



PLANNING DEPARTMENT
Cumberland County

Cumberland County Review Report

Cumberland County Planning Department
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Recommendation: Approval With Comments

<i>Name of Amendment:</i>				
Redevelopment Opportunity (RO) FLU Overlay				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Middlesex Township	1/6/2023	2/16/2023	SH, EG, KS	Planning Commission
<i>Type of Amendment:</i>				
Comprehensive Plan Map				

Explanation of Amendment:

Middlesex Township has submitted an amendment to create a revitalization overlay on the future land use map in the comprehensive plan. The overlay will include optional use and design requirements that are designed to encourage reinvestment, revitalization and overall enhancement of the miracle mile corridor. The existing Middlesex Township Comprehensive Plan and Future Land Use Map was written in 2003.

Middlesex Township is currently in the process of writing a new zoning ordinance and creating a new zoning map.

The township has also submitted a proposed revision to the Middlesex Township Zoning Ordinance. The revision will create a redevelopment opportunity overlay zoning district and add regulations for the overlay.

<i>Consistency with County Comprehensive Plan:</i>	
AMENDMENT IS CONSISTENT	AMENDMENT IS NOT CONSISTENT
<ul style="list-style-type: none"> The county plan recommends implementing an industrial and commercial sites renewal program to encourage redevelopment of industrial and commercial sites (grow page 5). Development should be encouraged in areas already served by highway, sewer, water and utility infrastructure (grow page 24). The miracle mile has been designated as an opportunity area on the Cumberland County Future Land Use Map. The plan recommends support of the development of opportunity areas throughout the county (grow page 27). 	<ul style="list-style-type: none"> The northwest corner of the RO overlay is shown in the agriculture rural character area. A parcel along the southwest RO overlay is shown in the residential character area. The plan encourages the protection of important natural features, including floodplains and riparian buffers, using local planning tools (conserve page 5). Portions of the northern and southern boundaries of the overlay occur within the floodplains of the Conodoguinet Creek and Letort Spring Run. These are indicated as conservation character areas and are included as major greenways of importance

<i>Consistency with County Comprehensive Plan:</i>	
AMENDMENT IS CONSISTENT	AMENDMENT IS NOT CONSISTENT
	in the Land Partnerships Plan.

The Middlesex Township Comprehensive Plan was adopted on February 5, 2003. This submission represents the third revision to the comprehensive plan within the last year. Significant changes and growth have occurred in Middlesex Township and Cumberland County since 2003. The plan is no longer applicable to the proposed growth and development in the township. CCPD recommends the township begin the process of writing a new comprehensive plan with updated goals and a new future land use map that will guide growth and development.

Administrative Comments and Recommendations:

1. Page 2, Section 1.A (text change). The term policies is misspelled.

Technical Comments and Recommendations:

2. The purpose of the RO overlay is to encourage reinvestment, revitalization and overall enhancement of the Miracle Mile corridor. The focus of the overlay should be on redevelopment of existing unattractive properties. The overlay district should encompass areas that are already occupied by buildings that need reinvestment or revitalization. Agricultural and open space areas should not be included in the revitalization overlay area.
3. Page 3, “Part One – Goals, Policies and Action Strategies”. The RO overlay should be expanded to include streetscaping, pedestrian amenities and landscaping. This would better align with the purpose of the overlay which is to revitalize and enhance the miracle mile corridor.
4. The township should consider adding an objective and strategy that will improve the traffic flow on the Harrisburg Pike. Consideration should be given to limited access and the use of secondary roadways to access the Harrisburg Pike.
5. The RO overlay should not include the floodplain. CCPD recommends revising the overlay to avoid the proposed Preliminary Floodplain that was released by FEMA in 2019. CCPD anticipates that the preliminary floodplain will be adopted in 2023.

“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.”