

## **Appendix C: Guidance for Creating a Regional Review Process for Developments of Regional Impact and Significance**

Large developments, such as large shopping centers, major industrial parks, mines and related activities, office/business parks, storage facilities, large residential developments, regional entertainment and recreational complexes, hospitals, airports and other transportation facilities, which meet those thresholds listed below (or any others that the regional planning agency may determine), shall be regarded as Developments of Regional Impact and Significance (DRIS) and shall require special care and consideration during their review and approval process.

The host municipality shall effectuate this heightened attention by amending its development ordinances to include the policies below and any others that the regional planning agency may determine. These policies shall require extra circulation and notification by the host municipality so that neighboring municipalities and other agencies may thoroughly evaluate and have a better understanding of how the DRIS impacts their concerns over budgetary, economic, environmental, land-use, social and transportation issues.

Municipalities within the Manheim Central Region shall amend their respective subdivision and land development and/or zoning ordinances to include the following policies regarding DRIS:

- Before any municipality considers and approves a DRIS for new or expanded land development, subdivision or rezoning, the host municipality's governing body shall hold at least one public meeting. This meeting may be combined with other meetings as may be required by other provisions of a municipality's ordinances.
- The governing body of the host municipality shall determine if the municipality wants the DRIS to be (1) circulated for informational purposes only or (2) reviewed and commented on by the Regional Planning Agency. Until the Regional Planning Agency is operating the municipality would send materials to adjoining municipalities. Upon establishment of the Regional Planning Agency such agency shall notify the adjoining municipalities within 10 (ten) days of receipt of any information regarding a DRIS.
- If the host municipality decides to request review and comment then it shall circulate and notify, in writing, the Regional Planning Agency (until such agency is established individual municipalities and the Manheim Central School District shall be individually notified), and county planning agency, of its intention to consider a DRIS. A complete package of background documents and plans shall be provided to the Regional Planning Agency so that an evaluation of the DRIS and its potential impacts may be determined. Notice of the DRIS application or proposal shall also appear in the legal advertising section of a local newspaper of general circulation, once, a minimum of 30 days prior to the consideration and approval by the host governing body.
- In considering and reviewing a proposed DRIS, the governing body of the host municipality shall consider the comments of the Regional Planning Agency, the county, as well as the general public. These comments shall merely be advisory, and in no way binding on the decision of the host governing body.
- Those Regional Planning Agency (until such agency is established the adjacent municipalities and school district) and agencies who receive the complete package of background documents and plans shall be afforded 30 days from receipt of the package to

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return comments to the governing body of the host municipality in writing. The host municipality shall not officially approve a DRIS application until such comments have been received. If, however, comments are not returned within 30 days, the governing body of the host municipality may take action.

- The Regional Planning Agency reviews the proposal and either (1) makes comments or (2) decides that it will not make comments, and then notifies the host municipality and the other municipalities of that decision. If the Regional Planning Agency decides to make comments, those comments shall relate to the DRIS' general consistency with the Regional Comprehensive Plan, and to traffic/roadway improvements, utility locations and capacity, and other items to mitigate the impacts of the DRIS and to foster the use of neighboring lands in a manner that is consistent with the Manheim Central Region Comprehensive Plan. In conducting its review, the Regional Planning Agency may consult with the Lancaster County Planning Commission or other parties with relevant expertise. The Regional Planning Agency shall be guided by the definitions of "general consistency" and "consistency" in the Pennsylvania Municipalities Planning Code.
- DRIS shall include those uses that involve any of the following thresholds, either in the initial or ultimate cumulative phases: (these may be altered, added to, or subtracted from by the regional planning agency, when established)

DEVELOPMENTS INSIDE DGA	
USE	THRESHOLD
Airport	New or runway addition
Commercial/Retail	150,000 gross square feet
Entertainment, Recreational Facilities, Gathering Spaces and/or Attractions	100,000 gross square feet or 500 seating capacity or 100 acres or greater
Hospital and/or Health Care Facilities	150 new beds or more
Hotel/Motel	Greater than or equal to 200 rooms or 100,000 gross square feet
Industrial, Wholesale and/or Distribution	200,000 gross square feet or 400 employees or 100 acres or greater
Office	100,000 gross square feet
Quarries, Asphalt & Cement Plants, Mines	25 acres or greater
Residential	100 new lots or units
Schools	500 or more students

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Mixed Uses	More than 400,000 gross square feet or 100 acres or greater
Sanitary Landfills, waster handling facilities, prisons, juvenile detention facilities	All new developments or expansions
Other uses	Any development causing more than 100 acres of earth disturbance, projected to have more than 500 vehicle trips during the peak hour, projected to have more than 100 truck trips per day, and/or deemed by the host municipality to be a DRIS
<b>DEVELOPMENTS OUTSIDE DGA</b>	
<b>USE</b>	<b>THRESHOLD</b>
All uses listed within developments inside UGA and VGA	All requirements above, except for those listed below.
Residential	25 or more new lots or dwelling units
Other uses	Any development with more than 25 acres, more than 25,000 gross square feet, more than 100 parking spaces, more than 100 vehicle trips during peak hour, and/or deemed by the host municipality to be a DRIS.

NOTE: Gross square feet shall mean a structure(s) with that amount of gross square feet under roof.

The applicant of a DRIS and/or host municipality may utilize a per-review consultation with the host municipality and adjacent municipalities and agencies to help expedite the consideration of these types of plans through the approval process. The burden shall be on the applicant to coordinate and provide all necessary documentation.

The host governing body shall ensure that the DRIS is reasonably consistent with its comprehensive plan, as well as other planning documents for the municipality and region. Where significant inconsistencies are evident, an amendment application shall also be included as part of the DRIS application.

The host municipality shall provide copies of any action taken by the host municipality to the Regional Planning Agency (or the individual municipalities and school district until such agency is established.) The Regional Planning Agency shall provided copies of the action to the other municipalities.



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# MANHEIM CENTRAL REGION COMPREHENSIVE PLAN

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