

LVPC PROJECT REVIEW SUMMARY SHEET

Comprehensive Planning

Date: December 2015

PROJECT	MUNICIPALITY	BRIEF STATEMENT OF PURPOSE	LVPC COMMENT
1. Zoning Ordinance Amendment, SALDO, Zoning Map Amendment, Stormwater	Lehigh Township	Introduction of the Planned Residential Resort Community (PRRC) zoning district.	Stormwater is matter of local concern. Zoning Map, Zoning Ordinance, and SALDO all introduce a development intensity that is too great for the Rural land use classification that comprises most of the lands encompassed by this PRRC. Additionally, the development and design standards are more lenient for the proposed district than any other district in the Township. Thus, the proposals are inconsistent with the County Comprehensive Plan.
2. Zoning Ordinance Amendments	Wind Gap Borough	Revised definitions of “Duplex” and “Special Rear Yard”.	Matters of local concern.
3. Zoning Ordinance Amendments	East Allen Township	Various minor modifications: new approval standards for warehouses, buffer zones and street design in Planned Commercial District (PC-1 and PC-2)	Generally consistent with the County Comprehensive Plan; however, spatial separations in PC-1 and PC-2 are so stringent that they will prohibit any reasonable mixture of uses.
4. Zoning Ordinance Amendments	Lower Macungie Township	Introduction of East Texas Village districts (ETV-1 and ETV-2) to foster design and uses befitting a village center.	Consistent with the County Comprehensive Plan; however, the range of uses may be too limiting and the off-street parking allowance too relaxed to foster a walkable village center with commercial uses scaled to serve the immediate area.