



PLANNING DEPARTMENT
Cumberland County

Cumberland County Review Report

Cumberland County Planning Department
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Recommendation: Approval

<i>Name of Amendment:</i>				
Oyster Mill Road Rezoning from CL to R3				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
East Pennsboro Township	7/28/2023	8/17/2023	SH, KS	Planning Commission
<i>Type of Amendment:</i>				
Zoning Map Amendment				

Explanation of Amendment:

East Pennsboro township has received an application to rezone parcel number 09-16-1054-045A from commercial limited (CL) to multi-family residential (R3). The parcel consists of 0.99 acres and is served by public sewer and public water. The parcel does not contain a street address. It is located immediately west of 1148 Oyster Mill Road in Camp Hill, Pennsylvania. The applicant has submitted a concept plan that is proposing six townhouse units on the lot.

East Pennsboro Township is currently in the process of creating a new zoning ordinance and zoning map which, when adopted, will replace the existing zoning ordinance. According to East Pennsboro Township, the final version of the new zoning map will show the parcel in the R3 district.

The proposed amendment is consistent with the Cumberland County Comprehensive Plan. The parcel is located adjacent to land that is in the R3 district and served by public water and public sewer. Growth should be encouraged in areas with appropriate infrastructure (grow page 24). The land located south of the parcel on Country Club Road is developed with townhouses. Compatible land uses are encouraged (grow page 25). The area surrounding the parcel includes open space with residential growth. The existing zoning classification of commercial limited does not suit the character of the area (grow page 26).

<i>Consistency with Municipal Comprehensive Plan:</i>	
AMENDMENT IS CONSISTENT	AMENDMENT IS NOT CONSISTENT
The East Pennsboro Township Comprehensive Plan recommends technical updates of permissible densities, land uses and supporting regulations in the zoning ordinance (page 18). The existing zoning designation of commercial limited is not consistent with the residential character of the area.	The parcel is shown as commercial limited on the East Pennsboro Township Future Land Use Map. The township should consider changing its Future Land Use Map if this amendment is approved.

Administrative Comments and Recommendations:

1. If approved, the township should verify that the rezoning is reflected in the proposed new zoning ordinance and map.

Technical Comments and Recommendations:

2. The lot is adjacent to the proposed Conodoguinet Creek Greenway. Future development should take into consideration the recommendations of the recently published Conodoguinet Creek Greenway Trail Feasibility Study (December 2022). Country Club Road is identified as a high priority route in the study. The study recommends sidewalk along Country Club Road to close the current pedestrian gap between Bridge Road and sidewalks to the south at the existing townhomes. Additionally, connectivity to the adjacent Oyster Mill Park would be desirable.

“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.”