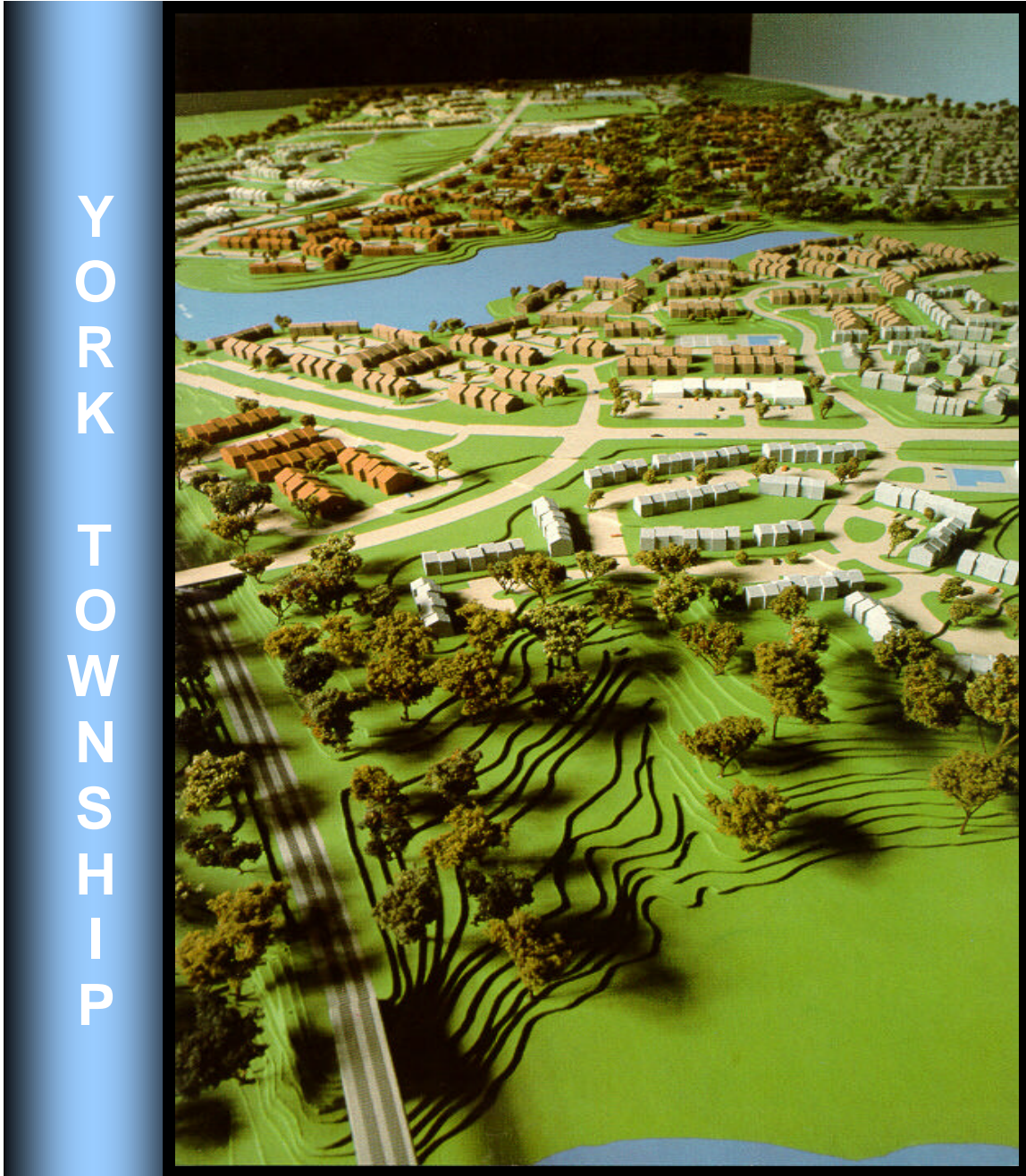


# Traffic Impact Fee LAND USE ASSUMPTIONS REPORT



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July 18, 2002

# Traffic Impact Fee LAND USE ASSUMPTIONS REPORT



**YORK TOWNSHIP**  
**York County, Pennsylvania**  
**July 2002**

Report Prepared by: Johnson Mirmiran and Thompson



Maps Prepared by: Gannett Fleming



**Traffic Impact Fee  
LAND USE ASSUMPTIONS REPORT  
July 18, 2002**

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**York Township**  
**Traffic Impact Fee Study**  
**LAND USE ASSUMPTIONS REPORT**

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**Traffic Impact Fee Study**  
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## **I. Introduction**

### **A. Study Purpose**

The purpose of the following report is to project the amount of development and land use changes expected to occur within the next ten years in York Township, York County, Pennsylvania. Approved subdivision and land developments or pending proposals are assumed as developed in this report, yet only plans submitted after June 18<sup>th</sup>, 2001 are considered eligible for traffic impact fees. Under state law, the cost of road improvements that are necessitated by new development must be divided among new development units or space that are subject to the impact fees in order to determine the amount of the impact fees. Results of this study will be used in other studies such as the Roadway Sufficiency Analysis and for a Capital Improvement Program all of which are part the Transportation Capital Improvements Plan.

According to the Pennsylvania Municipalities Planning Code as reenacted and amended (fifteenth edition January 2001), municipalities are permitted to assess impact fees on new development to cover the cost of public improvements required by the new development. The amendment (Article V-A – Municipal Capital Improvement, article added December 19, 1990) requires municipalities to adopt “land use assumptions”, which project the amount of development likely to occur in at least the next five years. The guidance for a land use assumptions report is contained in Section 504-A (c)(2), which states:

“The land use assumptions report shall:

- (i). Describe the existing land uses within the designated area or areas and the highways, roads or streets incorporated therein.
- (ii). To the extent possible, reflect projected changes in land uses, densities of residential development, intensities of nonresidential development and population growth rates which may affect the level of traffic within the designated area or areas over a period of at least the next five years. These projections shall be based on an analysis of population growth rates during the prior five year period, current zoning regulations, approved subdivision and land developments, and the future land use plan contained in the adopted municipal comprehensive plan. It may also refer to all professionally produced studies and report pertaining to the municipality regarding such items a demographics, parks and recreation, economic development and any other study deemed appropriate by the municipality.”

### **B. Study Process**

The study process included historic data research and presentation, basic permitting and land use trend analysis, and future land use assumptions based on community consensus. Historic population and land use data were collected from York Township, York County Planning Commission, and the United States Census Bureau. Current land use data are based on York County Tax Assessment updates as of June 2001 and field verified for accuracy. Basic trend analysis and land use assessments were developed in partnership between York Township officials and employees, consultants, and members of the Sustainable Community Plan Steering Committee and members of the Traffic Impact Fee Advisory Committee. Land use assumptions were made based on population, permitting and development trends, input from a community-wide survey, citizen participation and potential development scenarios under current zoning.

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The Land Use Assumptions Report process includes the following data sources and process.

Sources:

- York Township Land Use / Land Cover database, York Township, 2002
- York Township Building Permit Data 1981-2000, F. W. Dodge Building Statistic sheets, York Township.
- York Township Zoning Districts, February 12, 2002, York Township.
- York County Tax Assessment Office Parcel Data, June 2001, York County Planning Commission.
- York County Urban Growth Boundary as adjusted September 14, 1999, York County Planning Commission.
- York County Population Projections Based on 1990 US Census, York County Planning Commission, 2001.
- Preserved Farmland, York County Agriculture Land Preservation Office, May 2001.
- Transportation Network Functional Classification, 1998 PENNDOT Centerline Files, York County Planning Commission, 2002.
- United States Census Data 2000, United States Census Bureau, 2000.
- Population Estimates Program, Population Division, United States Census Bureau, 2000.

The land use assumptions process included the following:

- Chart population data and compare to previous population projections.
- Chart building permit data, including residential and non-residential data and projections based on existing trends.
- Review and update land use and land cover databases to reflect current land use and land cover.
- Identify developable land based on land use categories, vacancy, and underutilization.
- Categorize developable land for future land use assumptions based on community goals.
- Project land use assumptions based on current York Township Zoning.

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Developable properties were identified as in the process of development, likely to be developed in ten years or not likely to develop within the next ten years. Of the developable properties identified as likely to develop in the next ten years, assumptions were made regarding the type and density of development to occur based on current zoning. The following sections describe and illustrate existing conditions, potential development areas, and future growth also provide land use assumptions per property for the next ten years.