



Subdivision/Land Development Plan Review

Plan Name

Final Phase 1 Plan for Westmount

S/LD #

67-52-6

Project Description

To subdivide a parent lot, resulting in a 0.49-acre Lot 1, a 5.14-acre Lot 2, a 10.83-acre Lot 3, a 2.89-acre Lot 4, a 3.52-acre Lot 5, an 8.83-acre Lot 6, a 4.18-acre Lot 7, and a 0.33-acre Lot 8. To construct Phase 1 which includes 86 single-family attached townhouse units along with supporting infrastructure

Gross Acreage

36.327

Date of Completed Application Receipt

2026-08-14

Date of Review

2026-09-08

Municipality/Municipalities

Mount Joy Township

Project Address(es)

1499 Harrisburg Avenue, Mount Joy

Project Location/Direction and Distance

Northeast quadrant of Harrisburg Avenue, east of Bradfield Drive

Parcel Account Number(s)

4619568800000; 4616095500000;
4611518200000

Existing Zoning District(s)

Mount Joy Township: Medium Density Residential

Existing Land Use(s)

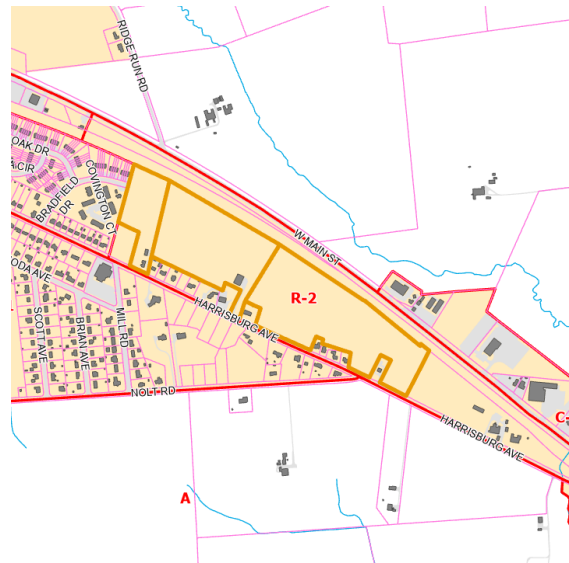
Agricultural; Residential

Designated Growth Area

Elizabethtown

places2040 Character Sector

Buildable Lands

**Owner Name**

Vistablock Westmount, LLC In Care of Brandon Conrad

Applicant Name

Kyle Grinestaff

Consulting Firm

ELA Group, Inc.

LCPD's Regional Liaison

Renee Addleman



places2040 Consistency

Creating Great Places: Provide a greater supply and diversity of housing types to own and rent

Consistent with *places2040*'s targeted density of 6.5 dwelling units per acre, the proposed Subdivision and Land Development Plan for Westmount - Phase 1 provides 86 single-family attached dwelling units on 10.14 acres, at a density of 8.48 du/acre. The proposed units will increase the supply and diversity of housing types in the township.

Growing Responsibly: Grow where we're already growing

The proposed development is within the Elizabethtown Growth Area where there is infrastructure to support residential development. By efficiently using land within such Growth Areas, development pressure on land outside these areas is reduced.

Comments Regarding Site Design

1. Revised deeds for the resultant lots should be recorded as part of this plan approval.

Because Lancaster County strives to create the most accurate public records possible, electronic AutoCAD files (.dwg or .dxf) are required by the Lancaster County Planning Department prior to, or at the time of, recording of any plan. Data features requested in the file are parcel boundaries, building footprints, road rights-of-way, and edges of pavement. It's preferred that the file be in the projected coordinate system: NAD 1983 State Plane Pennsylvania South FIPS 3702 (US Feet). **Please note that the Planning Department will not certify the plan for recording until this information is provided via links to online file download or by e-mail.**

Article V of the Pennsylvania Municipalities Planning Code establishes standards and procedures for the review of Subdivision and Land Development Plans. The Lancaster County Planning Department offers these recommendations and advisory comments which are for consideration in the application of municipal subdivision and land development regulations to this project.