

Comprehensive Plan Update

**Planning
Commission
Workshop
X**

SWT Planning Commission
















October 11, 2022

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Proposed Timeline: Michael Baker International

Tasks	2022							
	May	June	July	Aug	Sept	Oct	Nov	Dec
Project Coordination & Management								
Comprehensive Plan Planning Commission Workshops								
Public Engagement								
Comprehensive Plan Update Drafting								
Final Plan Adoption*								
Project Completion								
<p><i>*Assume initiation of required 45-day public comment period on or before October 10, 2022 with final adoption hearing in December 2022. If public comment period is initiated later than October 10, 2022, final Plan Adoption schedule will have to be adjusted to correspond with MPC adoption requirements.</i></p>								
LEGEND:								
SOW Deliverables Timelines								
Represent Adoption Schedule Pursuant to MPC Requirements								
Public Workshop								
Planning Commission Workshop								
Project Completion								

PC Workshops

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february	march	april/may	june	july	august	september	september/ october
overall goal review	overall goal draft						Final draft
	resource protection review	resource protection draft					
		utilities review	utilites draft				
			housing review	housing draft			
			facilities review	facilities draft			
				transportation review	transportation draft		
					land use review	land use draft	
					modelling discussion	modelling review	
						implementation review	

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AGENDA / PROCESS

statement of goals and objectives			
resource protection plan	agriculture resources	historic resources	natural resources
community utilities plan	water	wastewater	stormwater
housing plan			
community facilities plan	parks recreation	education	emergency response
transportation plan	bike pedestrian	transit	traffic

implementation strategies

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AGENDA / PROCESS

mapping + land use plan

draft comprehensive plan

modeling: transportation + economic

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INDIVIDUAL MEETING FLOW

public comment review

review of “synthesized goals/objectives/implementation”

open comment period. “approval” to post

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INDIVIDUAL MEETING FLOW

review of “synthesized goals/strategies/implementation”

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Land Use Plan

MUNICIPALITIES PLANNING CODE:

A plan for land use, which may include provisions for the amount, intensity, character and timing of land use proposed for residence, industry, business, agriculture, major traffic and transit facilities, utilities, community facilities, public grounds, parks and recreation, preservation of prime agricultural lands, flood plains and other areas of special hazards and other similar uses.

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Land Use Plan

PLACE TYPES

Place Types are a concept introduced in the Land Use Plan to help create unique and desirable places to live, work, and play in South Whitehall Township. Place Types can be thought of as a step below land use and above zoning to better describe the desired characteristics of future land uses and establish a common understanding of the types of development encouraged. These place types will ultimately be used as the guiding concepts for any future zone changes.

The following 12 distinct Place Types are used to shape future land use classifications.

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Land Use Plan- Place Types

Open Space (OS)

Undeveloped areas with special attention to natural or recreational resources

Ex.

- Natural Areas
- Recreation
- Preserved

Agriculture (AG)

Land and development centered around agriculture

Ex.

- Active Agriculture
- Farmette
- Agritainment
- Preserved

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Land Use Plan- Place Types

Rural (RU)

Developed areas that contribute to the character of rural culture

Ex.

- Rural Roadside
- Crossroads Village

Conservation Subdivision (CS)

Development that prioritizes the preservation of natural, historic, or cultural resources

Ex.

- Cluster Development
- Preserved Open Space

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Land Use Plan- Place Types

Large Lot Residential (LR)

Single-Family residential development in areas with limited access to utilities

Ex.

- Low Density
- On-Lot Septic
- >1 Acre Lot Sizes

Small Lot Residential (SR)

Single-Family residential development in areas with access to utilities

Ex.

- Public Sewer
- <1 Acre Lot Sizes

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Land Use Plan- Place Types

Multi-Family Residential (MF)

Multi-unit housing options with a small footprint that are easily incorporated within the surrounding development (infill).

Ex.

- Duplex, Triplex, etc.
- Townhouses
- Small Apartment Building (< 6 units)

Mixed Residential (MR)

Residential areas offering a variety of housing types and densities, integrated into a cohesive, well-connected community

Ex.

- Small Lots
- Single or Multi-Family
- Multiple housing/lifestyle choices

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Land Use Plan- Place Types

Neighborhood Centers (NC)

Locally-serving areas of economic, entertainment, and community activity

Ex.

- Small Businesses
- Traditional “Main Street”
- Pedestrian Oriented
- Smaller Parking Requirements (On-Street)

Suburban Center (SC)

Areas that serve the broader needs of surrounding residential neighborhoods

Ex.

- Mixed-Use
- Walkable/Transit Access
- Regional Draw
- Larger Apartment Buildings
- Office/Mixed-Use Buildings

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Land Use Plan- Place Types

Regional Employment Center (RC)

Draws people from throughout the region (and beyond) for employment activities

Ex.

- Large Employment Centers
- Entertainment
- Office Campus
- Hospitals/Medical Buildings

Industrial (IN)

Areas that support the manufacturing and distribution of goods and materials or research and development.

Ex.

- Distribution Centers/Warehouses
- Manufacturing
- Energy/Utilities
- Research/Flex Space

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Land Use Plan

2022 OVERALL GOAL

LU1: Provide a variety of land uses that uphold the existing character of South Whitehall and preserve critical resources that can be supported by necessary infrastructure.

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Land Use

STRATEGIES

- LU1: Utilize the land use plan to provide opportunities for growth while preserving the framework of existing neighborhoods
- LU2: Utilize the concept of Place Types to promote desired types of development and establish smooth transitions between land uses where appropriate.
- LU3: Utilize the land use plan to inform updates to SALDO, Zoning Ordinance, and other regulatory documents to be consistent with the comprehensive plan

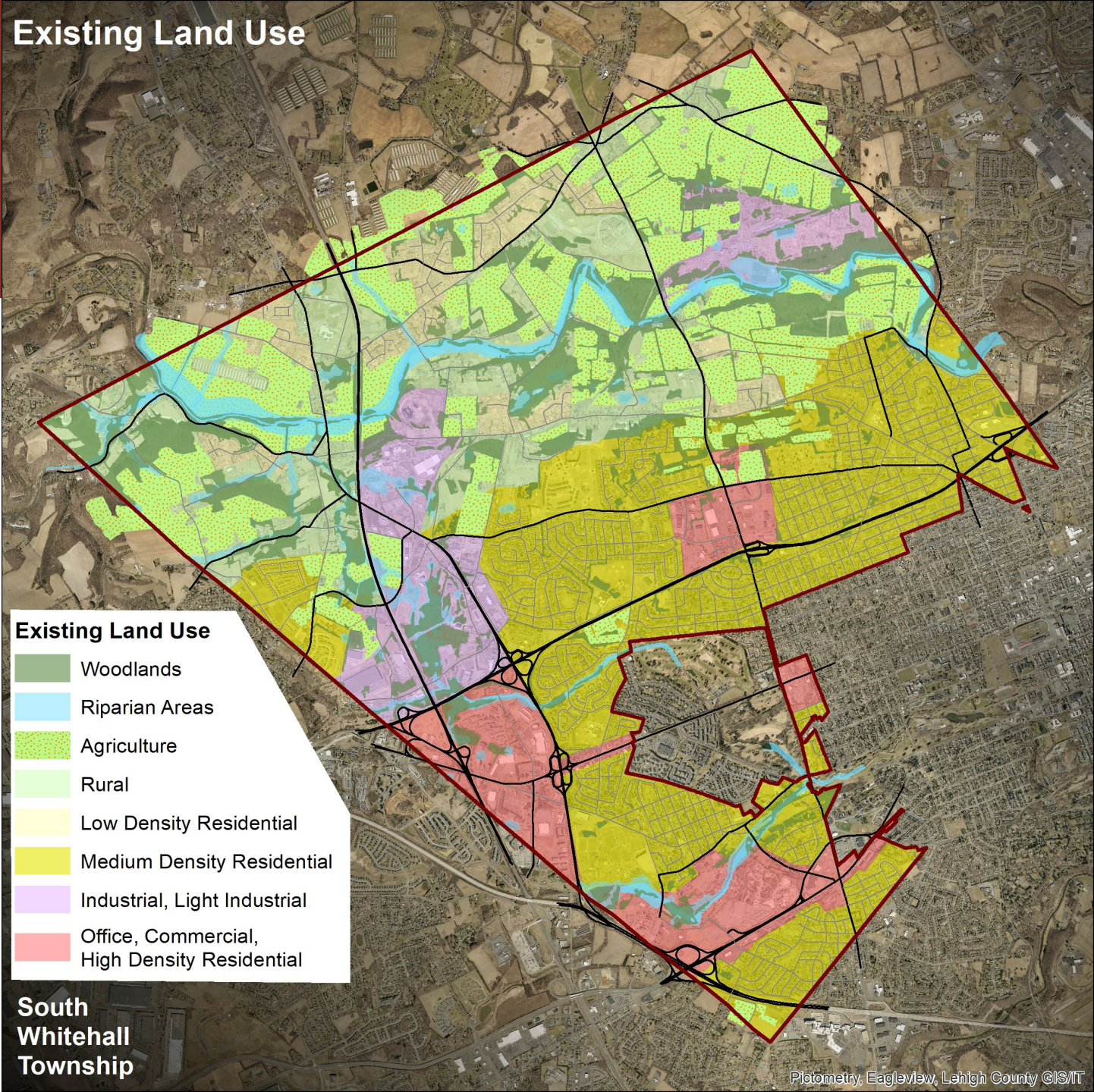
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Land Use Plan

Land Use	Acreage	Percent
Woodlands	1,204	10.9%
Riparian Areas	796	7.2%
Agriculture	2,217	20.1%
Rural	1,216	11%
Low Density Res.	505	4.6%
Medium Density Res.	3,301	29.9%
Industrial	718	6.5%
High Density Res.	1,080	9.8%

Existing Land Use



Existing Land Use

- Woodlands
- Riparian Areas
- Agriculture
- Rural
- Low Density Residential
- Medium Density Residential
- Industrial, Light Industrial
- Office, Commercial, High Density Residential

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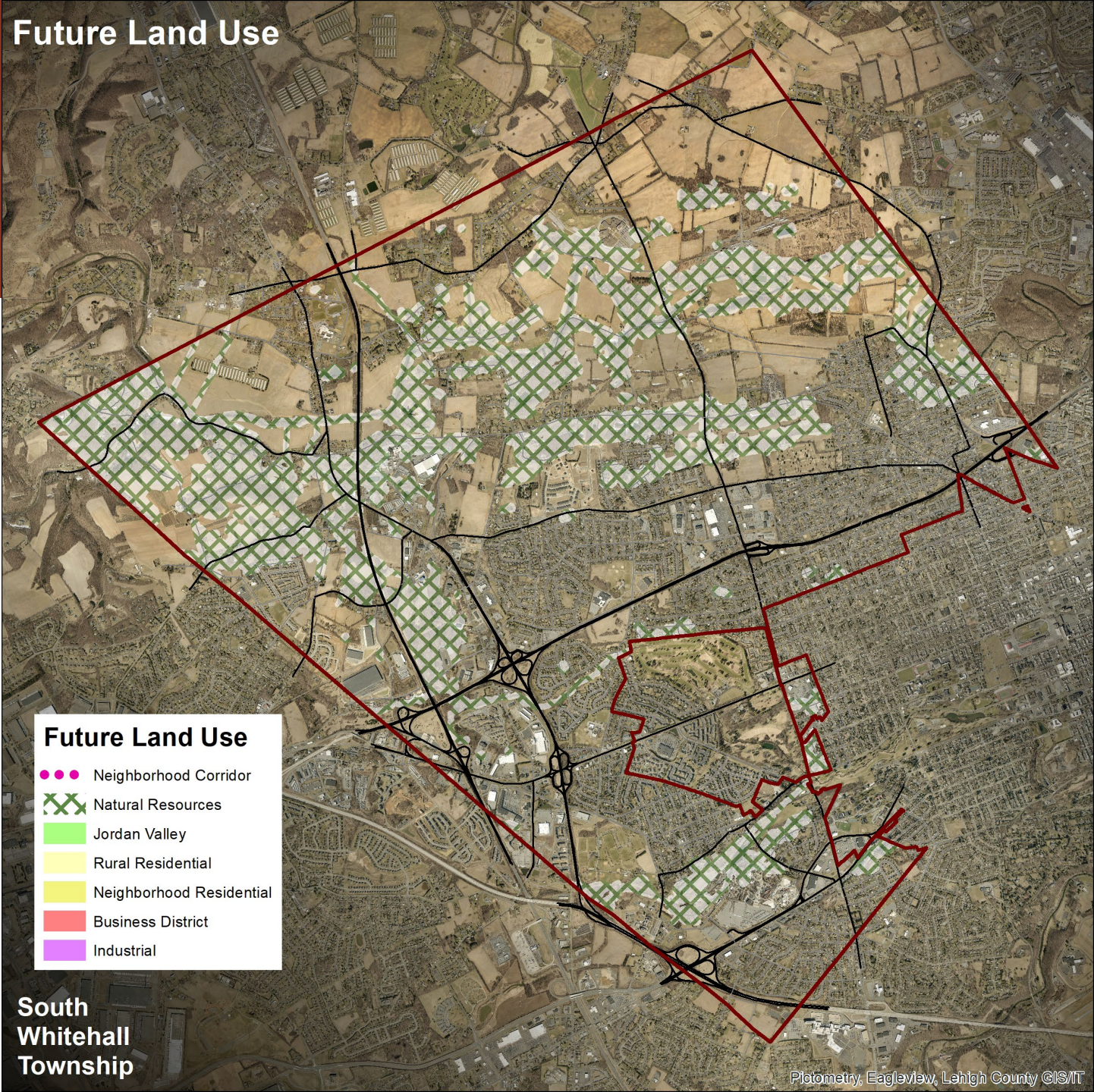
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Land Use Types

Natural Areas

Natural areas are comprised of woodlands, riparian areas, and steep slopes. These areas are designated with an overlay and should be priority for preservation when possible. Protection of these areas can occur through resource protection ordinances, discussed in the implementation plan. In some cases, development can be supported in these areas but may require site-level analysis.

Future Land Use



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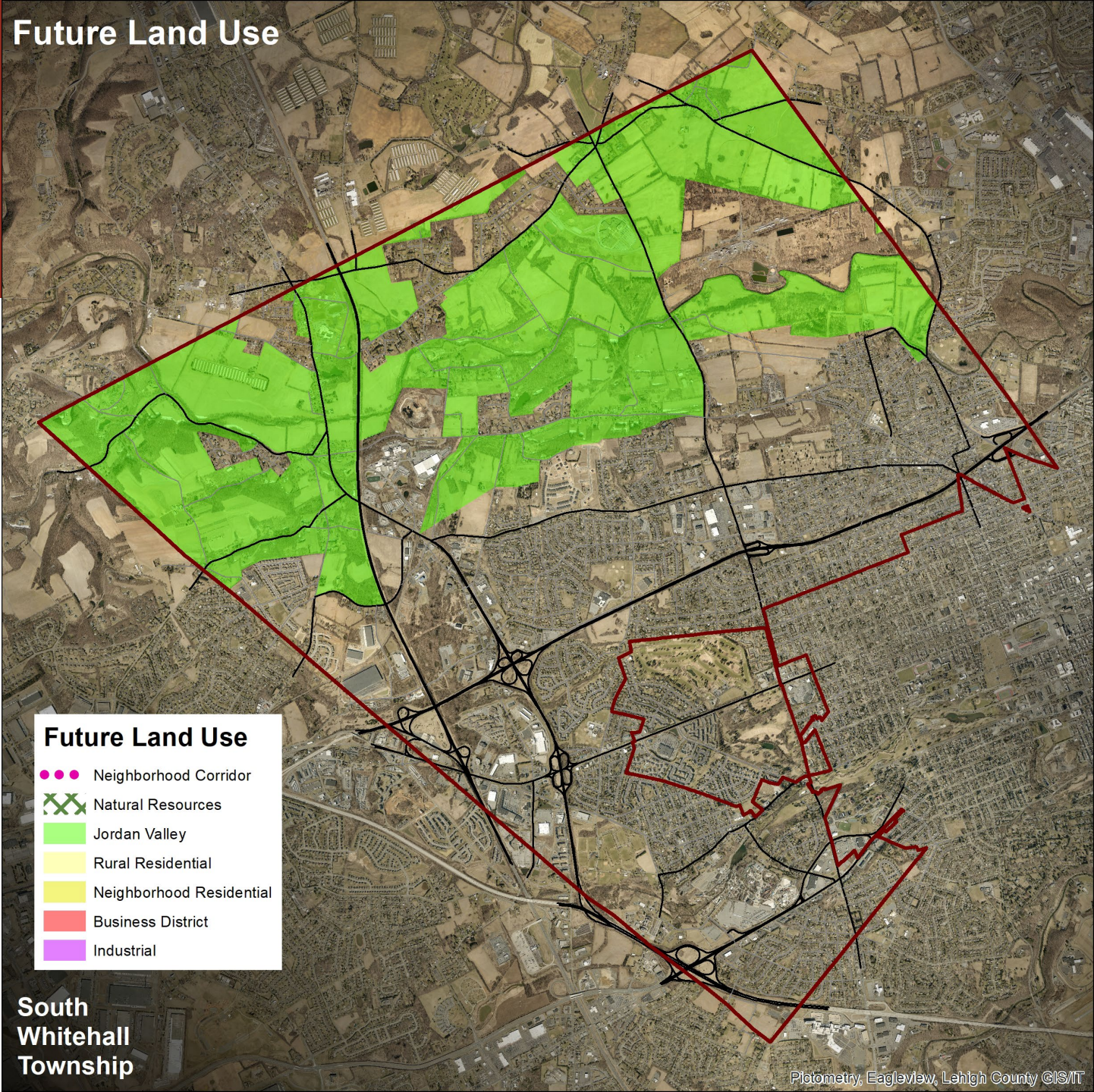
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Land Use Types

Jordan Valley

The SWT portion of the Jordan Creek Watershed is a distinctive landscape when compared to other areas of the Jordan Creek Watershed. Much of the upstream areas of the Jordan Creek Watershed are defined by challenging topography. As the Jordan Creek enters South Whitehall Township the topography transitions from steep slope areas to a defined valley. This valley, the Jordan Valley, is an area where residents of SWT consider a resource that enhances the quality of life for residents and is closely tied to the community identity. Downstream from SWT the Jordan Creek begins a denser development pattern as it enters Whitehall Township and eventually the City of Allentown. This area has limited access to public water. Several properties are served by private sewage treatment facilities.

Future Land Use



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Land Use Types – Jordan Valley

GOALS

- Preserve the rural and historic character of the Jordan Valley through the following:
 - Preserve natural resources and important landscapes through incentives and cooperation with landowners
 - Enhance crossroads villages with attention to the surrounding landscape
 - Encourage the continuation of active agriculture by allowing uses consistent with operations of active agriculture
 - Incentivize the utilization of Conservation-Based Subdivisions for future land developments

Place Types

Open Space (OS) - Agriculture (AG) – Rural (RU) – Conservation Subdivision (CS)

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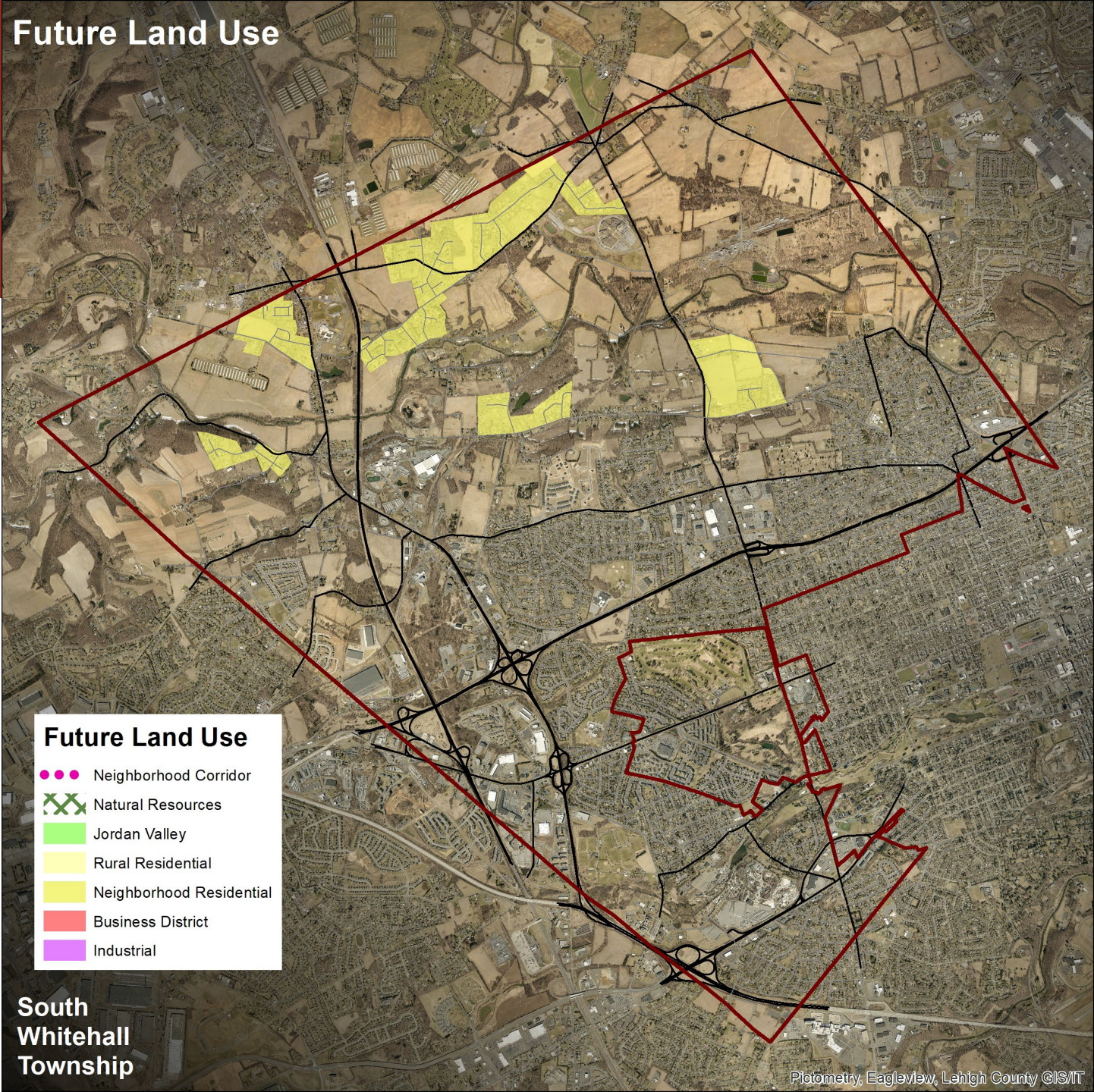
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Land Use Plan

Rural Residential

These areas are located within the Jordan Valley where access to utilities is sparse. While the water utility services much of these areas, sewer disposal is required to be on-lot individual septic. Therefore, the rural residential areas of the Township are identified as residential subdivisions that have lot sizes greater than one acre. Large tracts of land adjacent to these areas have been identified as Rural Residential primarily due to the presence of stub streets and/or proximity to existing infrastructure, making future development of these parcels more feasible. Development in these areas is currently in the form of Large Lot Residential.

Future Land Use



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Land Use Types – Rural Residential

GOALS

- Preserve natural resources and important landscapes through incentives and cooperation with landowners.
- Encourage the continuation of active agriculture by allowing uses consistent with operations of working farms.
- Incentivize the utilization of Conservation-Based Subdivisions for any future land development.
- Encourage the continuation of existing development in a seamless manner to preserve and enhance neighborhood character.

Place Types

Open Space (OS) – Agriculture (AG) – Conservation Subdivision (CS) – Large Lot Residential (LR)

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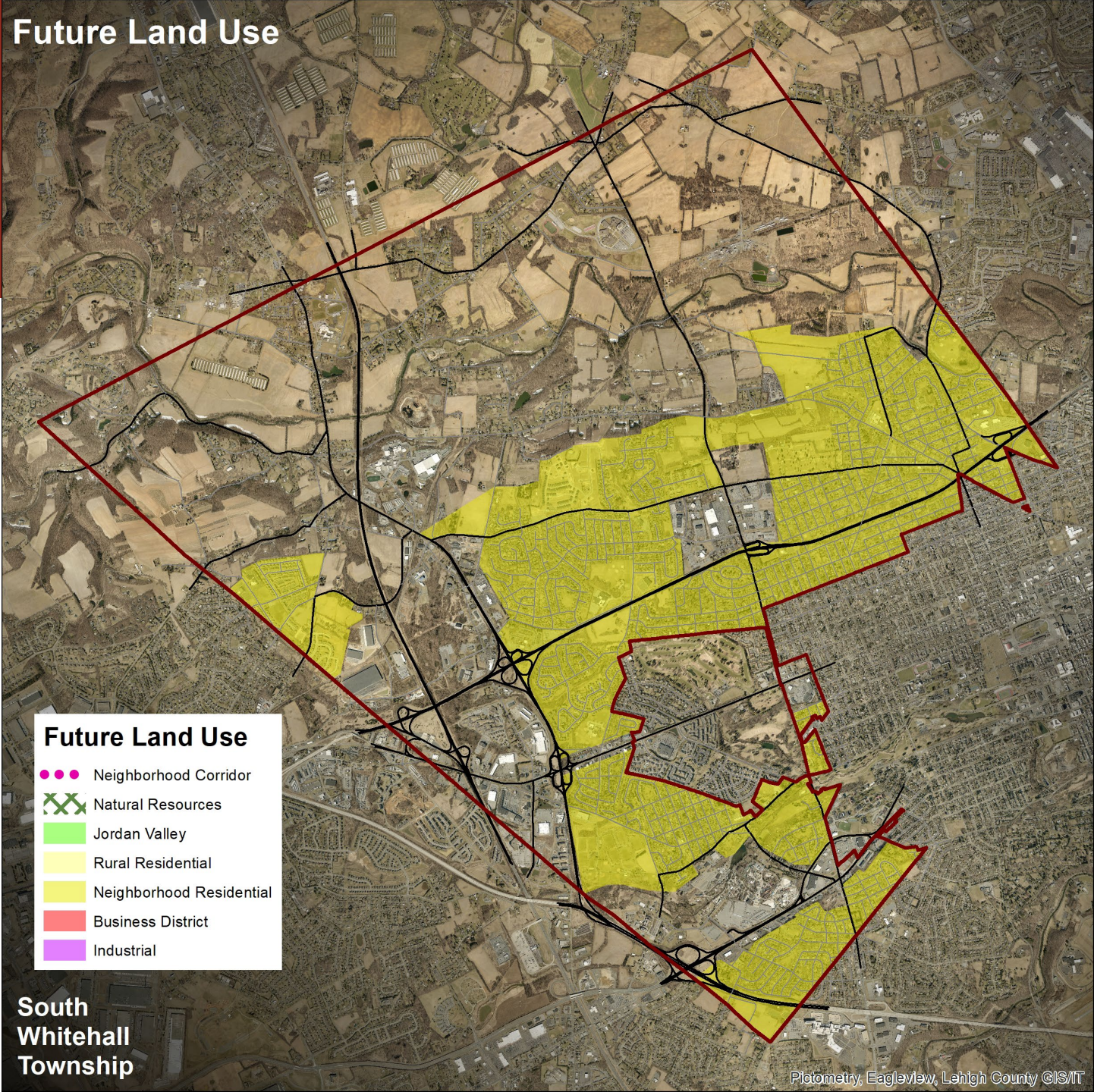
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Neighborhood Residential

These areas are predominantly established neighborhoods, dominated by existing residential development typically on lots less than 1 acre and served by water and sewer. The overall area contains a variety of housing types and densities and is home to the largest proportion of the Township population.

Future Land Use



Future Land Use

- Neighborhood Corridor
- ✕✕ Natural Resources
- Jordan Valley
- Rural Residential
- Neighborhood Residential
- Business District
- Industrial

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Land Use Types – Neighborhood Residential

GOALS

- Encourage housing types to address the needs of all income levels
- Evaluate pedestrian safety and connectivity by identifying barriers that impede pedestrian mobility
- Encourage walkability within neighborhoods and to other land use types
- Consider traffic calming and congestion relief where possible

Place Types

Small Lot Residential (SR) – Multi-Family Residential (MF) – Mixed Residential (MR)

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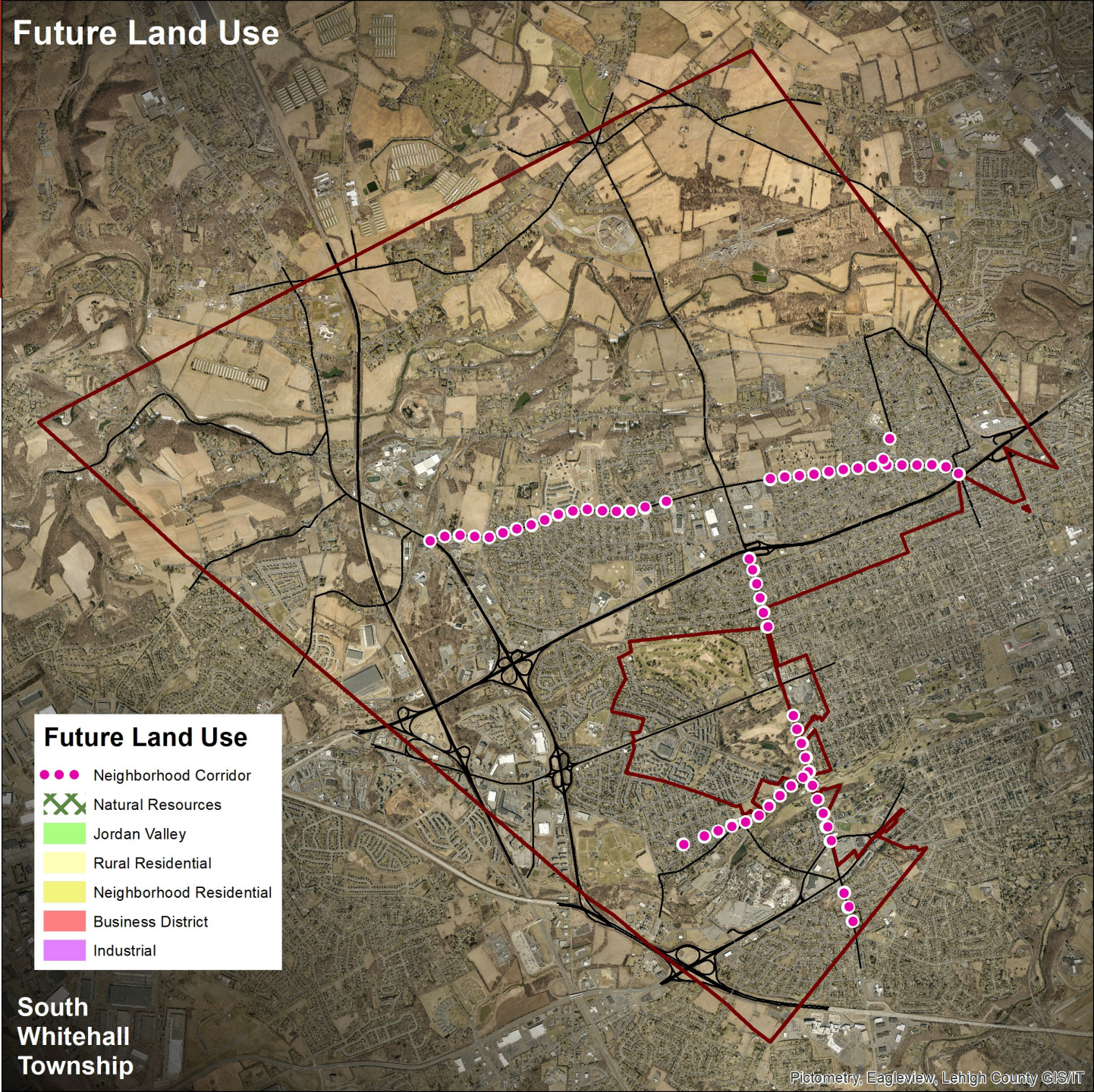
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Land Use Plan

Neighborhood Corridor

These corridors operate as gateways to the community and the spine of activity to the surrounding neighborhoods. Existing corridors are typically high traffic volume and encourage multiple forms of transportation. These areas are served by public water and sewer.

Future Land Use



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Land Use Plan – Neighborhood Corridor

GOALS

- Encourage opportunities for small business to develop, expand, and thrive
- Encourage transitions from residential to mixed-use and commercial
- Encourage walkability and multiple modes of transportation
- Utilize streetscaping, facades, and beautification techniques to create sense of place that preserves and enhances community character

Place Types

Mixed Residential (MR) – Neighborhood Centers (NC)

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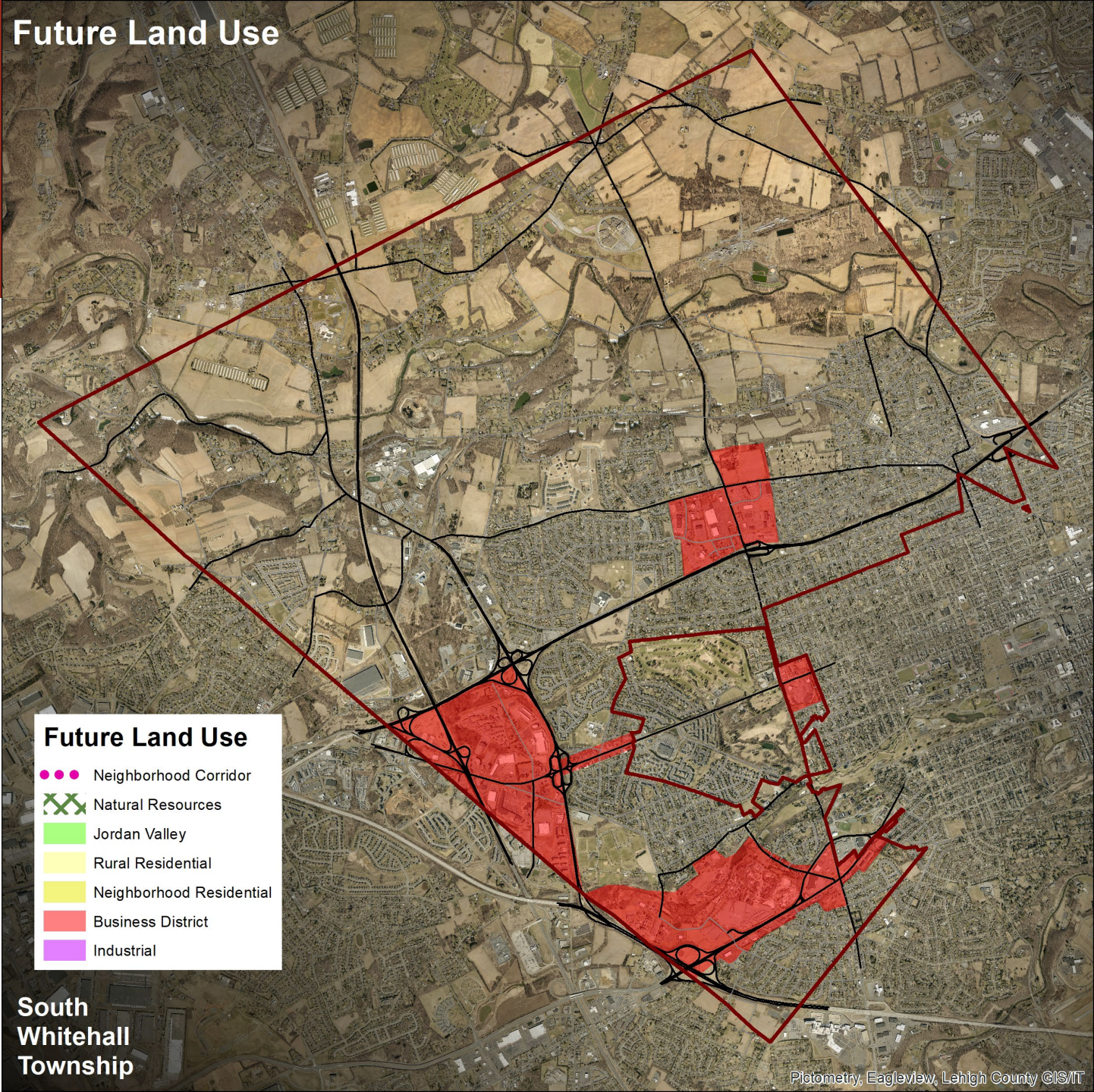
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Business District

These areas represent regional employment centers and the hubs of economic activity for South Whitehall Township. These areas are primarily established developments that feature shopping centers, entertainment areas, and office buildings. The Business Districts typically have the greatest concentration of employees. These areas serve a regional draw and support a mix of uses and place types.

Future Land Use



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Land Use Plan – Business District

GOALS

- Incentivize infill and redevelopment
- Incorporate residential to create mixed-use developments
- Encourage local connectivity to surrounding land uses
- Encourage regional connectivity through transit and multimodal infrastructure and circulation

Place Types

Suburban Center (SC) – Regional Employment Center (RC)

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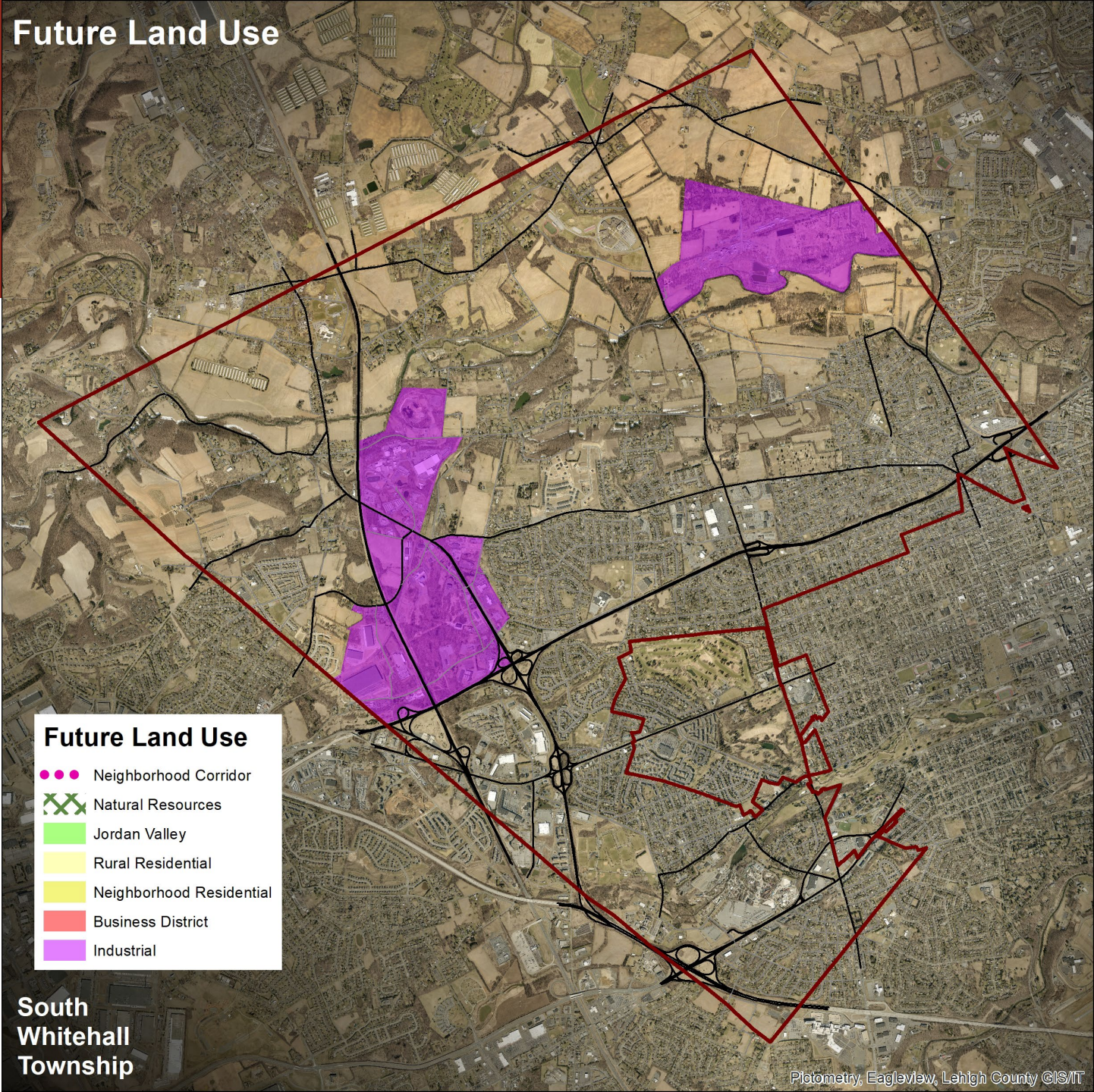
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Land Use Plan

Industrial

These areas support the manufacturing and distribution of goods and materials. Intensity of development is dependent on the availability of utilities and connections to road infrastructure. These areas contain both heavy and light industrial uses. Heavy industry typically contributes more impacts. Light industrial uses typically have less noticeable impacts.

Future Land Use



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Land Use Plan - Industrial

GOALS

- Require buffers to be proportionate to the degree of impact and intensity of development
- Consider transit and multimodal connections to support industrial employees
- Coordinate development along transportation routes that can appropriately accommodate traffic impacts and require necessary transportation improvements

Place Types

Regional Employment Center (RC) – Industrial (IN) – Open Space (OS)
– Conservation Subdivision (CS)

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Land Use Plan

PLACE TYPES

Open Space (OS)

Agriculture (AG)

Rural (RU)

Conservation Subdivision (CS)

Large Lot Residential (LR)

Multi-Family Residential (MF)

Mixed Residential (MR)

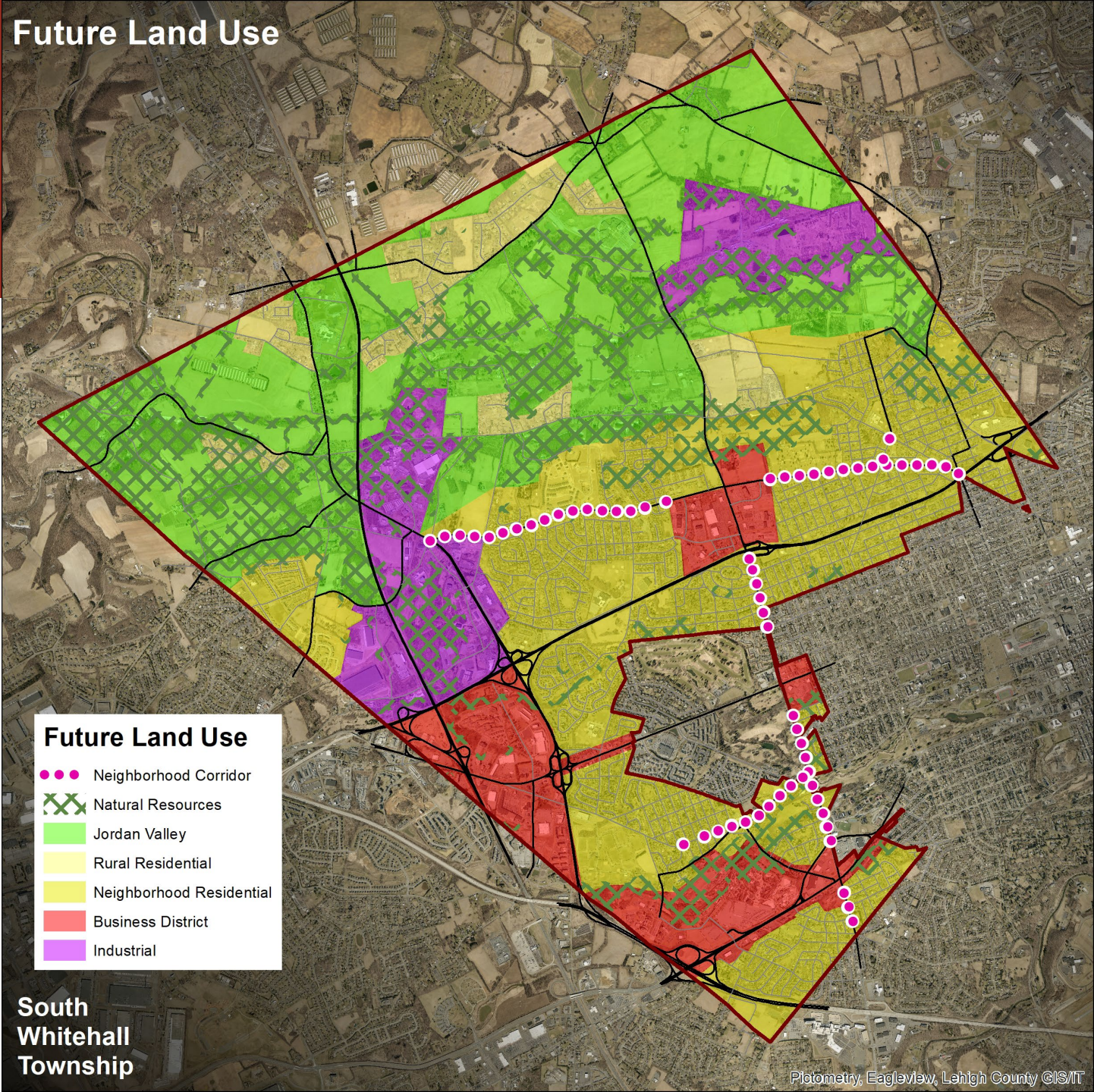
Neighborhood Centers (NC)

Suburban Center (SC)

Regional Employment Center (RC)

Industrial (IN)

Future Land Use



Future Land Use

- Neighborhood Corridor
- ⊠ Natural Resources
- Jordan Valley
- Rural Residential
- Neighborhood Residential
- Business District
- Industrial

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Implementation Summary

Implementation Item	Focus Area	Timeline	Priority
Administrative Evaluation		short term	medium
Agriculture Preservation Plan	R	short term	medium
Bike Ped Plan	T L	short term	medium
Broadband Infrastructure	U	short term	medium
Capital Improvements Plan	R U F T L	short term	high
Hazard Mitigation	F L	short term	medium
Historic Preservation Plan	R L	short term	medium
Housing	H	short term	medium
Infrastrucutre Evaluation	U	short term	medium
Landscape Plan	R U F L	short term	medium
Open Space Plan	R U F L	short term	high
Official Map Updates	R U H F T L	short term	high

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Implementation Summary

Implementation Item	Focus Area	Timeline	Priority
PROT		short term	medium
Public Safety Plan		short term	medium
Regional Coordination	R U H F T L	mid term	medium
Re-Examination Report	R U H F T L	short term	high
Resource Protection Ordinances	R	short term	medium
SALDO Updates	R U F L	short term	medium
Sewer Plan (Act 537)	R U H F T L	short term	high
Solid Waste	U F	short term	medium
Stormwater Plan (Act 167)	R U F L	short term	medium
Transfer of Development Rights Program	R U H F T L	short term	high
Traffic Safety Plan		short term	medium
Transportation Plan		short term	medium
Zoning Updates	R U F L	short term	medium

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Implementation Item Example

IMPLEMENTATION ITEM

Broadband Infrastructure

U

short term

medium

KEY GOALS

Inventory where high-speed internet or 5G is available and explore opportunities to increase access.

Understand what Township can offer under State/Federal Law and Guidelines

Keep zoning and land development ordinances in compliance with legal offerings and partnerships with service providers

Working with providers to better understand service capabilities and expansion opportunities

KEY ACTIONS

Is there a permit process for the Township in a legal sense? (Currently Electric permit)

Ensure shorter review periods in order to keep up with technology advancements

Examine state and federal law to see if there are incentives for providing these extensions

Inventory service options

STAKEHOLDERS

Service Providers, Cable and Fiber-Optic Options

FUNDING SOURCES

State and Federal Programs

MEASURES OF SUCCESS

Seeing 5G service widely available

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Draft Plan Review