



LANCASTER COUNTY
PLANNING

Pequea Valley Region **Comprehensive Plan Committee Meeting**

Salisbury Township

Thursday, October 31, 2024 at 1:30 p.m.



Agenda

Welcome / Schedule

Sharon Cino, Senior Planner

Growing Responsibly in Urban & Rural Areas

Sharon Cino, Senior Planner

Mark Huber, AICP, RLA, Senior Planner

Survey

Sharon Cino, Senior Planner

Next Steps

Sharon Cino, Senior Planner

Welcome / Schedule

Sharon Cino, Senior Planner

Schedule

May – June 2024

Taking Care of What We Have

- Agricultural & natural land
- Water quality & stormwater

July – August 2024

Creating Great Places

- Housing choice
- Placemaking

September – October 2024

Connecting People, Place, & Opportunity

- Jobs, housing, & transportation

November – December 2024

Growing Responsibly – Urban Areas

- Industrial land
- Infill & reinvestment

January – February 2025

Growing Responsibly – Rural Areas

- Rural special districts
- Rural residential zoning

February – March 2025

Thinking Beyond Boundaries

- Consistent planning & regulation

Growing Responsibly in Urban & Rural Areas

Sharon Cino, Senior Planner

Mark Huber, AICP, RLA, Senior Planner

Background



places 2040

a plan for lancaster county pa

thinking beyond boundaries

Creating Great Places

Great places are places where we're proud to live, work, learn, play, and visit. They're safe and attractive environments that improve our quality of life – and ensure the success and sustainability of our economy. When we create great places, we make it easier to achieve many of our other goals.

What We Need to Do Differently

- Make our downtowns more vibrant, safe, and attractive
- Design communities that put people first
- Create a mix of uses in our communities and corridors
- Provide a greater supply and diversity of housing types to own and rent
- Find new and innovative ways to reduce congestion



Connecting People, Place, & Opportunity

We need to work harder to connect people with each other and the places around them – students with schools, workers with jobs, and jobs with housing. Simply put, it should be easier for residents and visitors to get around. By maximizing connections, we make everything more efficient, and create more opportunities for interaction.

What We Need to Do Differently

- Make our downtowns into regional hubs
- Create more places to hike, bike, play, and enjoy nature
- Make it easier for residents and visitors to get around without a car
- Connect housing, jobs, schools, transportation, and other destinations
- Intentionally cultivate, retain, and expand industry
- Maintain, attract, and retain a skilled workforce that earns a competitive wage
- Facilitate business partnerships



Taking Care of What We Have

Our world-class farmland, urban places, and natural areas provide a strong foundation for our quality of life, and distinguish this place from any other. Stewardship of our heritage should be a priority, not just because we like the view, but because it makes the county more attractive to investment – particularly from visitors and prospective employers.

What We Need to Do Differently

- Preserve large, contiguous areas of agricultural and natural land
- Preserve the farmer as well as the farm
- Improve water quality and work together on stormwater management
- Use existing buildings and maintain public infrastructure
- Promote entrepreneurship and help local businesses grow



Growing Responsibly

We need to consider where development happens, when it happens, and what form it takes. By 2040, the data tells us we can expect about 100,000 new people to live here. To accommodate them, we need to improve the pattern of growth and ensure that we develop in a more compact, efficient, and fiscally responsible way.

What We Need to Do Differently

- Grow where we're already growing
- Prioritize redevelopment and infill in Urban Growth Areas
- Manage the use of large tracts of vacant land in Urban Growth Areas
- Limit large-lot suburban development in rural areas
- Build more compactly and efficiently



Thinking Beyond Boundaries

We need to think and act differently. We need to see places as they are, rather than dividing them up in traditional ways. Many of the issues we face aren't limited to municipal and school district boundaries. We need to approach challenges more collaboratively, cultivate leadership, and take our partnerships to the next level.

What We Need to Do Differently

- Integrate place-based thinking into all future planning initiatives
- Break down the traditional silos that limit our effectiveness
- Make planning and regulation more efficient, consistent, and regional
- Keep ourselves accountable for the goals we've set



*Growing
Responsibly*

We can't protect the landscapes we value without carefully managing the location, pattern, and timing of growth in urban areas.



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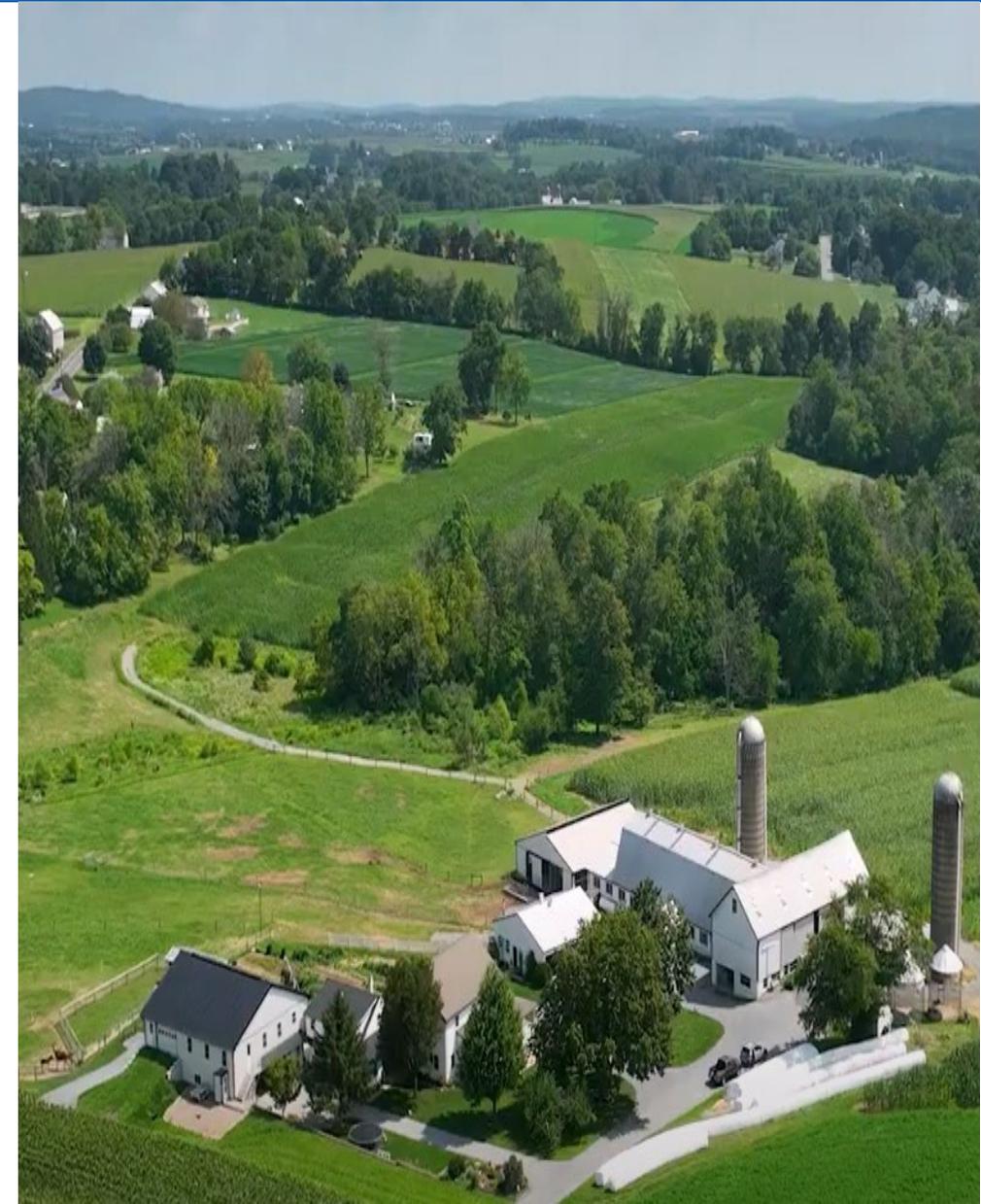
Growth Areas

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



Urban Areas

Issues in Urban Areas

Housing

- Lack of housing choice
 - Not enough supply
 - Unaffordable

Land for Industrial Use

- Extremely low vacancy rate
- Need more land for local businesses to expand

Development Pattern

- Prioritize areas where compact housing and industrial use are most feasible
- Redevelopment areas

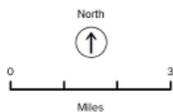
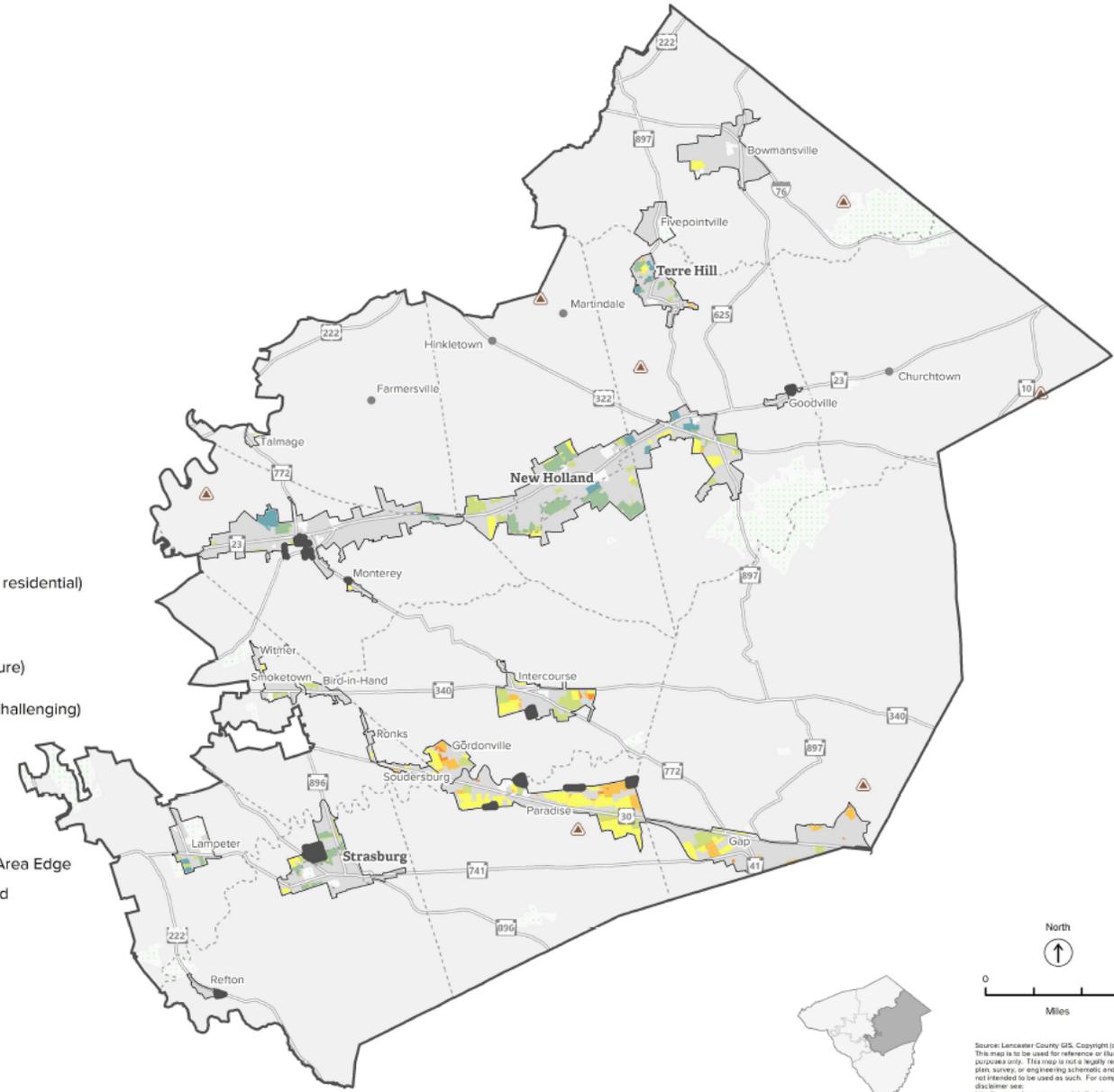
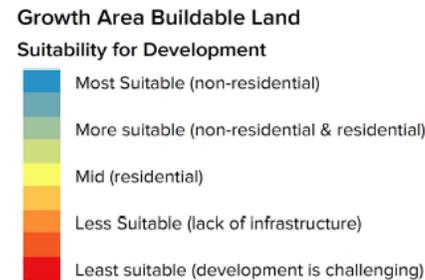
Housing

Major Issues

- **Not enough units** – Many units are aging
- **Changing demographics** – Changes in average household size and the number of children per family
- **Affordability** – High costs for renters and first-time homebuyers
- **Regulatory barriers** – Zoning doesn't allow us to build what the market wants

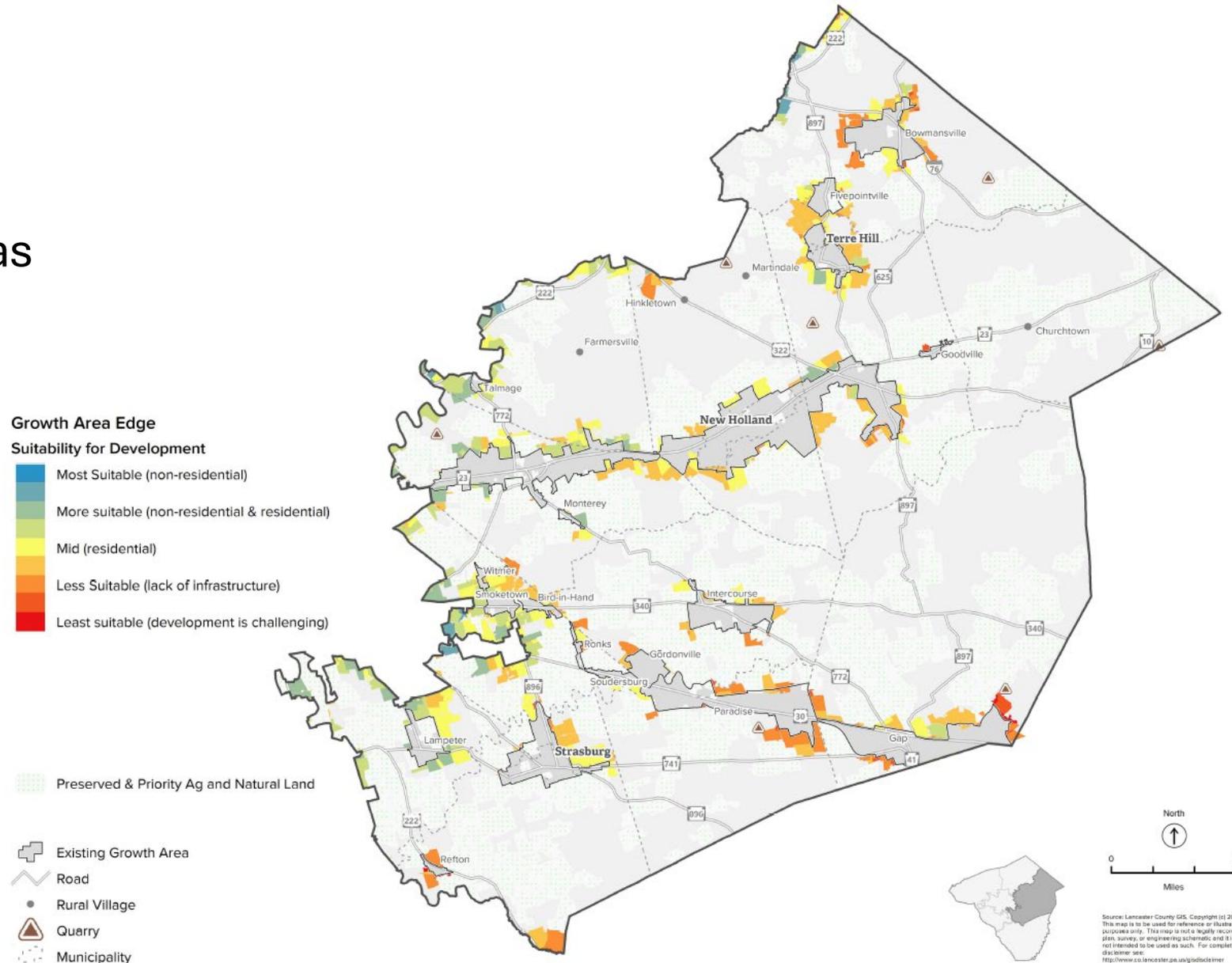
Suitability Inside Growth Areas

- Which parcels (if any) should be taken out of growth areas?



Suitability Adjacent to Growth Areas

- Excludes preservation areas
- Which parcels should be brought in?

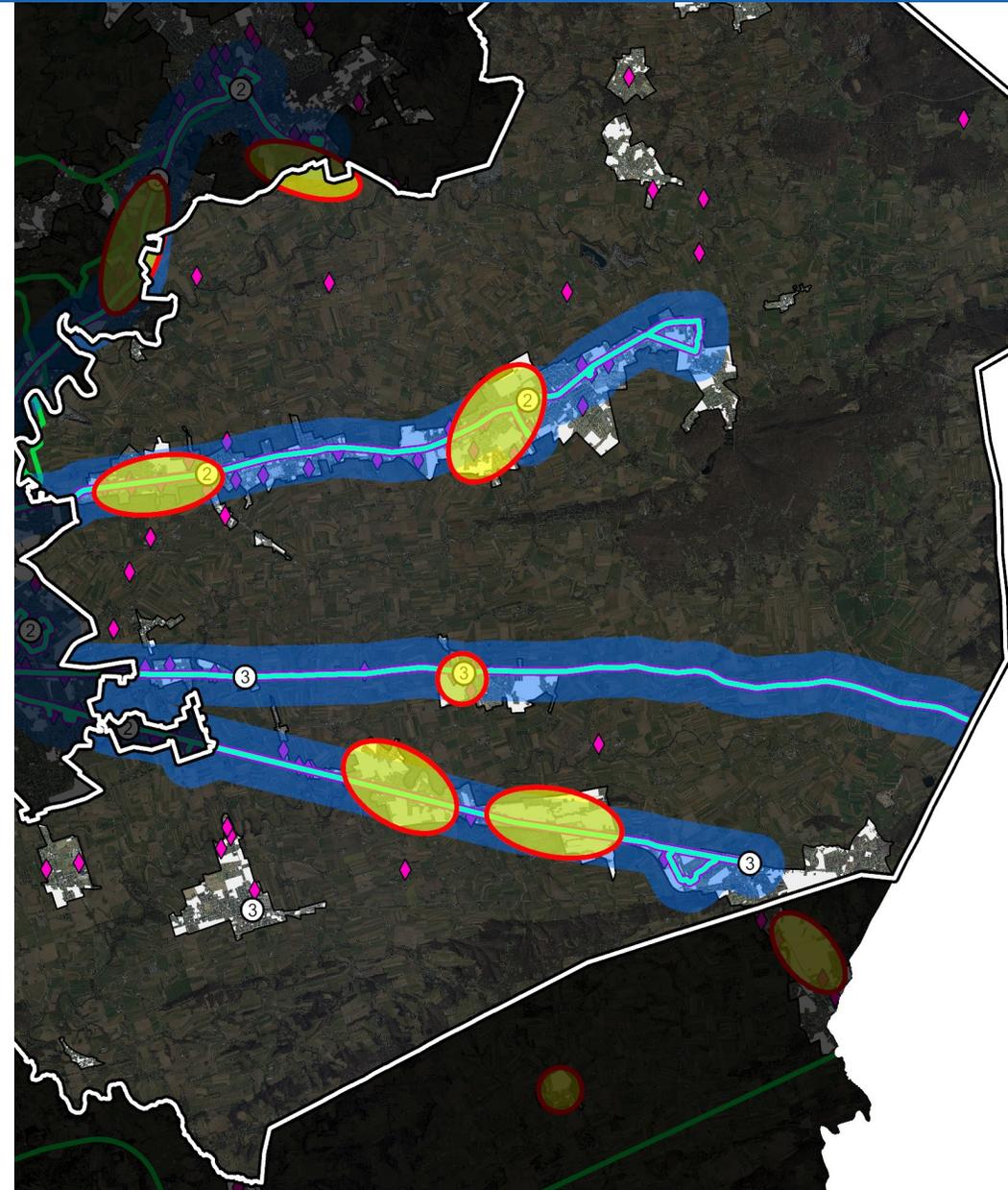


Development Pattern

East Planning Area

Focus Areas

- Where housing and industrial development might be most efficient and effective
- Places where we could align municipal policies across boundaries
- Could eventually link funding programs to these areas



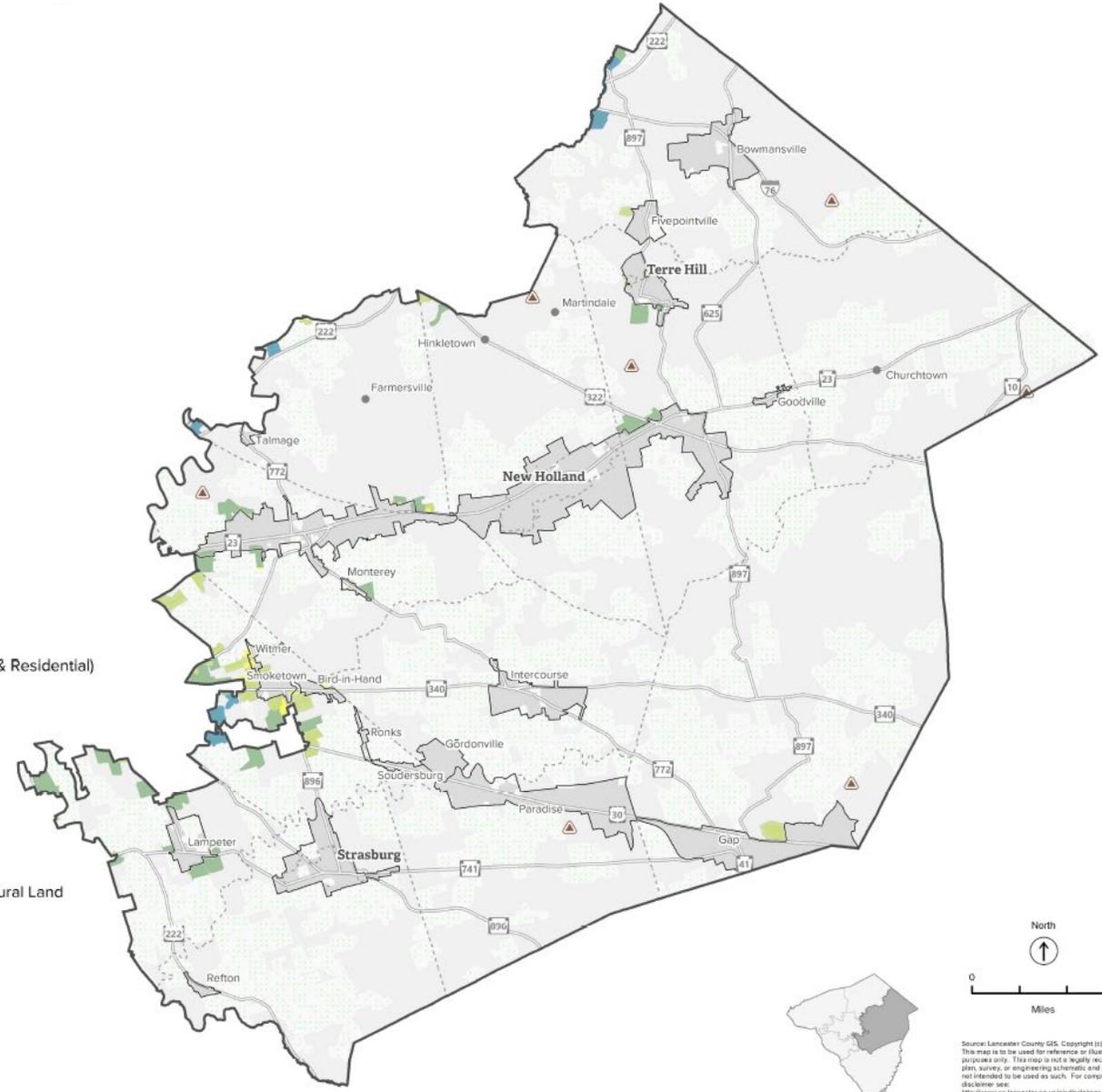
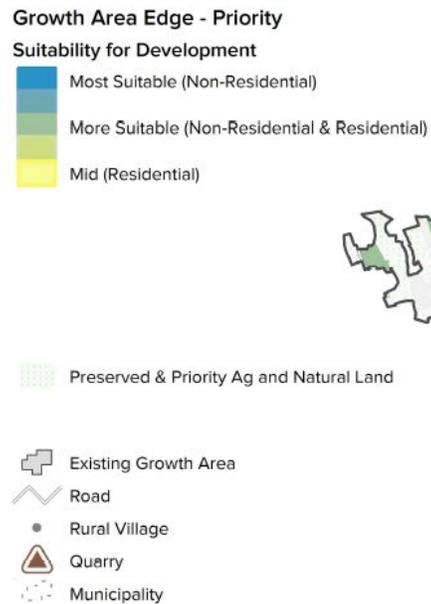
Development Pattern

What are redevelopment areas?

- Non-residential parcels ½ acre and larger within growth areas
- Have large buildings built before 2001
- Often have parking lots
- Buildings are much less valuable than the land

Redevelopment Areas

- Where is redevelopment most feasible?
 - Blue is most suitable
 - Yellow to a lesser degree



Growth Area Recalibration

Growth Area Recalibration

Growth area boundaries are **under review** for the first time since they were created 30+ years ago.

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

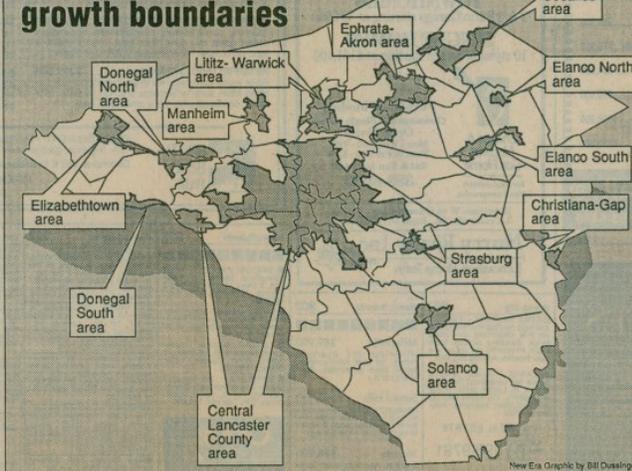
In January, the Lancaster County Planning Commission introduced a new term to county residents' vocabulary: urban growth boundaries.

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.

Proposed urban growth boundaries



20-year plan for county would limit city growth

Entire plan goes public next week

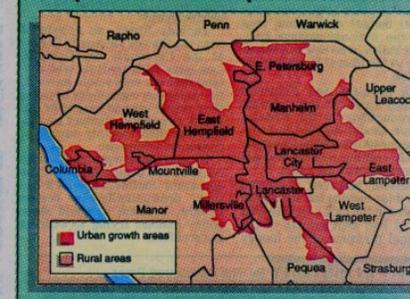
Nathan Lee Gadsden
Intelligencer Journal Staff

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.

Central Lancaster County area: Proposed 1992 Comprehensive Plan



INTELLIGENCER JOURNAL 1/16/92

The shaded regions show the areas to which the county must write zoning laws limiting the area outside the boundaries. The plan will be unveiled Jan. 24.

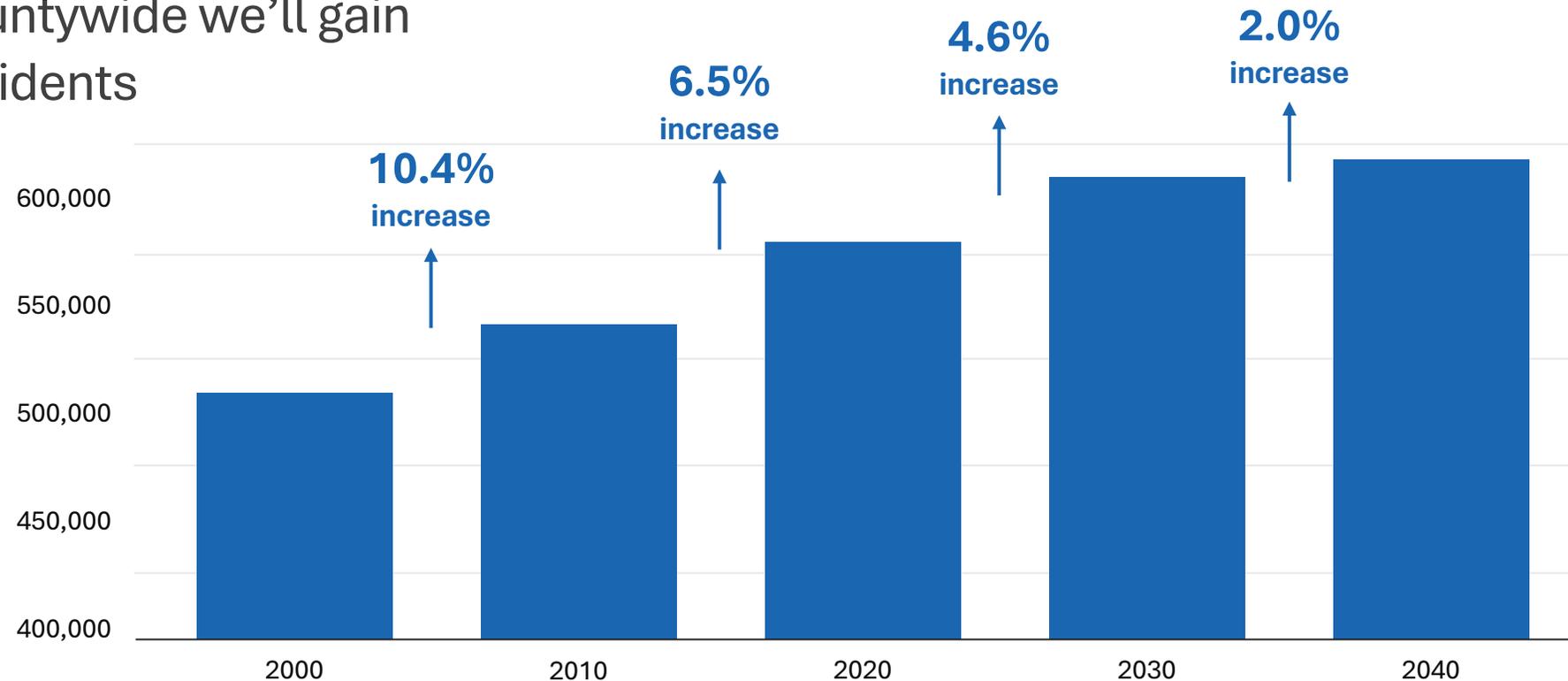
county planner. "But you always want to have land to grow into," County planners said they would return to seek the city's

Growth Area Recalibration

- Based on **2010** U.S. Census, we expected 100,000 new residents by 2040
- Projections based on the **2020** U.S. Census suggest countywide we'll gain just 37,000 new residents

- We now believe we'll have enough land to accommodate expected growth

Observed/Projected Population Increases in Lancaster County



Buildable Land

Pequea Valley Region



Growth Area Recalibration

Which parcels should come into growth areas, and which should be taken out?

- Should be **brought in**:
 - Legacy areas – Places where growth has already extended beyond existing boundaries
 - Adjacent parcels well suited for industrial use
- Should be **taken out**:
 - Parcels that will not be served by infrastructure (water/sewer) anytime soon



Rural Areas

Issues in Rural Areas

Rural Special Districts

- What happens when businesses get too big for the farm? Where can they go?

Rural Residential Zoning

- We have more than we need to accommodate rural growth
- Could be a threat to the agricultural landscape



Rural Special Districts

What is a Rural Special District?

- Not an official term, but we define them as commercial and industrial zoning districts that are:
 - 10+ acres
 - Outside growth areas – Generally not adjacent
- Permitted uses
 - Everything from low-impact home-based businesses to large industrial operations
- Want to avoid potential conflicts with preserved & priority ag and natural land



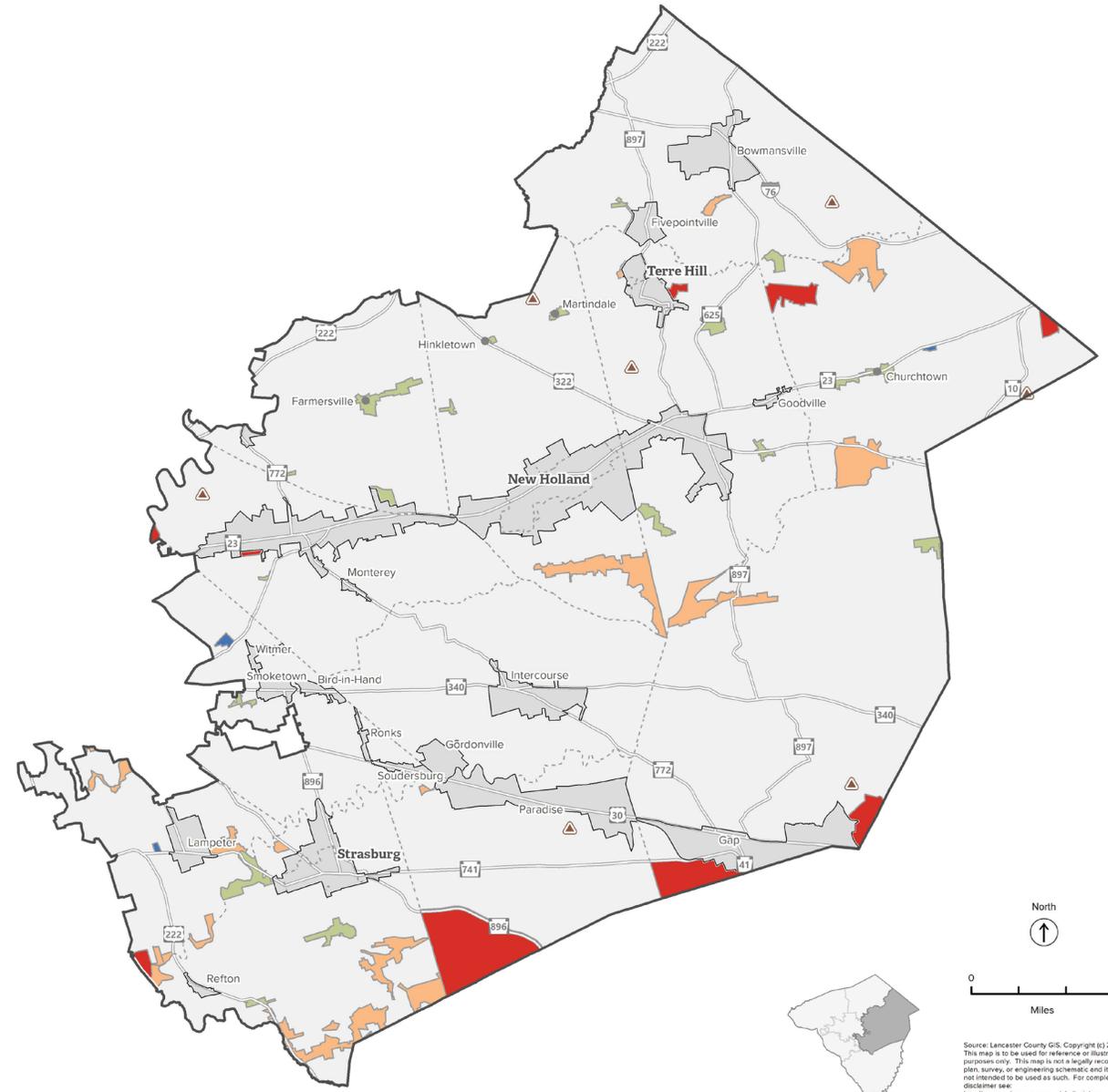
Rural Residential Zoning

East Planning Area

- The more red a parcel is, the less it has been developed
- Blue and green parcels are mostly developed already

Rural residential zoning district

Percent developed



Survey

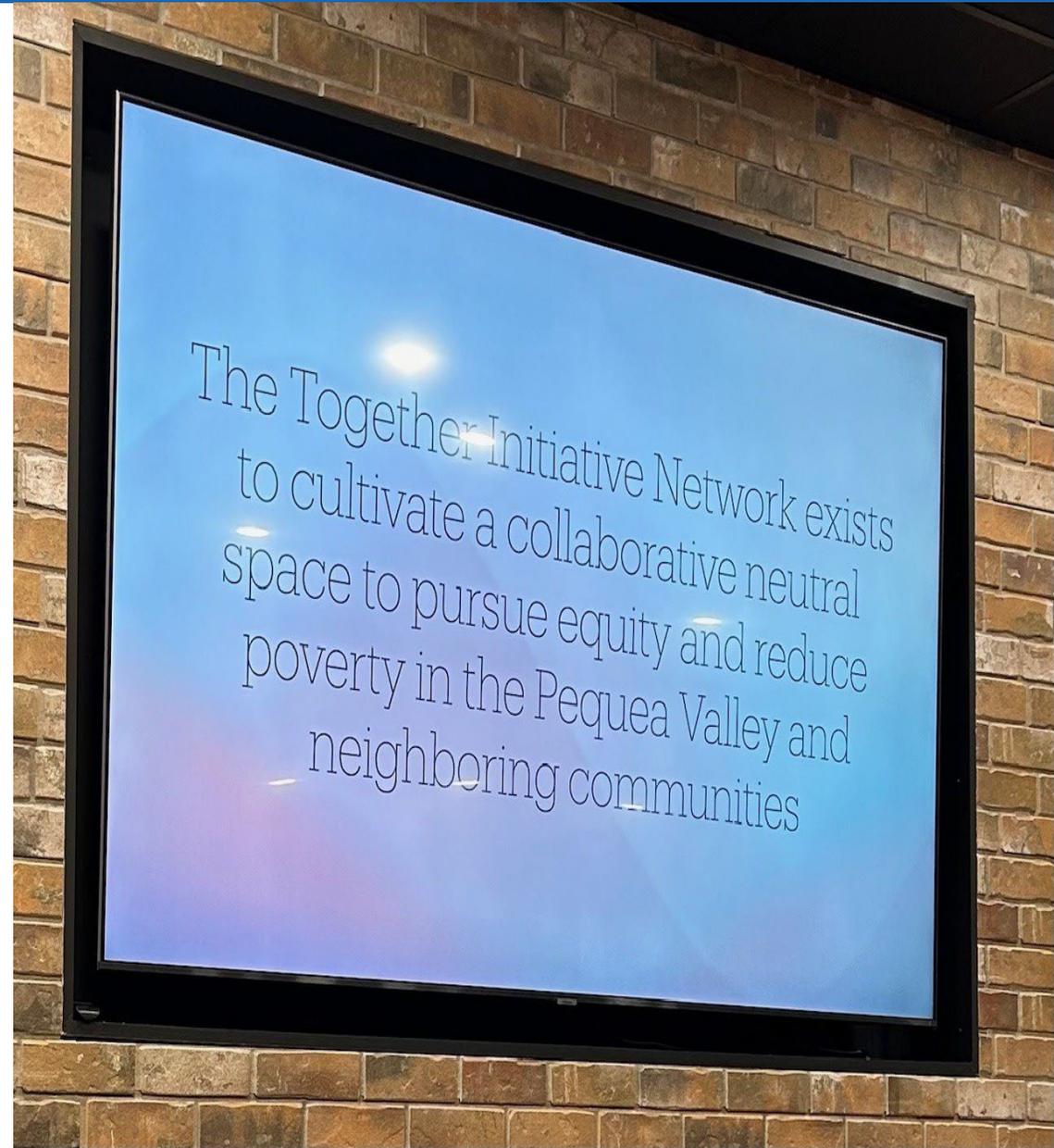
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Next Steps

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Upcoming Meetings & Events

- An outreach event is scheduled at The Factory Ministries on **Thursday, November 21, 2024**
- The Big Idea for the next meeting will be **Thinking Beyond Boundaries**
 - How can we make planning and regulation more efficient, consistent, and regional?
 - Meeting date TBD





Thank you!

<https://lancastercountypanning.org/301/Pequea-Valley-Region>

