

### **Section 1: Executive Summary**

#### **Introduction**

Located in northern Lancaster County on the border of Lebanon County, the Manheim Central Region is comprised of Manheim Borough, Rapho Township and Penn Township, and is wholly encompassed by the Manheim Central School District. Agriculture is the cornerstone of the Region's economy, environment and community character. Anchored by the goods, services and housing provided in the Manheim Urban Growth Area and the Donegal/Mount Joy Urban Growth Area, the Region's rural areas are extensive with rich soils, creeks and the mountainous highlands in the north.

#### **Land Use**

##### **Defining Urban and Rural Areas**

Manheim Borough, Rapho Township and Penn Township were the first region in Lancaster County to adopt an urban growth area in 1993. The Region adopted the urban growth area with the shared goal of supporting reinvestment and development in the Borough, preserving natural resources and strengthening the agricultural industry in rural areas.

Today the goal remains essentially the same. The Manheim Central Region seeks to efficiently develop land within designated growth areas, while preserving land in the rural areas for agricultural use and environmental conservation.

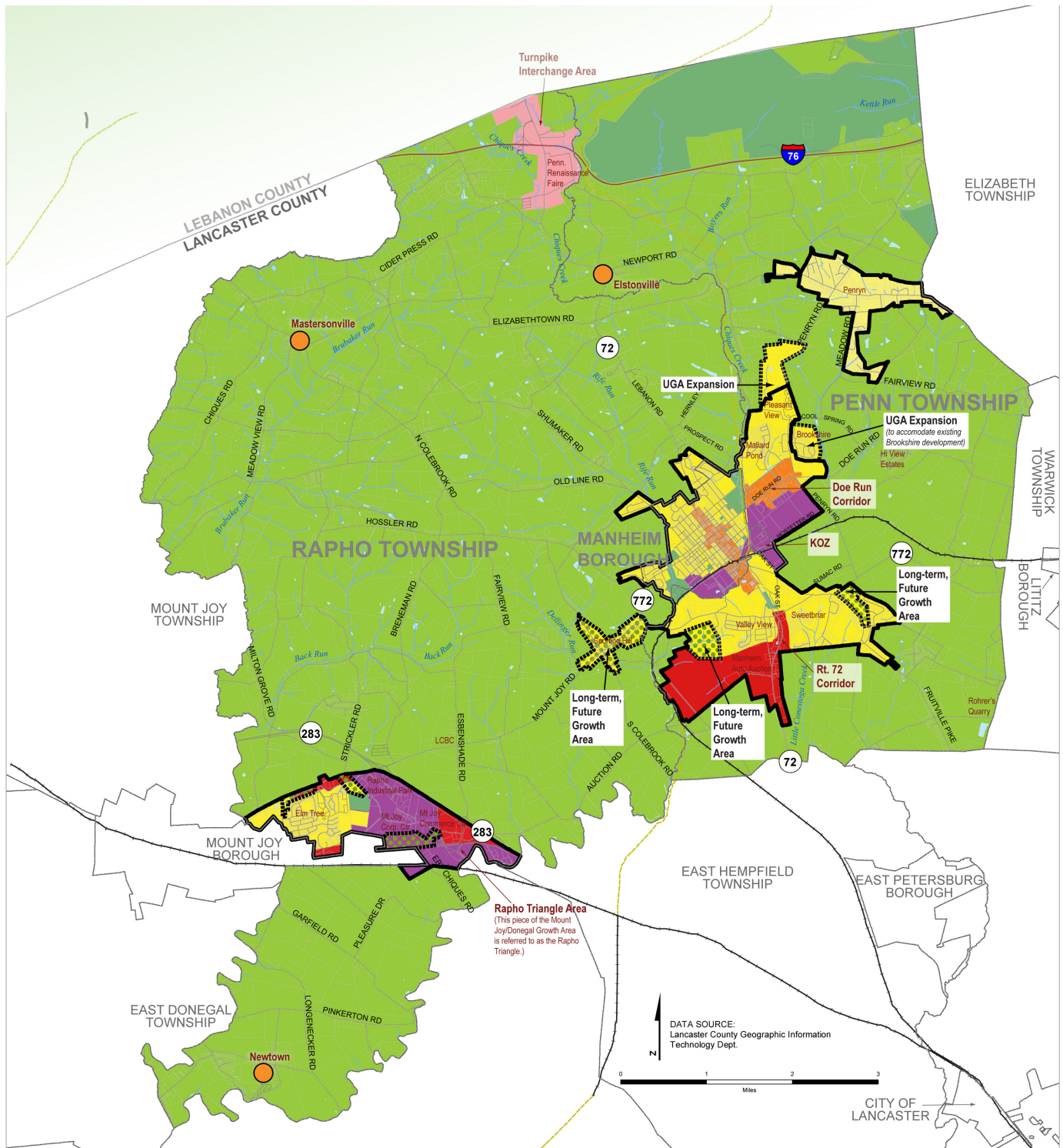
##### **Urban Growth Area Adjustments**

The Plan recommends six areas of adjustment to the existing urban growth area (UGA) - two expansions and designation of four "future growth areas" to counterbalance the expansions. One expansion area is simply encompassing the Brookshire neighborhood in Penn Township that is already developed and connected to public water and sewer. The second expansion area is in Penn Township and allows for development that would extend water and sewer infrastructure to the Penryn Village Area to ameliorate the failing on-lot systems that degrade water quality in the area.

The Manheim Central Region has a considerable amount of land inside its UGAs; however, not all of the land inside the UGAs is expected or desired to be developed in the short- to medium-term. Four such areas have been designated as future growth areas to reflect the Region's desire to preserve the current agricultural or rural development patterns. In the Manheim UGA, these include two areas in Penn Township near the southern edge of the Manheim UGA that are currently active farms and the Sporting Hill area of Rapho Township, which lacks the infrastructure to support significant new development. In the Donegal/Mount Joy UGA, all land in Rapho that is currently zoned for agricultural use has been designated a future growth area.

The map on the following page illustrates all land use recommendations.

# Manheim Central Region Comprehensive Plan



## Future Land Use Policy Map

### Future Land Use Categories

<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Residential	<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> Industrial	<span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span> Park	<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black; border-radius:50%;"></span> Crossroad Community
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Mixed Use	<span style="display:inline-block; width:15px; height:15px; background-color:pink; border:1px solid black;"></span> Rural Mixed Use	<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Rural	<span style="display:inline-block; width:15px; height:15px; border:1px dashed black;"></span> Adjustments to Growth Area
<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> Commercial	<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Village	<span style="display:inline-block; width:15px; height:15px; border:1px solid black;"></span> Growth Area	<span style="display:inline-block; width:15px; height:15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border:1px solid black;"></span> Future Growth Area (Growth expected in the long-term)

### **Housing**

#### **Providing Housing Choices**

The Plan encourages the development of diverse housing types such as active adult housing, apartments, condominiums, townhomes and twins to provide more housing choices for the Region's residents. Other recommendations include developing a rental registration program and updating ordinances to encourage the development of workforce housing and the stabilization of older housing.

### **Economic Development**

#### **Strengthening Agriculture and the Borough**

The Plan recommends strategies to ensure the long-term viability of agriculture as the economic engine for the Region by focusing on the business of farming and providing strategies to increase revenue and reduce the cost of business for farmers.

The Plan also encourages reinvestment in downtown Manheim Borough, the Keystone Opportunity Zone and the Doe Run corridor to attract jobs, provide access to goods and services, and support a strong, diversified tax base. The Plan makes recommendations to create an 'open for business' atmosphere in these areas with tax incentives, ordinance revisions and tourism attractions.

### **Transportation**

#### **Emphasizing all modes for the future**

The Region is well served by major transportation infrastructure, including the Turnpike (I-76), Amtrak's Keystone Corridor station in Mount Joy, Route 283, Route 772 and Route 72. In addition the Region also has access to freight rail service and Red Rose Transit to Lancaster.

The Manheim Central Region depends on its transportation network to support economic development and a high quality of life. The Plan recommends investing in all modes of transportation to meet current and future motorized and non-motorized transportation demands.

### **Water & Wastewater**

#### **Maintain our infrastructure and Plan efficiently for new growth**

Maintaining and enhancing high-quality and cost effective systems is critical to support economic and community development needs and reinforcing desired land use patterns. The Plan recommends focusing future development in the designated growth areas and limiting extensions outside these growth areas supports efficient infrastructure planning.

In addition, the Plan recommends improving water quality by protecting wellheads, addressing malfunctioning on-lot systems and improving riparian areas through reforestation and naturalizing stream channels.

### **Natural Resources**

#### **Sustaining Environmental Quality**

The Region is united by its vital natural resources including water resources, agricultural soils, wetlands, floodplains, woodlands and important habitat areas. The Plan recommends several strategies for improving stormwater management to protect Chiques Creek watershed. Recommendations include updating local development ordinances and utilizing the Chiques Creek Watershed Alliance to promote programs and projects.

### **Community Character**

#### **Celebrating Our Heritage, Taking Pride in Our Future**

The Region's agricultural and wooded landscapes, the Borough's dense concentration of historic resources and vibrant business district, as well as new areas of development all bring energy and vitality to the Region.

The goals for the Community Character Element of the Plan include conserving the agricultural landscape, as well as cultural and historic resources and encouraging high quality design in new development.

### **Community Services**

#### **Keeping Our Community Active and Safe**

The Community Services element covers recreation, community facilities and emergency services. The Plan recommends developing strategic plans in each of these areas to address opportunities to coordinate and share resources. Short- and long- term strategic plans are needed for recreational facilities and programs in the Region.

Planning and fundraising for an improved library facility is also needed. Similarly, a plan and coordinated effort for funding and potentially consolidating the Region's emergency services should be explored through a regional emergency management committee.

### **Education**

#### **Teaching Our Community Vision**

The education-related goals of this Plan include providing high-quality, cost effective educational opportunities to all children and adults in the Region and improving communication among the municipalities and the general public about the benefits of implementing this Plan.

### **Regional Coordination**

#### **Working Together for Long-Term Prosperity**

The Region has agreed in this element of the Plan to continue to identify and pursue future opportunities to coordinate the provision of services to the citizens of the Region. Three key recommendations include continuing to evaluate the need for local police service in Rapho Township, formalizing the existing sharing of resources across municipal boundaries and pursuing shared or coordinated water and wastewater systems.

## **Implementation**

### **Partnering for Success**

Each of the Plan's recommendations is summarized in an implementation matrix that includes a timeline and lists potential project partners. Some projects involve several potential partners and others include only one municipality or the School District. Partners include State and County departments; local groups, such as the Manheim Area Economic Development Commission, Manheim Central Recreation Commission and Manheim Downtown Group; and municipal boards, such as Environmental Advisory Councils, Planning Commissions and others. The implementation element also includes a summary of potential funding sources for the Plan recommendations.