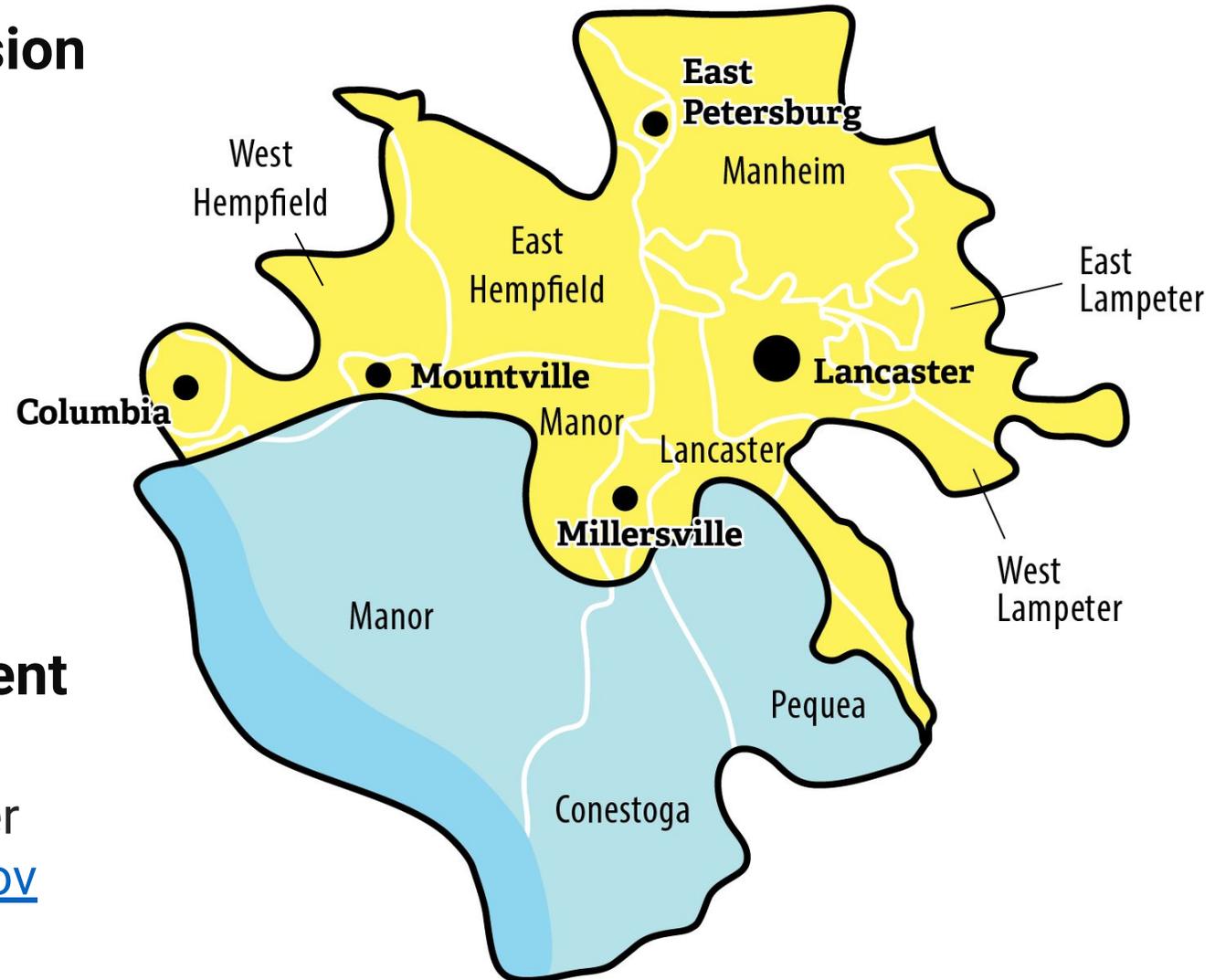


Ed Fisher (West)
West Hempfield Township

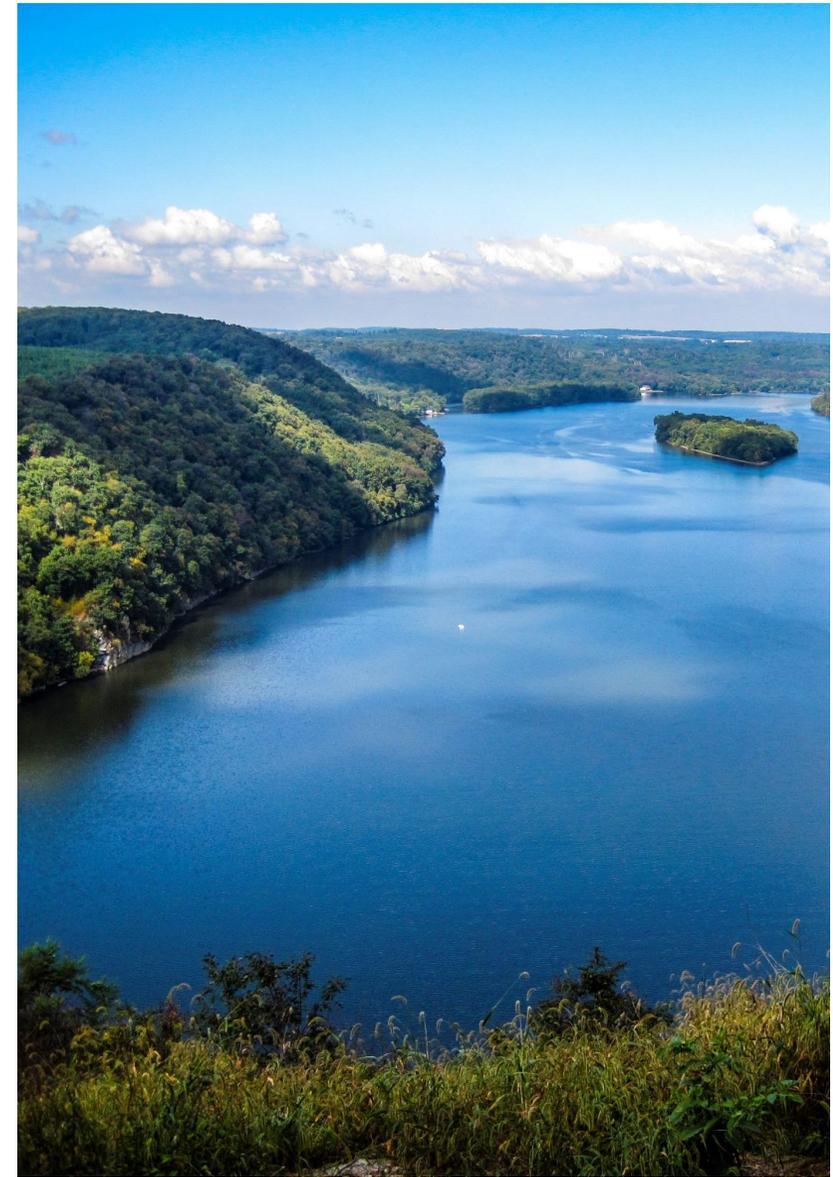
Lancaster County Planning Department



Christine Le, Senior Planner
cjle@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 | Growth Area | Potential Growth Area |
| City or Borough | Rural Village | |
| Corridors | Road | Amtrak Line |
| Proposed Trail | Existing Trail | Multimodal Hub (Amtrak/RRTA) |
| Landscapes | | |

Components of Growth Management

Location

Where does growth go?

Pattern

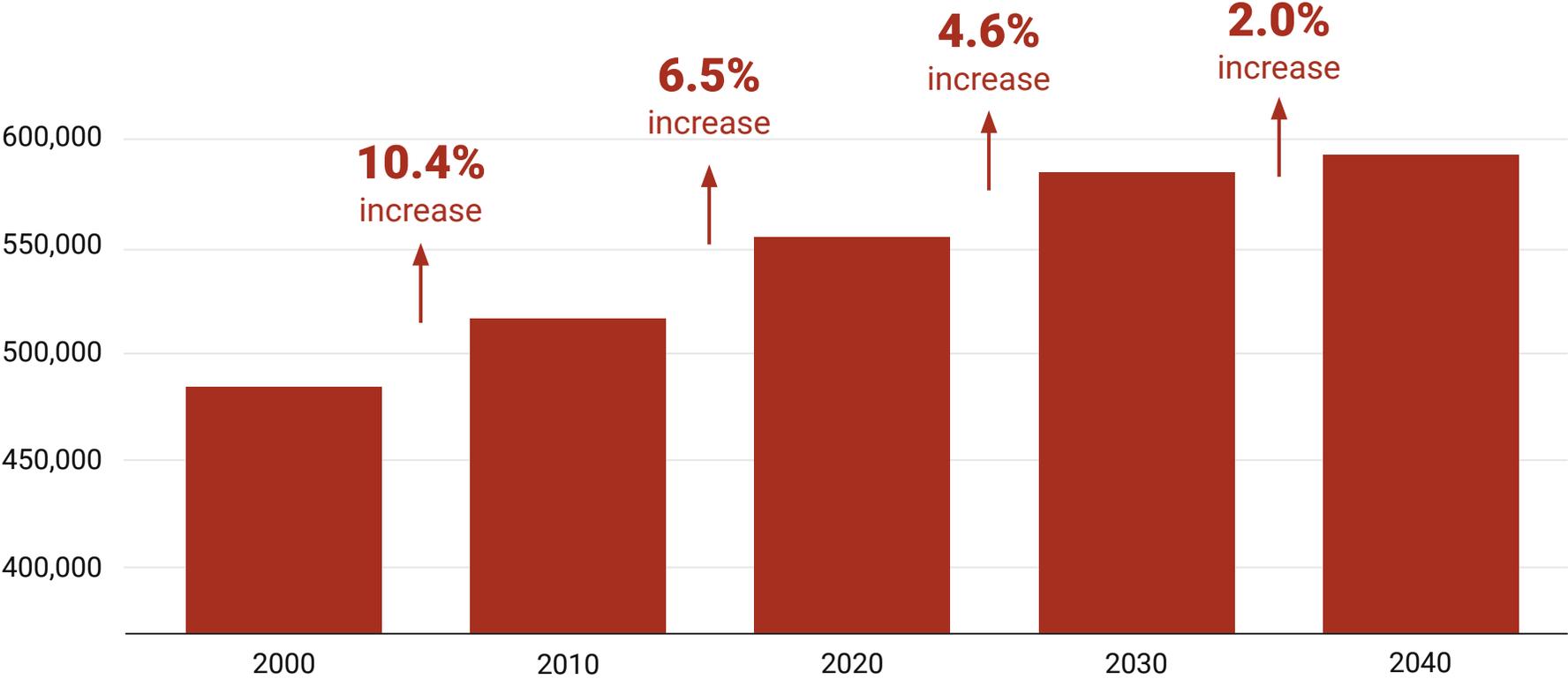
What does it look like?

Timing

When does it happen?

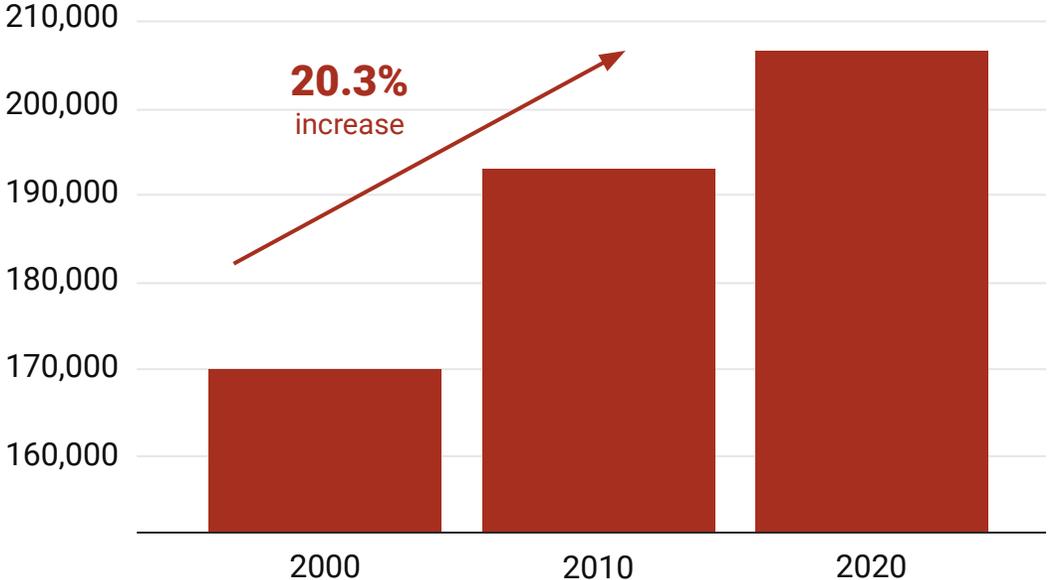


Population Growth (Lancaster County)

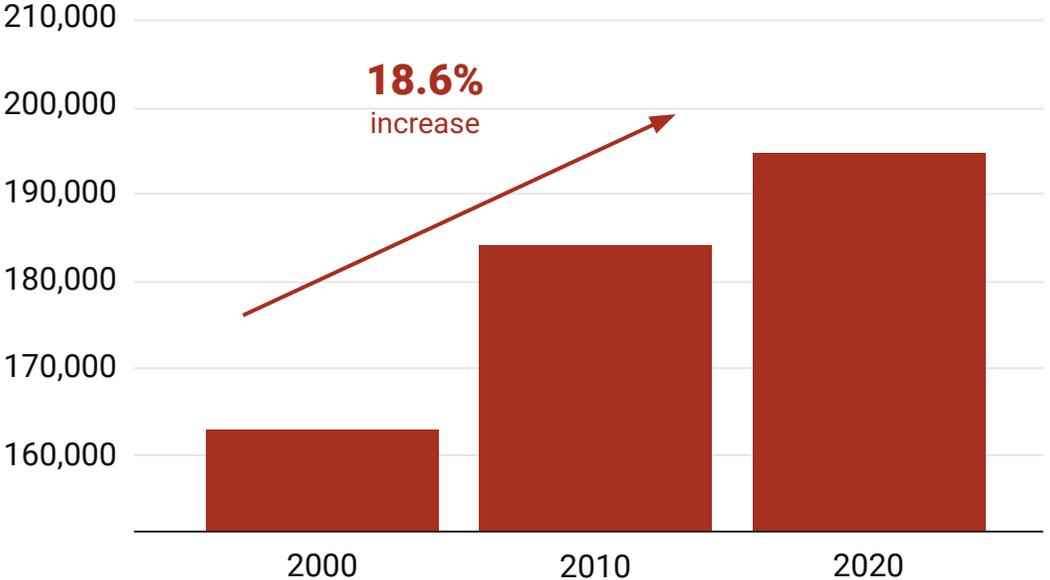


Housing Units & Households (Lancaster County)

Housing Units



Households



Agenda

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

Christine Le, Senior 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 places 2040



Projections

<i>Urban Growth Area</i>	<i>Population Growth</i>	<i>Housing Units Needed</i>
Central Lancaster County (Metro)	15,805	6,121
Total (UGAs only)	15,805	6,121

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>
Central Lancaster County (Metro)	5.5	1,008	490	1,853
Total (UGAs only)		1,008	490	1,853

**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>
Central Lancaster County (Metro)	9.0	680	490	1,469
Total (UGAs only)		680	490	1,469

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

Land Available

Christine Le, Senior 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

*Urban
Growth Area*

Acres

Central Lancaster County
(Metro)

7,656

Total (UGAs only)

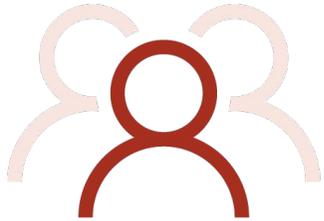
7,656

Land Deficit/Surplus

Christine Le, Senior Planner

What we *need*...

2040 Projections



*Population
Growth*

15,805



*Housing Units
Needed*

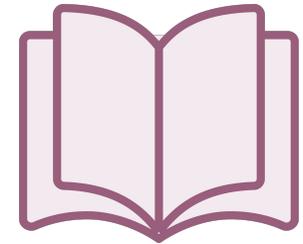
6,121

Land Needed



Trend

**1,853
acres**

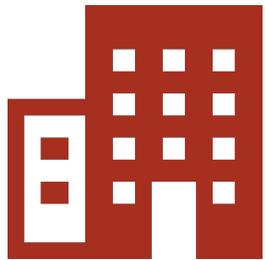


Policy

**1,469
acres**

What we *have*...

Land Available

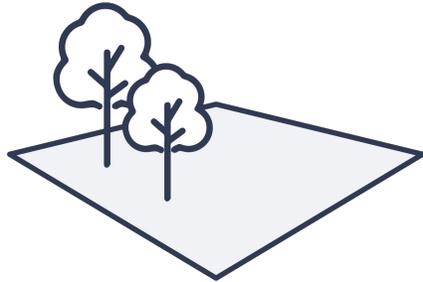


*Buildable
Land*

**7,656
acres**

If we follow *trend*...

Land Needed



*Total
Land Needed*

**1,853
acres**

Land Available



*Buildable
Land*

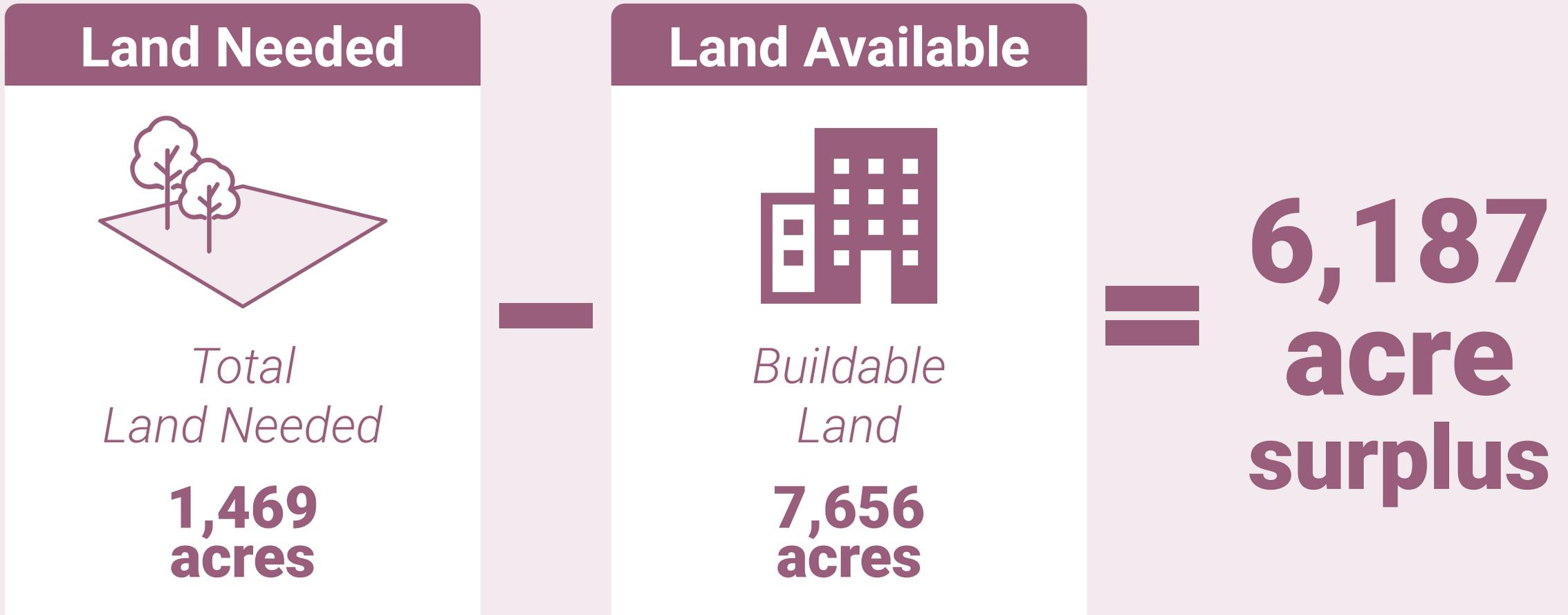
**7,656
acres**

-

=

**5,803
acre
surplus**

If we follow *policy*...



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 places2040

- 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

[Back](#) [Next](#)

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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!

