

COMPREHENSIVE PLAN ADDENDUM

Cloverleaf Road/Route 230 Area
Mount Joy Township – Lancaster County, PA

Prepared by:

Mount Joy Township Comprehensive Plan Steering Committee
and
Thomas Comitta Associates, Inc.
Town Planners & Landscape Architects

First Full Draft:
August 17, 2006

TOWNSHIP OF MOUNT JOY

Lancaster County, Pennsylvania

RESOLUTION NO. 40-2006

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA, AMENDING THE COMPREHENSIVE PLAN.

WHEREAS, by Resolution No. 9-1997 the Board of Supervisors of this Township adopted the "Elizabethtown Region Strategic Comprehensive Plan – the Borough, Mount Joy Township and West Donegal Township" prepared by Urban Research and Development Corporation, last revised June 5, 1997 (the "Comprehensive Plan"), as the Comprehensive Plan for the Township in accordance with Article III of the Pennsylvania Municipalities Planning Code ("MPC"); and

WHEREAS, by Resolution No. 9-1997 the Board of Supervisors determined that the Comprehensive Plan would include chapters entitled Why Plan; Introduction; The Vision; The Policy Plan; The Growth Management Plan; Background Studies; and all charts, tables, diagrams and textual matters contained therein as part of the Comprehensive Plan; and

WHEREAS, by Resolution No. 9-1997 the Board of Supervisors determined that the Comprehensive Plan would include the maps in the Elizabethtown Region Strategic Comprehensive Plan entitled Natural Features; Prime Agricultural Soils; Agricultural Security Areas; Preserved Farmland and Easement Applications; Soil Suitability for On-Lot Septic Systems; Functional Road Classifications; Transportation Plan; Community Facilities; Existing Land Use – 1995; Adjacent Zoning – 1995; Proposed Development; Existing Sanitary Sewer Lines and Service Areas; and Future Land Use Map – 1997; and

WHEREAS, the Board of Supervisors enacted the Mount Joy Township Zoning Ordinance of 1998, codified as Chapter 135 of the Code of Ordinances, to implement the Elizabethtown Region Strategic Comprehensive Plan; and

WHEREAS, the Township has experienced growth and development pressures since adopting the Elizabethtown Region Strategic Comprehensive Plan as the Township Comprehensive Plan and enacting the Zoning Ordinance; and

WHEREAS, the Board of Supervisors authorized the Township Administrator to form the Mount Joy Township Comprehensive Plan Steering Committee (the "Steering Committee") to review the Comprehensive Plan; and

WHEREAS, the Board of Supervisors retained Thomas Comitta Associates, Inc., Town Planners & Landscape Architects (the "Consultant"), to assist the Steering Committee in preparing an update to the Elizabethtown Region Strategic Comprehensive Plan; and

WHEREAS, the Steering Committee and the Consultant prepared the Comprehensive Plan Addendum dated March 16, 2006 (the "March Addendum"), which related to the areas of the Township at the two interchanges to Route 283; and

WHEREAS, the Board of Supervisors adopted the March Addendum by Resolution No. 22-2006 on June 19, 2006; and

WHEREAS, the Steering Committee and the Consultant reviewed information relating to the area of the Township along the Route 230 corridor, including, but not limited to, the intersection of Cloverleaf Road and Route 230; and

WHEREAS, the Steering Committee and the Consultant prepared the Comprehensive Plan Addendum dated August 17, 2006 (the "August Addendum"), which related to the areas of the Township at the intersection of Route 230 and Cloverleaf Road and along Route 230 toward Mount Joy Borough; and

WHEREAS, the Township provided the August Addendum to the Lancaster County Planning Commission, all contiguous municipalities, Elizabethtown School District, and Donegal School District for review and comment in accordance with Article III of the MPC; and

WHEREAS, the Township Planning Commission conducted a public meeting and reviewed the August Addendum on September 25, 2006; and

WHEREAS, the Lancaster County Planning Commission reviewed the August Addendum at its meeting on September 25, 2006, and provided written comments by letter dated September 26, 2006; and

WHEREAS, the Board of Supervisors held a public hearing, pursuant to public notice, on the August Addendum on October 16, 2006; and

WHEREAS, the Board of Supervisors desires to adopt the Addendum as part of the Mount Joy Township Comprehensive Plan.

NOW, THEREFORE, BE AND IT IS HEREBY RESOLVED by the Board of Supervisors

of the Township of Mount Joy, Lancaster County, Pennsylvania, as follows:

Section 1. The Board of Supervisors hereby adopts the Comprehensive Plan Addendum prepared by Mount Joy Township Comprehensive Plan Steering Committee and Thomas Comitta Associates, Inc., dated August 17, 2006, hereinafter referred to as the "August Addendum", in the form and content presented at this public meeting, as part of the Comprehensive Plan for the Township in accordance with Article III of the MPC.

Section 2. The August Addendum, as adopted by the Board of Supervisors, shall include the following chapters and all charts, tables, diagrams, appendices, figures and textual matter contained therein:

- Introduction.
- Goals.
- Growth Management Plan.
- Design and Development Guidelines.
- Implementation Strategies.

Section 3. The Addendum shall include the maps entitled:

Existing Land Use Mount Joy Township, Lancaster County, Pennsylvania, Pennmark Study Area.

Conceptual Future Land Use Plan with existing land use Mount Joy Township, Lancaster County, Pennsylvania, Pennmark Study Area.

Mount Joy Township Official Map excerpt, 2006.

Section 4. The Township Secretary shall record the action of the Board of Supervisors approving the August Addendum on the adopted August Addendum as required by Section 302 (c) of the MPC.

Section 5. This Resolution shall not be deemed to repeal Resolution No. 9-1997 adopting the Elizabethtown Region Strategic Comprehensive Plan as the Comprehensive Plan or Resolution No. 22-2006, adopting the Comprehensive Plan Addendum dated March 16, 2006.

Section 6. In the event any provision, section, sentence, clause or part of this Resolution shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Resolution, it being the intent of the Board of Supervisors that the remainder of the Resolution shall be and shall remain in full force and effect.

Section 7. This Resolution shall take effect and be in force immediately.

DULY ADOPTED this 16TH day of OCTOBER, 2006, by Board of Supervisors of the Township of Mount Joy, Lancaster County, Pennsylvania, in lawful session duly assembled.

TOWNSHIP OF MOUNT JOY
Lancaster County, Pennsylvania

Attest: Patricia J. Bailey
(~~Assistant~~) Secretary

By: Blaine E. Miller
(~~Vice~~) Chairman
Board of Supervisors

[TOWNSHIP SEAL]

MOUNT JOY TOWNSHIP LANCASTER COUNTY, PA.

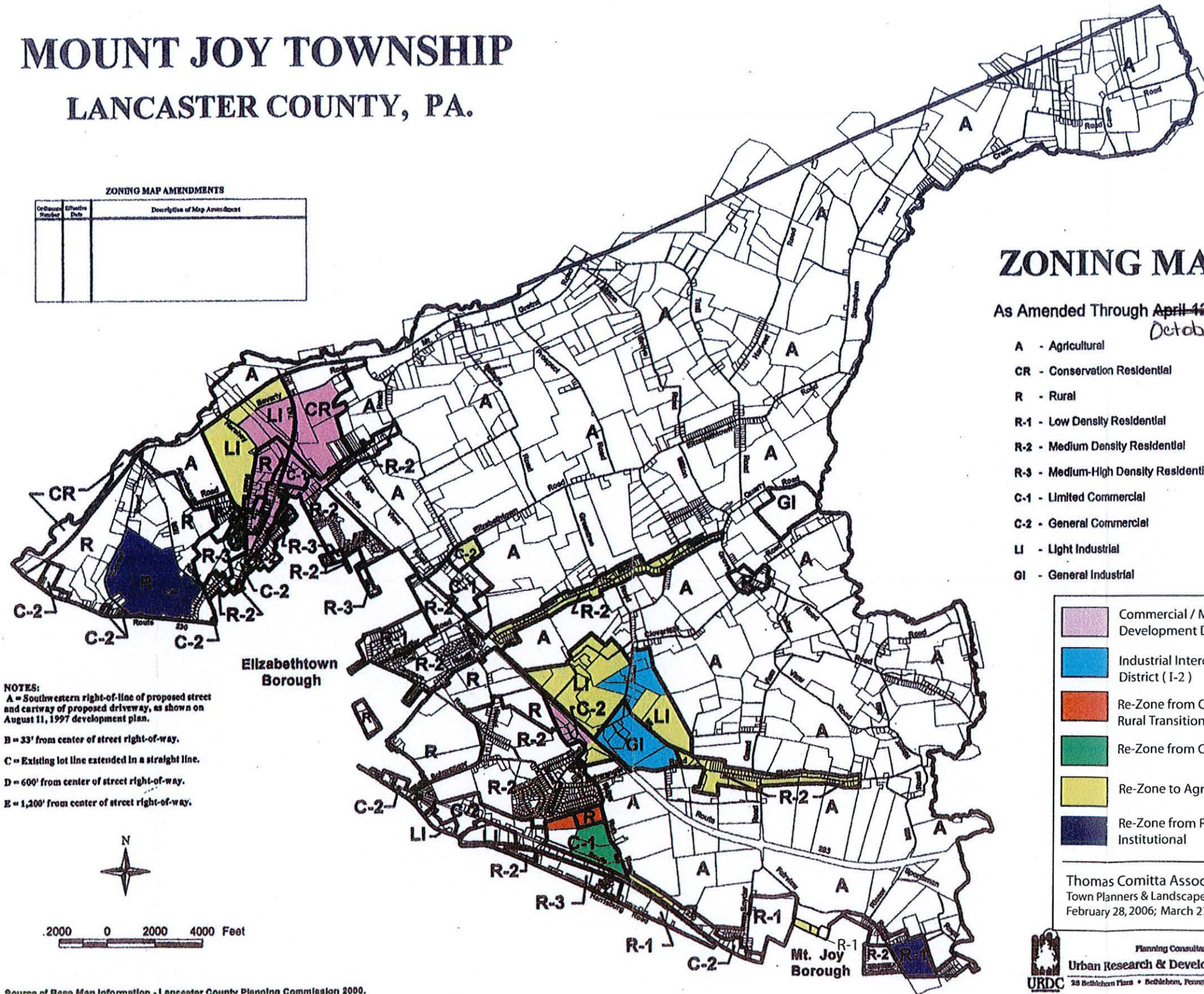
ZONING MAP AMENDMENTS		
Ordinance Number	Effective Date	Descriptive of Map Amendment

ZONING MAP

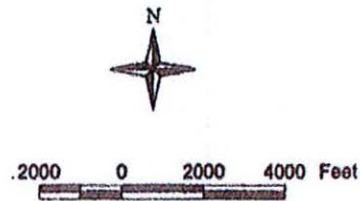
As Amended Through ~~April 12, 2000~~
October 16, 2006

- A - Agricultural
- CR - Conservation Residential
- R - Rural
- R-1 - Low Density Residential
- R-2 - Medium Density Residential
- R-3 - Medium-High Density Residential
- C-1 - Limited Commercial
- C-2 - General Commercial
- LI - Light Industrial
- GI - General Industrial

Exhibit A



NOTES:
 A = Southwestern right-of-line of proposed street and cartway of proposed driveway, as shown on August 11, 1997 development plan.
 B = 33' from center of street right-of-way.
 C = Existing lot line extended in a straight line.
 D = 600' from center of street right-of-way.
 E = 1,200' from center of street right-of-way.



Source of Base Map Information - Lancaster County Planning Commission 2000.

- Commercial / Mixed Use Interchange Development District (I-1)
- Industrial Interchange Development District (I-2)
- Re-Zone from C-1 and R to Rural Transition District
- Re-Zone from C-1 to Agricultural
- Re-Zone to Agricultural
- Re-Zone from R1 and R to Institutional

Thomas Comitta Associates, Inc.
 Town Planners & Landscape Architects
 February 28, 2006; March 27, 2006; August 18, 2006

Planning Consultants
Urban Research & Development Corporation
 28 Bethlehem Plaza • Bethlehem, Pennsylvania 18018 • 610-993-0701

CERTIFICATE

I, the undersigned, (~~Assistant~~) Secretary of the Township of Mount Joy, Lancaster County, Pennsylvania ("Township") certify as follows: the foregoing is a true and correct copy of a Resolution which was duly adopted by affirmative vote of a majority of the members of the Board of Supervisors of the Township at a meeting of said Board of Supervisors duly convened and held according to law on October 16, 2006, at which meeting a quorum was present; that such Resolution has been duly recorded in the minutes of the Board of Supervisors of the Township; and that said Resolution is in full force and effect, without amendment, alteration or repeal, as of the date of this Certificate.

I further certify that the Board of Supervisors of the Township of Mount Joy met the advance notice requirements and public comment requirements of the Sunshine Act, Act No. 1986-84 of the General Assembly of the Commonwealth of Pennsylvania, approved July 3, 1986, by advertising said meeting, by posting prominently a notice of said meeting at the principal office of the Township or at the public building in which said meeting was held, and by providing a reasonable opportunity for public comment at said meeting prior to adopting such Resolution.

IN WITNESS WHEREOF, I set my hand and affix the official seal of the Township of Mount Joy, this 16th day of October, 2006.

Patricia J. Bailey
(~~Assistant~~) Secretary

[TOWNSHIP SEAL]

COMPREHENSIVE PLAN ADDENDUM
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Introduction

This Comprehensive Plan Addendum pertains to lands adjoining and in the vicinity of the Cloverleaf Road/Route 230 intersection.

The overall purposes of the Comprehensive Plan Addendum are:

- to study and evaluate the relationships between land use and transportation for the study area;
- to provide an Addendum to the Strategic Comprehensive Plan of the Elizabethtown Region, dated July 21, 1997;
- to establish updated goals for the study area;
- to inventory existing land uses;
- to review transportation plans relevant to the study area;
- to recommend future land uses for the study area;
- to recommend design and development guidelines; and
- to recommend short and long-term implementation strategies (including the revision of the Urban Growth Area boundary).

As a companion to this Comprehensive Plan Addendum, recommended Zoning Ordinance and Zoning Map Amendments have been prepared to help insure functional and attractive development for tracts near the Cloverleaf Road/Route 230 intersection.

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Goals

The Steering Committee for the Comprehensive Plan Addendum participated in several “brainstorming” sessions to compose goals focused on the coordination of future land use and future circulation/transportation. The goals are focused on helping to insure that future development and vehicular traffic can peacefully co-exist.

These goals are also addressed in Chapter 5, Implementation Strategies.

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Goals for the Cloverleaf Road/Route 230 Area

Goals were previously written for two Interchange Development Districts. The first 24 goal statements below represent a merged list from the previous Comprehensive Plan Addendum dated March 16, 2006. The Steering Committee added four additional goal statements, and classified all goals in four categories:

- A Very relevant to the Cloverleaf Road/Route 230 Area;
- B Moderately relevant;
- C Slightly relevant; and
- D Not relevant.

- A,B,C** 1. Create an interconnected system of roads, lanes and service drives.
- A 2. Strictly limit and minimize all single-access roads, such as cul-de-sacs, within the study area.
- A 3. Focus on Access Management within the study area
- B 4. Consider multiple modes of transportation involving: vehicular circulation, pedestrian circulation, and bicycle circulation, both within the study area and with linkages beyond the study area.
- C 5. Promote mass transportation opportunities at both Interchanges to accommodate buses, jitneys, and possibly light rail.
- D 6. Provide a well designed park and ride parking lot.
- A 7. Foster a commercial village type of environment, and not strip commercial development.
- A 8. Promote mixed uses: commercial, recreational, residential and institutional.
- A 9. Devise techniques to limit and/or tame “Big-Box” stores.
- A 10. Minimize signage clutter.
- A 11. Maintain a visually appealing environment.
- D 12. Promote hospitality uses for lodging.
- B 13. Strive to create a balanced pattern of development, with a more campus-type atmosphere.

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- B 14. Promote a mixed-use, neighborhood type character of development.
- A 15. Minimize the number of new intersections (new driveways and associated “curb cuts”) along Cloverleaf Road, and Route 230.
- A 16. Create new collector roads to create better linkages.
- A 17. Improve traffic flow and lessen traffic congestion through the installation and maintenance of traffic lights in appropriate locations.
- B 18. Create landscaped buffers to screen future development and parking.
- A,B,C 19. Enhance the appearance of the roadside environment with increased landscaping, fencing of outdoor storage areas, and the like.
- C 20. Consider a phased or staged approach to transition major collector roads, over time, from two-lane to four-lane.
- A 21. Minimize conflicting left turns across collector roads.
- A 22. Consider road safety techniques and measures to address truck traffic.
- B,C 23. Encourage the development of pedestrian and bicycle paths.
- C 24. Make accommodations for horse-drawn carriages.

Other goals unique to the Cloverleaf Road/Route 230 Area that were added by the Steering Committee include:

- A 25. Minimize or reduce traffic congestion at Cloverleaf Road/Route 230.
- A 26. Design sites to be more compatible with surrounding area.
- A 27. Provide road improvements in accordance with the Official Map.
- A 28. Consider Transfer of Development Rights from the Pennmark development area to the Route 283 Interchanges.

Tabulations of the Steering Committee’s rankings are listed on page 2-4.

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The tabulations of the predominant rankings for the 28 goals are highlighted below.

	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
1.	2	2	2	0
2.	4	1	1	0
3.	5	1	0	0
4.	1	5	0	0
5.	1	2	3	0
6.	0	1	2	3
7.	4	1	1	0
8.	5	1	0	0
9.	6	0	0	0
10.	4	2	0	0
11.	5	1	0	0
12.	0	0	2	4
13.	2	4	0	0
14.	2	3	1	0
15.	6	0	0	0
16.	4	1	0	1
17.	5	0	1	0
18.	1	4	1	0
19.	2	2	2	0
20.	2	0	3	1
21.	4	2	0	0
22.	4	2	0	0
23.	0	3	3	0
24.	0	0	5	1
25.	1	0	0	0
26.	1	0	0	0
27.	1	0	0	0
28.	1	0	0	0

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Growth Management Plan

This Growth Management Plan component pertains to:

- Existing Land Use; and
- Conceptual Future Land Use.

Existing Land Use is depicted on the map on page 3-2. The acreages for the existing land use is quantified on the table below.

A Conceptual Future Land Use Plan is also included in this chapter. This Plan is intended to express the conceptual vision for land development over the next 10 years. Since this plan is essentially a policy plan, it needs to be accompanied by a zoning ordinance amendment as a companion document to this Comprehensive Plan Addendum.

Existing Land Use:

There are 96 properties totaling 405.73 acres within the study area. The acreage breakdown for the existing land uses shown on the map on page 3-2 is as follows:

<u>Land Use Category</u>	<u>No. of Parcels</u>	<u>Acreage</u>	<u>Percent</u>
Agricultural	10	234.06	57.69
Residential: Single-Family	44	26.05	6.42
Residential: Multi-Family	1	1.48	.36
Institutional	1	4.76	1.17
Commercial Retail	22	46.17	11.38
Office	3	20.57	5.07
Industrial	7	48.76	12.02
Utility	1	2.30	.57
Vacant	<u>7</u>	<u>21.58</u>	<u>5.32</u>
	130	405.73	100.0



Existing Land Use

Penmark Study Area

Mount Joy Township
Lancaster County
Pennsylvania

Legend

Land Use

- Agriculture
- Single-Family Residential
- Multi-Family Residential
- Institutional
- Commercial Retail
- Office
- Industrial
- Utility
- Vacant



Data Sources:
Aerial Photo & Parcels - Lancaster
County Planning Commission, 2006
Land Use - Field Survey, Thomas
Comitta Associates, Inc., Summer 2006

Prepared By:
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18 West Chestnut Street
West Chester, PA 19380

Date:
June 14, 2006

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Conceptual Future Land Use

Springing from the inventory of existing land uses, and the goals included in Chapter 2, is a Conceptual Plan for Future Land Use.

The crux of the issue pertaining to future land use relates to transportation and vehicular circulation. Although all of the properties within the study area are already zoned for various uses and could be developed to a certain extent today, any type of substantive development should not occur without an accompanying transportation infrastructure to support new development.

Mount Joy Township has engaged in several transportation studies and has prepared an Official Map to clarify the importance of road connections and road linkages to future growth. In essence, without local “relief routes” created by new road connections, an unacceptable level of traffic congestions will result. Therefore, new development will need to be very carefully coordinated with transportation improvements in order for a more functional future land use pattern to occur. (See Chapter 4 for additional detail.)

The Conceptual Future Land Use Plan emerged after the Steering Committee indicated the future land uses that they felt would be appropriate for the property known as the Pennmark site. The Committee weighed in on a list of 13 potential future land uses according to four levels of appropriateness:

- A Very Appropriate for the site;
- B Moderately Appropriate for the site;
- C Slightly Appropriate for the site; and
- D Not Appropriate for the site.

- C,D 1. Agricultural Use
- C 2. Recreational Use – Outdoor recreation
- B 3. Residential Use (conventional single-family dwelling units)
- C 4. Residential/Commercial Mixed Use (like Florin Hill TND in Mount Joy Borough)
- A 5. CCRC: Continuing Care Retirement Community
- C 6. Commercial Use – Small Scale (small shops and buildings)
- D 7. Commercial Use – Large Scale (large footprint buildings)
- A 8. Institutional Use – Expanded NORLANCO Health Campus
- C 9. Institutional Use – Regional Hospital
- C 10. Office Park
- C,D 11. Light Industrial Use
- A 12. Transfer of Development Rights
- A 13. Transit Oriented Development

The tabulations for the 13 potential land uses appears on page 3-4

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The tabulations of appropriateness for the 13 potential future land uses are highlighted below.

	A	B	C	D
1.	0	0	3	3
2.	0	2	4	0
3.	1	2	1	2
4.	0	2	4	0
5.	5	1	0	0
6.	0	2	3	1
7.	0	0	0	6
8.	4	2	0	0
9.	1	1	4	0
10.	0	1	5	0
11.	0	0	3	3
12.	4	2	0	0
13.	4	2	0	0

The future land uses and land use concepts that the Steering Committee felt were very appropriate include: CCRC – Continuing Care Retirement Community; Institutional Use – Expanded NORLANCO Health Campus; Transfer of Development Rights; and Transit Oriented Development.

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In addition, the Steering Committee ranked their first, second and third preferences for potential future land uses for the Penmark site relative to:

1. Highest preferred future land use;
2. Second highest preferred future land use; or
3. Third highest preferred future land use.

List of Potential Uses:

- | | | |
|----------|-----|--|
| <u>3</u> | 1. | Agricultural Use |
| <u>3</u> | 2. | Recreational Use – Outdoor recreation |
| <u>0</u> | 3. | Residential Use (conventional single-family dwelling units) |
| <u>3</u> | 4. | Residential/Commercial Mixed Use (like Florin Hill TND in Mount Joy Borough) |
| <u>2</u> | 5. | CCRC: Continuing Care Retirement Community |
| <u>0</u> | 6. | Commercial Use – Small Scale (small shops and buildings) |
| <u>0</u> | 7. | Commercial Use – Large Scale (large footprint buildings) |
| <u>2</u> | 8. | Institutional Use – Expanded NORLANCO Health Campus |
| <u>0</u> | 9. | Institutional Use – Regional Hospital |
| <u>0</u> | 10. | Office Park |
| <u>0</u> | 11. | Light Industrial Use |
| <u>1</u> | 12. | Transfer of Development Rights |
| <u>1</u> | 13. | Transit Oriented Development |

Note: "0" indicates that the land use was not ranked 1, 2 or 3, by anyone.

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The tabulations of predominant rankings for the 13 potential future land uses are highlighted below:

	1.	2.	3.
1.	0	0	1
2.	0	0	2
3.	0	0	0
4.	0	0	1
5.	0	4	1
6.	0	0	0
7.	0	0	0
8.	1	3	0
9.	0	0	0
10.	0	0	0
11.	0	0	0
12.	2	0	0
13.	3	0	0

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The Conceptual Future Land Use Plan on page 3-9 depicts a preferred outcome for development over the next 10 years. The ways in which a preferred development pattern should take form is also addressed in Chapter 4, Design and Development Guidelines, as well as in proposed Zoning Ordinance and Zoning Map Amendments prepared under separate cover.

The following information is shown on page 3-9 (superimposed on the Existing Land Use map):

1. Commercial Retrofit Area
2. Transitional Use Area
3. Agricultural Area

The color-coded areas without numerals are intended to be used as per the Existing Land Use designations shown on the Plan. Another feature shown on the Conceptual Future Land Use Plan includes “Possible New Connector Roads” (also see Chapter 4), in accordance with the Official Map.

The overall intent of the three future land use categories is as follows:

- The Commercial Retrofit Area is intended to become an enhanced area that will become more functional and attractive. The retrofit concept pertains to enhancements such as new street trees and other landscaping, better parking lot design, reduced width of curb cuts, new sidewalks, new street lights, improved signage, and better building design.
- The Transitional Use Area is intended to be of lower intensity than the Commercial Retrofit Area, and to extend to the Agricultural Area. Within the Transitional Use Area, institutional, office, and/or age qualified residential uses are considered to be appropriate.

Within the Transitional Use Area, certain properties could retain their existing zoning classifications, while other properties could be rezoned to promote institutional uses.
- The Agricultural Area is intended to promote the continuation of agriculture on lands highly suitable to farmland.

The notion of recommending that certain lands be rezoned to Agricultural Use, and other lands be rezoned in the Transitional Use Area, is based on:

- + better balancing the agricultural and non-agricultural land uses in relation to existing and proposed road improvements; and

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- + strengthening the relationships of proposed land uses with adjacent existing land uses .

These relationships can also be viewed in the proposed Zoning Map Amendments.

This shift in a recommended pattern for future development also involves a recommended change in the Urban Growth Area boundary as shown on page 3-9. The area shown with the designation “2” for Transitional Use Area is balanced with the area designated “3” for Agricultural Area.

Collectively, the shift in the Urban Growth Area boundary is justified as the Township has based the changes to the boundary on: existing land use conditions; proposed land use relationships; achieving a better balance between higher and lower intensity of land use; and better relating future land use to future transportation improvements.

**Conceptual Future
Land Use with
Existing Land Use**
Pennmark Study Area

Mount Joy Township
Lancaster County
Pennsylvania

Legend

Land Use

- Agriculture
- Single-Family Residential
- Multi-Family Residential
- Institutional
- Commercial Retail
- Office
- Industrial
- Utility
- Vacant

- 1 Commercial Retrofit Area
- 2 Transitional Use Area
- 3 Agricultural Area
- Possible New Connector Roads
- Extension of Urban Growth Area Boundary

Note: Color-coded areas without numerals are intended to be used as per the Existing Land Use designation.



Data Sources:
Aerial Photo & Parcels - Lancaster
County Planning Commission, 2006
Land Use - Field Survey, Thomas
Cornitta Associates, Inc., Summer 2006

Prepared By:
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18 West Chestnut Street
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Date:
August 17, 2006



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Design and Development Guidelines

These Design and Development Guidelines provide “food for thought” for matters pertaining to:

- Key Design Elements
- Zoning Considerations

This information should be considered as recommended ideas to inform proposed Zoning Ordinance and Zoning Map Amendments that are addressed in a companion document.

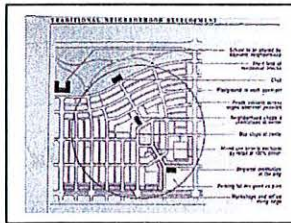
The Key Design Elements on page 4-2 are intended to illustrate how a more neighborhood-like character and structure could look. Critical to all of the “pieces of the puzzle” fitting together is the notion that an interconnected road network must be created and maintained, and that a streetscape character must be created and maintained.

Key Design Elements: Traditional Towns and Traditional Neighborhoods

Unlike conventional suburban development patterns (with separated land uses, deep setbacks, no on-street parking, cul-de-sacs, and no sidewalks), Traditional Towns and Traditional Neighborhoods promote more compact, walkable, mixed-uses, interconnected and sustainable communities, and have the following Key Design Elements:



“Anchor” for the Neighborhood: features a Green, Park, Corner Store, Post Office, Library, Town Hall, Community Center, Train Station, Theatre, or like use; enjoys success along a 3 to 5 block long “main street” or in a neighborhood or town center; provides a place for special events



Service Area and Size: features a ¼ to ½ mile (5 to 10 minute walk) from the Neighborhood Center to the edge; creates 40 to 160 acres for each neighborhood



Mix of Uses: combines Residential, Commercial, Institutional, Limited Industrial, Recreational and Open Space uses in a diversified but seamless arrangement; also combines first floor retail with second floor apartments and/or offices in the town/neighborhood center; encourages live-work units and granny flats



Park, Open Space, Countryside: creates the green, square or park to help “anchor” the Town/Neighborhood Center and neighborhood; a system of “green spaces” ecologically balanced with the built environment and distributed within the community; includes a “green edge” of open space to help shape neighborhoods and towns; forms the countryside between towns, villages, and other places



Network System of Interconnected Streets: organizes a block and pattern of lots; integrates boulevards, avenues, neighborhood streets, and alleys; links to pedestrian and other transportation systems; streets and street walls create outdoor rooms and the streetscape; street vistas terminate with public space, landmark structures or civic buildings



On-Street/Parallel Parking: provides a separator between vehicular and pedestrian traffic; utilizes cartway as an “aisle”; (with “overflow” parking to the rear or side of buildings); promotes effective “traffic calming” by slowing down the speed of vehicles, especially along narrower streets



Streetscape: promotes human scale relationship for the pedestrian as part of the public realm; an “outdoor room” type of space created by 2 to 5 story buildings, located (in the most compact part of the Transect) 60 to 85 feet across from one another on both sides of the street; buildings at a “build-to” line create a Street Wall (which may have up to a 4 to 8 foot offset)



Lanes (Alleys): allows for preservation of frontage streetscape; provides vehicular access to parking in the rear; provides opportunities for rear access to an accessory apartment (granny flats), or for deliveries; provides access for utilities and staging construction



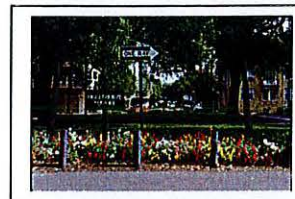
Sidewalks/Crosswalks/Pedestrian Paths/Walkways: serve to link uses, buildings, lots and streets together; accommodates a healthy pedestrian circulation network; provides close to home opportunities for exercise; enhances wayfinding and an appreciation of the neighborhood/place



Building Types: focuses on buildings designed by type, not solely by function, to allow for adaptations and changes in use (e.g. from dwelling, to shop, to work place, to civic use); most appropriate when an expression of regional/local context and style



Porch/Portico/Colonnade: serves as transition element from the private realm of the building to public realm of the sidewalk and street; provides shade; promotes a finer, more ornamental “texture” of the building; creates a cozy space to sit, walk, relax; provides the outdoor room for greeting and socializing with neighbors and friends



Shade Trees: provide (as street trees) the canopy/overhead plane to help create an “outdoor room”; and (as shade trees) provides an “old shade” character of the neighborhood

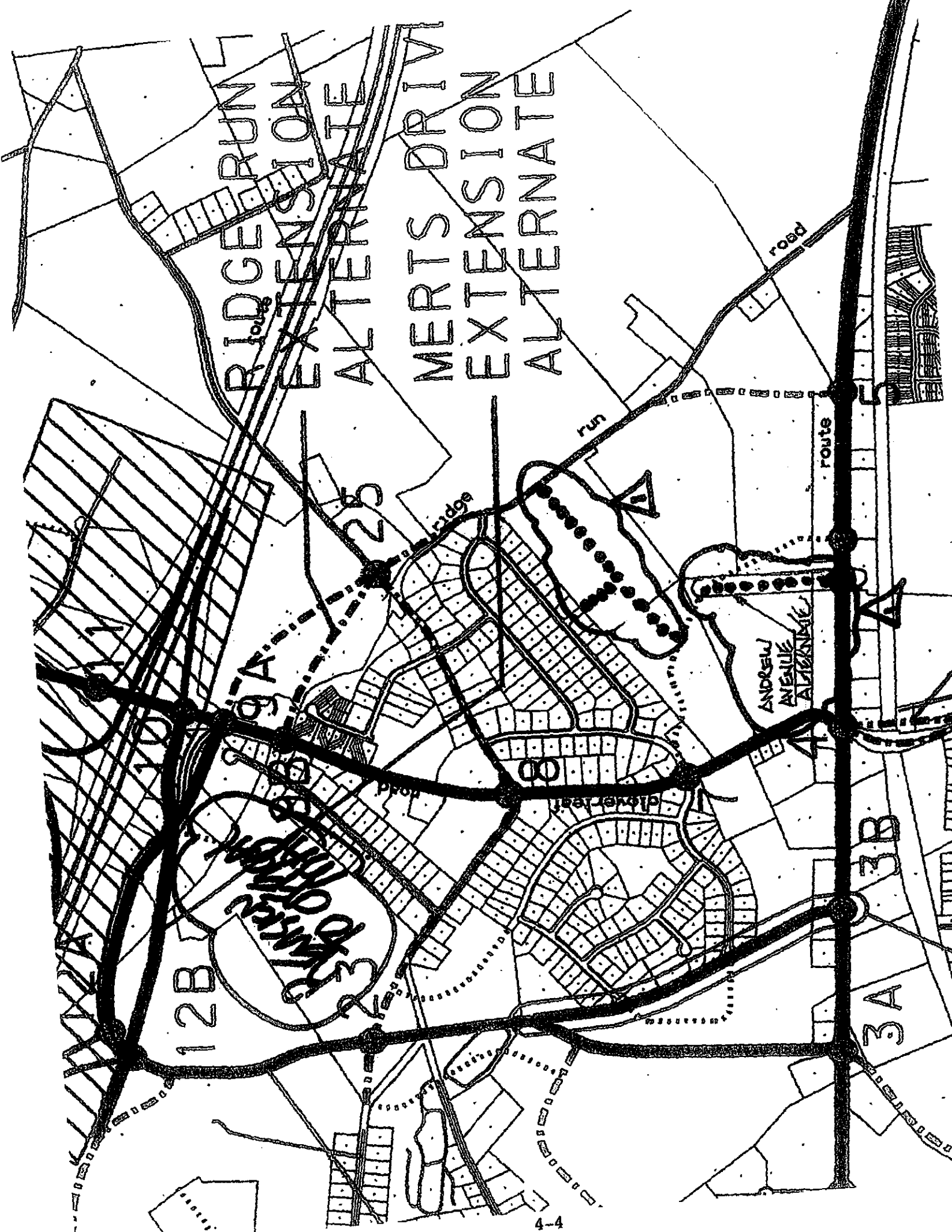


Other Vertical Infrastructure: includes civic art such as gateways, monuments, gazebo, pavilion, pergola, as well as walls, fences, trees, hedges, street lamps, benches, or like features

COMPREHENSIVE PLAN ADDENDUM
Cloverleaf Road/Route 230 Area
Mount Joy Township – Lancaster County, PA

Transportation Concepts

An excerpt of the Mount Joy Township Official Map is shown on page 4-4. It depicts new road alignments to which affected development shall conform.



RIDGE RUN
EXTENSION
ALTERNATE
MERTS DRIVE
EXTENSION
ALTERNATE

road

route

ANDREW AVENUE
ALTERNATE

12B

SND

23

100

3B

3A

COMPREHENSIVE PLAN ADDENDUM
Cloverleaf Road/Route 230 Area
Mount Joy Township – Lancaster County, PA

Zoning Considerations

Zoning Ordinance and Zoning Map Amendments that pertain to the Study area are included as a companion document to this Comprehensive Plan Addendum.

Each of the future land use categories depicted on the Plan on page 3-9 will be governed by transportation improvements shown in the Comprehensive Plan Addendum to support future development, and the special design and development regulations set forth in the Zoning Ordinance Amendments.

COMPREHENSIVE PLAN ADDENDUM
Cloverleaf Road/Route 230 Area
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Implementation Strategies

Short-Term

The short-term implementation strategies that flow from this Comprehensive Plan Addendum are:

- to enact the Zoning Ordinance Amendments that are the companion document to this Plan;
- to enact related Subdivision and Land Development Ordinance Amendments that pertain to the Key Design Elements on page 4-2; and
- to require the planned improvements to the transportation infrastructure to support future land development, as shown on page 4-4.

The short-term implementation strategies should be addressed in 2006, 2007 and 2008. The Zoning Ordinance Amendments should be enacted in 2006.

Long-Term

The long-term implementation strategies that should be addressed from 2009 to 2015 pertain to those topics covered in Chapter 2 as goals, beyond the short-term subjects mentioned above.

In 2016, this Plan should be further updated to reflect conditions and considerations at that time.

Short-Term and Long-Term Implementation Strategies

The goals in Chapter 2 are “revisited” on pages 5-2 and 5-3. A Timeframe is noted for each as being Short-Term, Long-Term or On-Going. In addition, the most responsible Agency is listed. The Agency key is as follows:

- | | | |
|--------|---|----------------------|
| BOS | = | Board of Supervisors |
| PC | = | Planning Commission |
| PA DOT | = | PennDOT |
| D | = | Developer |

COMPREHENSIVE PLAN ADDENDUM
Cloverleaf Road/Route 230 Area
Mount Joy Township – Lancaster County, PA

Short-Term and Long-Term Implementation Strategies	Timeframe	Responsible Agency
1. Create an interconnected system of roads, lanes and service drives.	On-Going	D
2. Strictly limit and minimize all single-access roads, such as cul-de-sacs, within the study area.	On-Going	BOS PC
3. Focus on Access Management within the study area.	On-Going	BOS PC
4. Consider multiple modes of transportation involving: vehicular circulation, pedestrian circulation, and bicycle circulation, both within the study area and with linkages beyond the study area.	On-Going	BOS PC
5. Promote mass transportation opportunities at both Interchanges to accommodate buses, jitneys, and possibly light rail.	Long-Term	BOS PC
6. Provide a well designed park and ride parking lot.	Short-Term	PA DOT
7. Foster a commercial village type of environment, and not strip commercial development.	On-Going	BOS PC
8. Promote mixed uses: commercial, recreational, residential and institutional.	On-Going	BOS PC
9. Devise techniques to limit and/or tame "Big-Box" stores.	On-Going	BOS PC
10. Minimize signage clutter.	On-Going	BOS PC
11. Maintain a visually appealing environment.	On-Going	D
12. Promote hospitality uses for lodging.	On-Going	BOS PC
13. Strive to create a balanced pattern of development, with a more campus-type atmosphere.	On-Going	BOS PC
14. Promote a mixed-use neighborhood type character of development.	On-Going	BOS PC
15. Minimize the number of new intersections (new driveways and associated "curb cuts") along Cloverleaf Road, and Route 230.	On-Going	D
16. Create new collector roads to create better linkages.	On-Going	D
17. Improve traffic flow and lessen traffic congestion through the installation and maintenance of traffic lights in appropriate locations.	On-Going	D PA DOT
18. Create landscaped buffers to screen large-scale commercial development and parking.	On-Going	D

COMPREHENSIVE PLAN ADDENDUM
Cloverleaf Road/Route 230 Area
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Short-Term and Long-Term Implementation Strategies	Timeframe	Responsible Agency
19. Enhance the appearance of the roadside environment with increased landscaping, fencing of outdoor storage areas, and the like.	On-Going	D PA DOT
20. Consider a phased or stage approach to transition major collector roads, over time, from two-lane to four-lane.	Long-Term	PA DOT
21. Minimize conflicting left turns across collector roads.	On-Going	PA DOT
22. Consider road safety techniques and measures to address truck traffic.	On-Going	PA DOT BOS
23. Encourage the development of pedestrian and bicycle paths.	On-Going	BOS PC
24. Make accommodations for horse-drawn carriages.	On-Going	PA DOT BOS
25. Minimize or reduce traffic congestion at Cloverleaf Road/Route 230.	On-Going	BOS D
26. Design sites to be more compatible with surrounding areas.	On-Going	D
27. Provide road improvements in accordance with the Official Map.	On-Going	D PA DOT
28. Consider Transfer of Development Rights from Penmark development area to the Route 283 Interchanges.	On-Going	D BOS