

LVPC PROJECT REVIEW SUMMARY SHEET

Comprehensive Planning

Date: February 2018

PROJECT	MUNICIPALITY	BRIEF STATEMENT OF PURPOSE	LVPC COMMENT
1. Zoning Ordinance Amendment	Hanover Township (NC)	Home Occupation – Adds specifications for “No-Impact Home Based Businesses” as well as “Moderate-Impact Home Based Businesses”	The proposed amendment addresses a matter of local concern.
2. Zoning Ordinance Amendment	Easton City	College Hill/Institutional 1 Transitional Zone – Changes mixed-Use/dormitories from a special exception to a by-right use, expands design standards for mixed-use/dormitories, provides exemptions for the zone from Context Sensitive Design standards, and provides exemptions of mixed-use/dormitories from certain SALDO requirements.	While several portions of the ordinance are consistent with the policies of the region, LPVC noted several areas of consideration and opportunity. The LVPC reiterated previous recommendations the development of dormitories be retained as a special exception in the zoning code and not as a permitted by-right use. We also expressed concern about the exemption of the College Hill/Institutional 1 Transitional Zone from many of the existing Context Sensitive Design Standards as well as the exemption of Mixed-Use/Dormitory uses from specific SALDO regulations. LVPC found the reasoning for alternate arrangements for residential parking and the calculation of residential parking needs to be reasonable but recommended that additional parking locations be identified if commercial uses are determined to generate vehicle traffic from outside the site or the university. The review concluded with considerations of the impacts from new and emergent transportation technologies and economic models.
3. Zoning Ordinance Amendment	Lehigh Township	Warehouse Uses – Eliminates warehousing as a permitted use in the Neighborhood Commercial and General Commercial zones, adds warehousing as a conditional use in the Industrial zoning district, establishes additional warehouse criteria to all zoning districts, adds requirements for traffic studies, and adds	While the amendments are consistent with the County Comprehensive Plan, they introduces some procedural questions regarding requirements for perimeter berms and traffic studies. After discussing these issues with the township, LVPC concluded that there is opportunity to achieve the intent of the ordinance regarding traffic studies and fees more clearly.

		criteria for truck idling and snow plowing to all zoning districts	
4. SALDO Amendment	Plainfield Township	Submission Requirements – Eliminates the requirement for sketch plans to be submitted for major subdivisions and adds a requirement for notification of adjacent property owners about proposed development or subdivisions	The proposed amendment addresses a matter of local concern.