



PLANNING DEPARTMENT
Cumberland County

Cumberland County Review Report

Cumberland County Planning Department
310 Allen Road, Suite 101
Carlisle, PA 17013
Telephone: (717) 240-5362

Recommendation: Approval With Comments

<i>Name of Amendment:</i>				
Rezoning properties from I-G Industrial General to C-G Commercial General				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Hampden Township	12/19/2022	1/19/2023	SH, EG, KS	Planning Commission
<i>Type of Amendment:</i>				
Zoning Map Amendment				

Explanation of Amendment:

Hampden Township has applied for an amendment to the Hampden Township Zoning Map. The amendment will change approximately 22.4 acres from the Industrial General (I-G) category to the Commercial General (C-G) category. The current zoning ordinance was adopted on August 27, 1998 and includes amendments through 2022.

The zoning map amendment will include the following parcels:

Parcel ID No.	Property Address
10-22-0531-024EX	RR SIMPSON FERRY ROAD
10-22-0531-020LL001	3431 SIMPSON FERRY ROAD
10-22-0531-020	3431 SIMPSON FERRY ROAD THRU 3341 SIMPSON FERRY ROAD
10-22-0531-023	3449 SIMPSON FERRY ROAD
10-22-0531-023LL	3449 SIMPSON FERRY ROAD
10-22-0531-020B	3421 SIMPSON FERRY ROAD
10-22-0531-021	3442 SIMPSON FERRY ROAD
13-23-0551-003A (Portion in Hampden Township)	3420 SIMPSON FERRY ROAD

<i>Consistency with County Comprehensive Plan:</i>	
AMENDMENT IS CONSISTENT	AMENDMENT IS NOT CONSISTENT
<ul style="list-style-type: none"> The parcels are in the industrial character area on the Cumberland County Future Land Use Map. However, the parcels are occupied by retail and commercial uses. The rezoning to C-G meets the existing character of the area. The parcels are in an area with existing sewer 	<ul style="list-style-type: none"> n/a

<i>Consistency with County Comprehensive Plan:</i>	
AMENDMENT IS CONSISTENT	AMENDMENT IS NOT CONSISTENT
<p>and water service. In addition, the site has signalized access to Simpson Ferry Road. The Cumberland County Comprehensive Plan encourages development in areas with existing infrastructure to maximize utility usage and minimize the consumption of open space (grow page 24).</p>	

<i>Consistency with Municipal Comprehensive Plan:</i>	
AMENDMENT IS CONSISTENT	AMENDMENT IS NOT CONSISTENT
<ul style="list-style-type: none"> • One of the goals in the Hampden Township Comprehensive Plan is to promote coordinated land uses throughout the township and resolve / avoid land use conflicts (page 62). The parcels are already occupied by commercial land uses. In addition, the rezoning from I-G to C-G is compatible with the adjoining land uses. • The plan recommends allowing a greater intensity of development and regional commercial uses in areas of the township with the transportation infrastructure to support these uses (page 82). The proposed reclassification is in proximity to the Route 15 interchange with Lower Allen Drive • The comprehensive plan indicates that the area is classified as industrial due to its location adjacent to the railroad area to the north (page 103). The parcels proposed for rezoning do not directly abut the railroad property. 	<ul style="list-style-type: none"> • The comprehensive plan recommends establishing areas of medium density and local commercial uses in areas with limited roadway systems including Simpson Ferry Road (page 82-83). The concepts outlined in the Urban Mixed-use Area (limited signage, strict landscaping and bicycle-pedestrian facilities) should be considered.

Administrative Comments and Recommendations:

1. n/a

Technical Comments and Recommendations:

2. The Lower Allen Gettysburg Road Master Corridor Study envisions the area to the south of Simpson Ferry Road as medium to high-density mixed-use development. Rezoning these parcels to Commercial General will allow for greater consistency with planned and ongoing development for this segment of Gettysburg Road.
3. In order to implement the amenities and development standards envisioned in the urban mixed-use areas in the comprehensive plan, the township should consider applying mixed use overlay standards to the subject parcels as is used in many other commercial general zoned areas throughout the township.

“Section 505 (b) and 609 (g) of the Municipalities Planning Code requires that amendments to municipal ordinances be filed with the county planning agency. If this amendment is approved, please forward a final copy to the county planning office so we may update our records.”