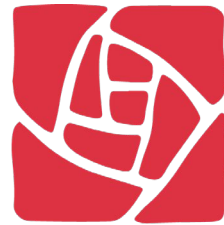


Brief Analysis of Lancaster Planning Policy re: UPMC 210 College Ave. Rezoning

January 15, 2020



CITY OF
LANCASTER

LANCASTER CITY ZONING ORDINANCE

Relevant Community Development Objectives:

1. To protect and enhance Lancaster City's physical attractiveness and historic quality while allowing for reasonable growth and development.
2. To strengthen neighborhoods and to make all neighborhoods desirable, safe places to live.
4. **To encourage the conversion, rehabilitation, reuse and redevelopment of existing vacant and underutilized structures in a manner consistent with community goals and objectives.**
7. To increase the quantity and quality of job opportunities through the creation of an environment which promotes and supports business and industry and attracts new investment.
17. **To implement land use strategies which protect and enhance the built environment and contribute to the economic and aesthetic well-being of the community.**

LANCASTER CITY COMPREHENSIVE PLAN (1993)

Relevant policy goals:

- “To encourage the conversion, rehabilitation, and re-use and development of existing vacant and underutilized structures suitable for residential use.”
- “To protect and enhance Lancaster City’s physical attractiveness and historic quality while allowing for reasonable growth and development.”
 - “The City’s zoning provisions, particularly those regulating permitted uses...should be revised, if necessary, to allow commercial enterprises that are neighborhood oriented...to be located in existing storefronts or nonresidential structures.”

BUILDING ON STRENGTH (2015)



- No recommendations are made regarding the property or the immediately adjacent neighborhood
- In general, the plan strongly advocates infill, adaptive reuse, and mixed uses

GROWING TOGETHER (2007)

Presents several strategies that are consistent with the proposed rezoning of 210 College Ave. from Hospital Complex to Mixed Use.

Land Use – Community Character Strategy 1A

“Many different kinds of buildings can be converted to residential use, including old school buildings, hotels, hospitals, warehouses, and factories. Reuse of abandoned or underutilized buildings can augment local tax rolls.”

Land Use – Growth Management Strategy 4

“Promoting mixed uses, higher densities, and infill development can enhance livability and spark renewed private investment in locations where key infrastructure already exists.”

GROWING TOGETHER (2007)

Land Use – Redevelopment & Infill Strategy 1A

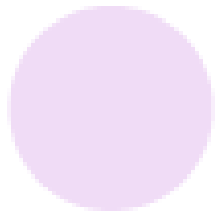
“Municipalities should inventory existing ordinances to identify where zoning regulations may be unnecessarily rigid and where amendments can be made to encourage varied development.”

Housing Strategy 4A

“Many different kinds of buildings can be converted to residential use, including old school buildings, hotels, hospitals, warehouses, and factories. Reuse of abandoned or underutilized buildings can augment local tax rolls.”

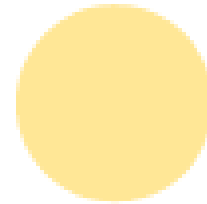
PLACES 2040 (2018)

Rezoning fits within the “Big Ideas” presented:



Creating Great Places

- “Create a mix of uses in our communities and corridors”
- Increase the amount of new development that is mixed-use



Growing Responsibly

- “Prioritize redevelopment and infill in Urban Growth Areas.”
- “Leverage previous investment by building in areas already served by sewer, water, and transportation”

REVIEW OF PERMITTED USES IN HC & MU

Permitted Uses (By-right of Special Exception)	Hospital Complex	Mixed Use
Residential Uses		X
Commercial Retail Uses		X
Commercial Service Uses		X
Medical Health Services (new/conversion)	X	X
Medical, dental, optical lab, prosthetics	X	X
Parking lot	X	X
Culture, Entertainment, and Recreation Uses		
Community garden	X	X

REVIEW OF PERMITTED USES IN HC & MU

Permitted Uses (By-right of Special Exception)	Hospital Complex	Mixed Use
Institutional Uses		
Ambulance Service	X	X
Community rehab/halfway house	X	
Government facility	X	X
Group care	X	
Homeless Shelter	X	
Hospitals	X	
Nursing home, personal care, assisted living	X	X
Schools for business, art, or other educational facility	X	X
Shelter for abused persons	X	X
Social service agency	X	X

REVIEW OF PERMITTED USES IN HC & MU

Permitted Uses (By-right of Special Exception)	Hospital Complex	Mixed Use
Transportation, Communication, Utilities, and Miscellaneous		X
Forestry	X	X
Telecommunications Antenna/Tower	X	X
Heliport landing/takeoff pad	X	
Various public infrastructure (e.g., water)	X	X
Manufacturing and Industrial		X

HOUSING IN MIXED USE (MU) DISTRICT

Relevant Facts:

1. Zoning Ordinance describes MU “... as a high-density residential district...”
2. MU District permits nearly every type of housing permitted in the City.
3. MU is the only district for two-family units outside Central Business District.
4. MU is the only district for live-work units outside Central Business District.
5. The above factors create conditions useful to achieving affordable housing.