

# Lancaster 2040

## COMPREHENSIVE PLAN



Steering Committee Meeting  
September 18, 2023

# Agenda

1. Welcome
2. Draft Plan Outline
3. Implementation Strategies Summary
4. Future Land Use Map Discussion
5. Next Steps
6. Adjourn

# Project Updates

- Planning Commission Meeting
- County Council Meeting
- Focus Group Meetings
- Staff Meetings
- Draft Plan Prepared

# Draft Plan Outline

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# Guiding Principles

*Lancaster County respects and celebrates its diverse communities as it continuously plans for the future, protects the environment, promotes healthy lifestyles, and provides exemplary services for its residents.*

## Guiding Principles



### Growth

Lancaster County welcomes responsible growth that brings opportunity and choice to our residents, and, as we continue to grow, we will ensure that our policies support the creation of a livable and sustainable built environment.

### Balance

We will strive to ensure that our policy choices and allocation of resources create the opportunity for balanced and equitable outcomes throughout Lancaster County, without regard to geography or residents' socioeconomic status.

### Vibrance

We will create and sustain a vibrant community through policies and investments that support the economic, cultural, and social vitality of Lancaster County, including fostering the development and renewal of the places and spaces that allow residents and visitors to gather and experience a shared civic and cultural identity.

### Service

The provision of high-quality public services and infrastructure is a key responsibility of Lancaster County government, and we will work, both internally and externally, in cooperation with our partners, to ensure that these are provided in an efficient and fiscally responsible manner that meets the needs of our community.

### Sustainability

We will take into account the human, environmental, and fiscal outcomes of our policy decisions and the growth that we attract to our community as we work to ensure that Lancaster County grows in a sustainable and resilient manner.

### Prosperity

We will seek to ensure that our residents and businesses have the opportunity to prosper and thrive in an environment that supports their economic success, including access to high-quality education, local employment opportunities, healthcare, and attainable housing.

### Mobility

Our policies and investments will support the ability to move people and goods within and through Lancaster County at all scales, from residents walking safely in their communities to industries moving their finished products efficiently to market.

# Implementation Strategies Summary

## Organization

- County-Wide, Panhandle, Greater Lancaster, and Southern Lancaster have individual strategies
- Guiding Principles associated with each action

## Layout

- Strategy context description
- Supporting actions to guide implementation

### COUNTY-WIDE IMPLEMENTATION STRATEGIES

#### CW 1 - MANAGING GROWTH

As defined on the Future Land Use Map, a significant amount of land is designated for residential and commercial growth in the Panhandle, along the US-521 corridor in Greater Lancaster, around the City of Lancaster, surrounding the towns of Heath Springs and Kershaw, and south of the City of Lancaster in areas served by public wastewater systems. In order to ensure that Lancaster County can absorb the amount of growth that has been programmed over the horizon of this plan, while also improving current service levels and accommodating development projects that were previously approved, it will have to ensure that public infrastructure and services are in place to support it.

Currently, there are deficits in a number of areas (namely transportation, school capacity, emergency medical services, and law enforcement) that are not meeting the existing levels of demand placed on them. These impacts currently vary by geographic area of the County and between rural and urban settings. In order to manage infrastructure and service capacity, the County should establish new concurrency standards for public infrastructure and service levels as an objective means of managing the impact of additional growth.

#### Supporting Actions

CW 1.1 - Analyze the current and future infrastructure and services needs on a County-wide basis to serve as a framework for developing concurrency standards. Prepare and adopt concurrency standards and related policies for the identified public infrastructure and service needs to manage growth County-wide.



CW 1.2 - Utilize the Future Land Use Map, utility plans, and similar metrics to proactively zone residential development in the areas envisioned as growth areas on the Future Land Use Map.



CW 1.3 - Require the Lancaster County Water and Sewer District, the Lancaster County School District, and other utility and service providers to be involved in the plan review process.



# County-Wide Implementation Strategies

- CW 1 – Managing Growth – 3 Supporting Actions
- CW 2 – Economic Growth – 6 Supporting Actions
- CW 3 – Sustainable Transportation – 9 Supporting Actions
- CW 4 – Resilient Services – 6 Supporting Actions
- CW 5 – Natural Environment – 4 Supporting Actions
- CW 6 – Parks and Recreation – 6 Supporting Actions
- CW 7 – Community Building – 4 Supporting Actions
- CW 8 – Beautification – 4 Supporting Actions

# Panhandle Implementation Strategies

- PA 1 – Growth Management – 5 Supporting Actions
- PA 2 – Connecting Development – 5 Supporting Actions
- PA 3 – Service Needs – 5 Supporting Actions
- PA 4 – Urban Amenities – 4 Supporting Actions

# Greater Lancaster Implementation Strategies

- GL 1 – Balancing Growth – 3 Supporting Actions
- GL 2 – Traditional Center – 3 Supporting Actions
- GL 3 – Economic Redevelopment – 3 Supporting Actions
- GL 4 – Connecting Destinations – 3 Supporting Actions

# Southern Lancaster Implementation Strategies

- SL 1 – Facilitating Growth – 4 Supporting Actions
- SL 2 – Supporting Communities – 4 Supporting Actions
- SL 3 – Equitable Services – 3 Supporting Actions

# **Future Land Use Changes**

# Land Use Categories

## 11 Land Use Categories – Based on Character / Function

- Agriculture & Timber
- Conservation
- Rural
- Neighborhood
- Growth Area
- Core Mixed Use
- Economic Development
- Master Planned Community
- Mining
- Municipality
- Municipal Growth Area

# Land Use Categories

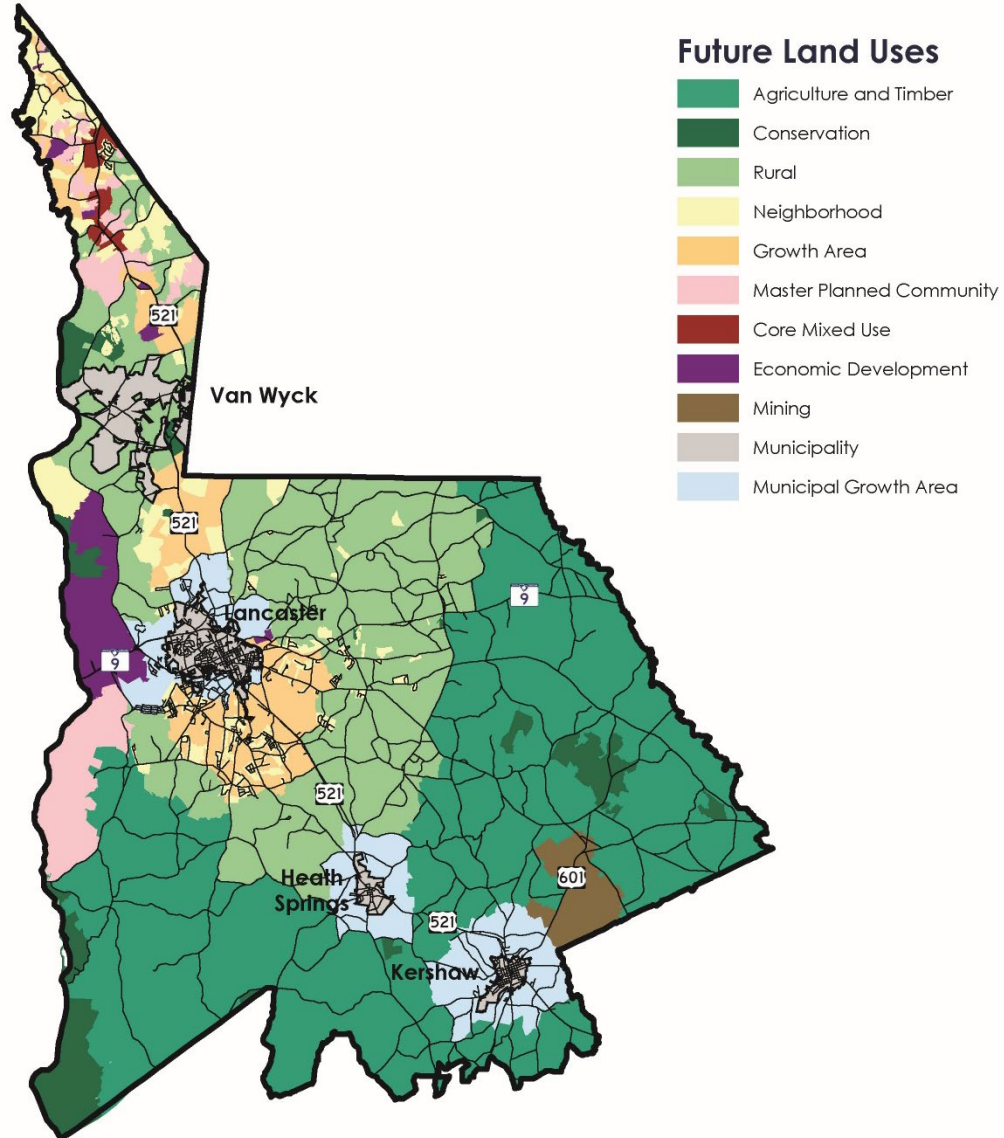
## Master Planned Communities

- Administrative request to replace Edgewater with all Master Planned Communities
- Includes all subdivisions approved under a Planned Development zoning designation

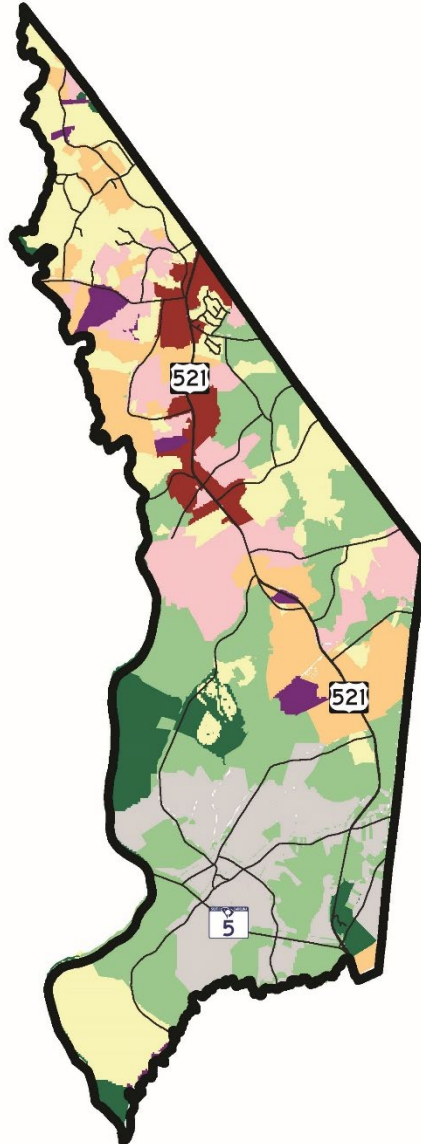
## Municipal Growth Area

- Designated future growth areas for the three municipalities that have local wastewater collection systems.
- Formal (Lancaster) or informal (Kershaw and Heath Springs) areas in which urban growth is possible due to availability of utilities.
- Direct growth through annexation requirements and application of Rural or Ag. & Timber land use policies, as appropriate within influence areas.

# Future Land Use Map



# Panhandle Future Land Use Map



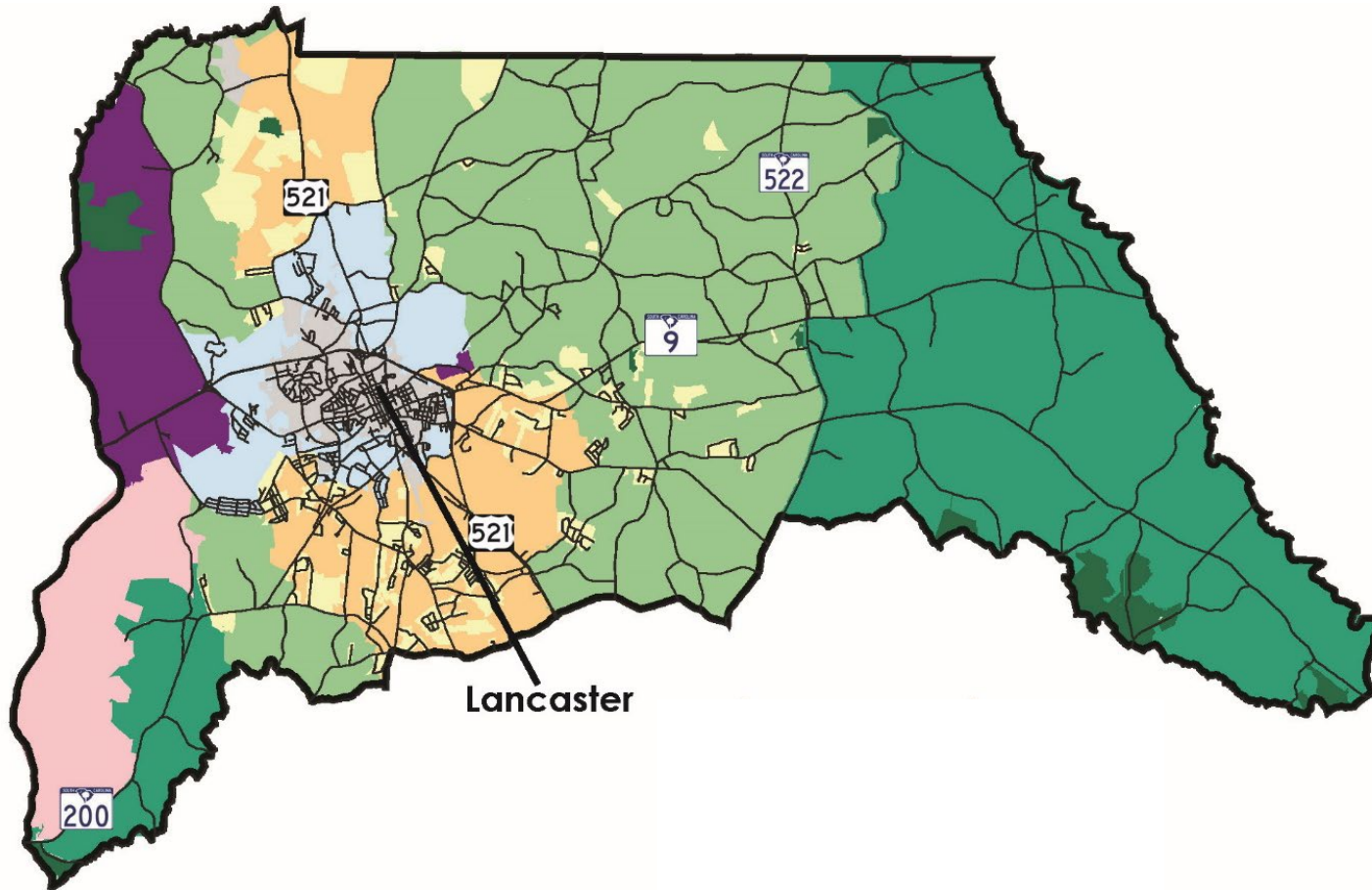
## Future Land Uses



## OVERVIEW:

- Addition of Master Planned Communities
- Reduction in designated Growth Areas
- Discussion of concurrency necessary to implement Growth Areas
- Addition of new State Park
- Better alignment with Southern Panhandle small area plan

# Greater Lancaster Future Land Use Map



## OVERVIEW:

- Maintain Economic Development Area
- Edgewater grouped with other Master Planned Communities
- Added several KVLT Conservation Areas

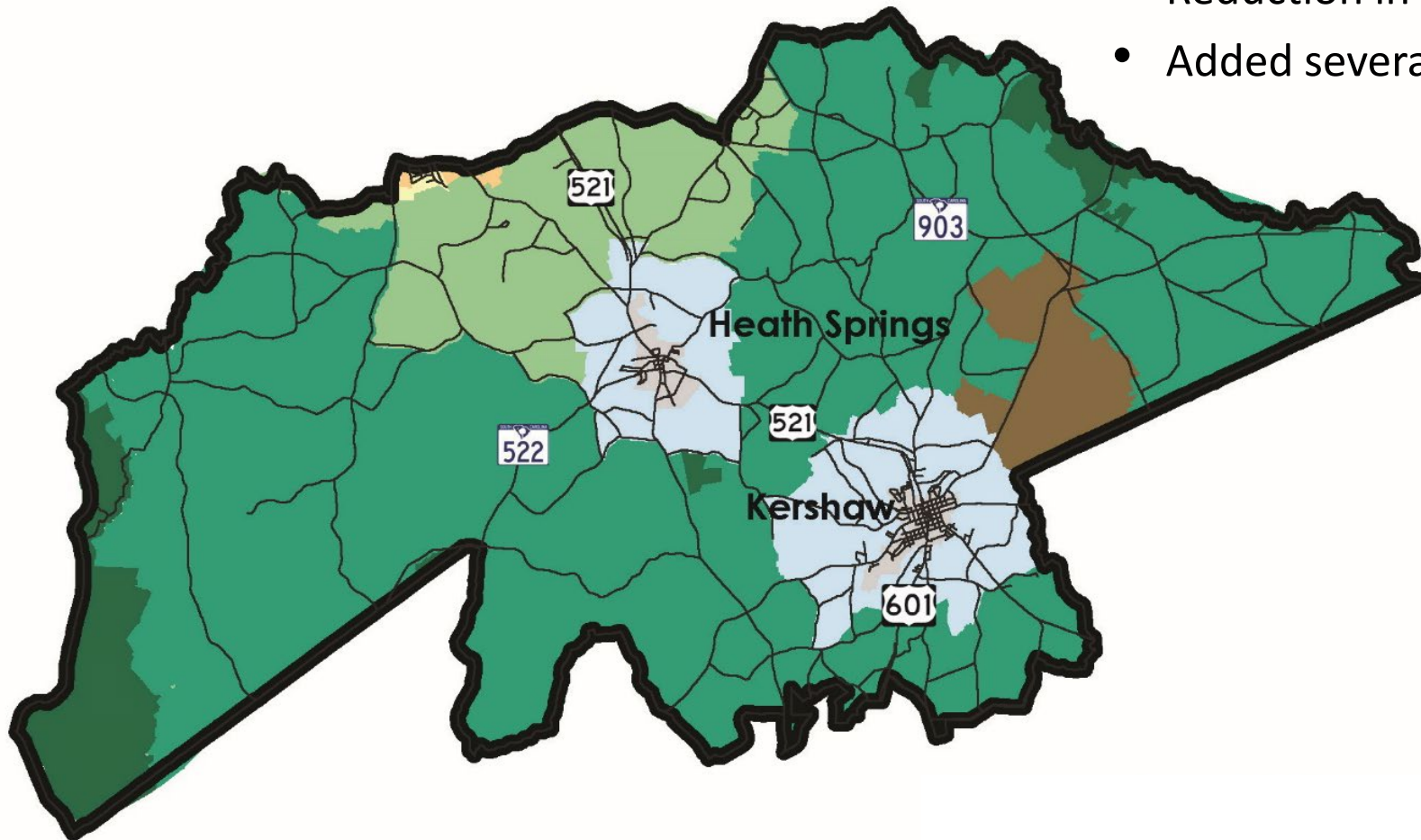
## Future Land Uses

	Agriculture and Timber
	Conservation
	Rural
	Neighborhood
	Growth Area
	Master Planned Community
	Economic Development
	Municipality
	Municipal Growth Area







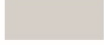

# Southern Lancaster Future Land Use Map

## OVERVIEW:

- Reduction in Kershaw Municipal Growth Area
- Added several KVLТ Conservation Areas



## Future Land Uses

	Agriculture and Timber
	Conservation
	Rural
	Neighborhood
	Growth Area
	Mining
	Municipality
	Municipal Growth Area

# Next Steps

- Public Plan Review & Engagement
- Focus Group Meetings
- Steering Committee Meeting(s)
- Plan Adoption Process

# Lancaster 2040

## COMPREHENSIVE PLAN



Steering Committee Meeting  
September 18, 2023