

LVPC PROJECT REVIEW SUMMARY SHEET

Comprehensive Planning

Date: May 2018

PROJECT	MUNICIPALITY	BRIEF STATEMENT OF PURPOSE	LVPC COMMENT
1. Zoning Ordinance Amendment	Allen Township	Residential Development Regulations – Removes single family cluster development as a conditional use in the rural zoning district and increases the minimum lot size for single family detached development in that district from one acre to two acres	<p>The proposed amendment eliminating cluster zoning is inconsistent with current County Comprehensive Plan goals of reducing urban sprawl and retaining the rural character in rural townships. Cluster zoning has long been proven as an effective subdivision design strategy to preserve land. The LVPC recommends the single family cluster development be retained as a conditional use in the rural zoning district and that the desired alterations be made to these requirements instead of eliminating it in its entirety.</p> <p>Regarding the increased minimum lot size, the proposed amendment will potentially accelerate the impacts of exurban development by increasing the consumption of rural and agricultural land and negatively impacting the rural nature of the township. Since the one acre minimum lot size has been the standard used in the Township in the past, LVPC suggests that the municipality more clearly outline its justification for departing from this standard.</p>
2. Official Map Amendment	Allen Township	Official Map Amendment – Eliminates a proposed connection between Woodmoor Road and Valley Road and eliminates a trail/road re-opening connection between Stagecoach Road and Cherryville Road	<p>The proposed amendments are consistent with current County Comprehensive Plan goals for directing development towards existing infrastructure and away from areas recommended for natural resource protection or agricultural protection.</p> <p>However, the proposed amendments are inconsistent with Comprehensive Plan and Long-Range Transportation Plan policies for improving sidewalk, trail and local street connectivity to</p>

			reduce the number of vehicle trips taken on the major highway network.
3. Zoning Ordinance Amendment	Upper Macungie Township	Agritainment and Agritourism – Establishes definitions of “Agritainment” and “Agritourism” as an Accessory Use, and provides limitations and requirements for these uses	While the amendment primarily addresses a matter of local concern, the addition of agritourism and agritainment in the zoning ordinance supports the County Comprehensive Plan policy of “Encouraging farm-related business in areas where farming is recommended.”
4. Official Map Adoption	Upper Macungie Township	Official Map Adoption	The amendment addresses a matter of local concern.