

# NEW HANOVER COMPREHENSIVE PLAN

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Maggie Dobbs, AICP

December 11, 2019



# Agenda

- Review of Community Workshop Results and Survey
- Review of topic: Future land use
  - Based on community feedback, what recommendations would you suggest regarding future land uses and locations for those land uses?
- Next steps

# Comp Plan Topic Schedule

## 2019

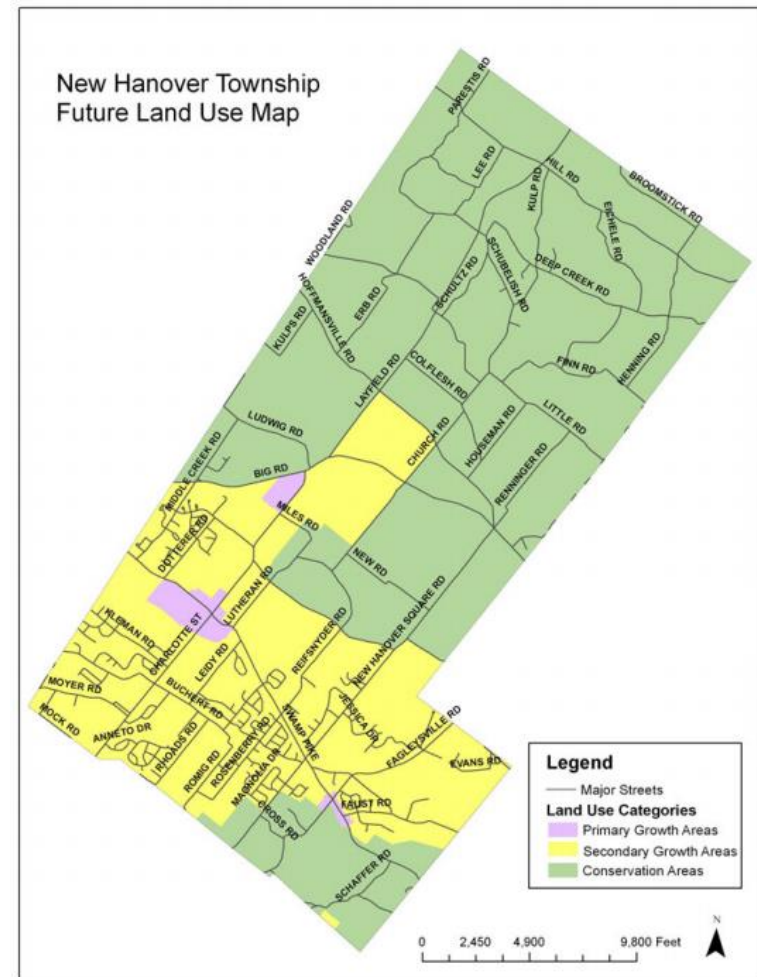
- May
  - Preliminary issues identification
  - Survey development
- June
  - Housing and Population
  - Survey development
- July
  - Parks and open space
  - Survey development
- August
  - Transportation
  - Survey finalization
- September (Survey launch)
  - Natural and historic resources
- October
  - Economic development
- November (Community Workshop)
  - Workshop preparation
- **December**
  - **Future land use**

## 2020

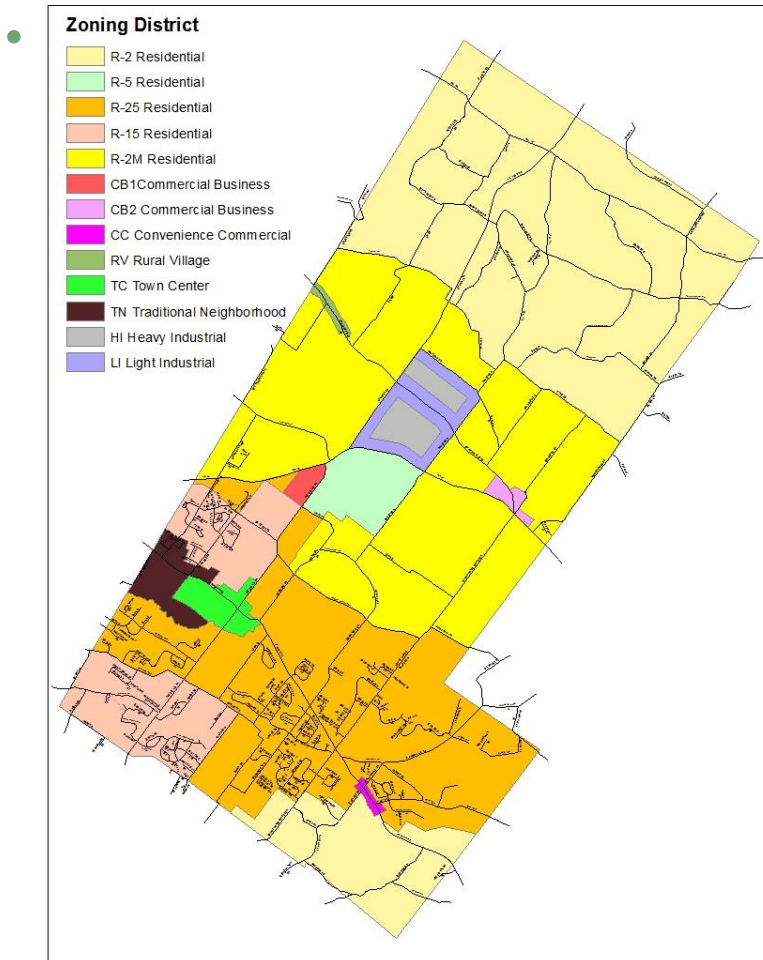
- January
  - Community facilities and utilities
- February
  - Government
- March
  - Strategies development
- April
  - Implementation chart development
- May (**Open House**)
  - Open House preparation
- June
  - Open House feedback review
- July – October
  - Review of draft plan

# Future Land Use - PMRPC

- Recommendation to keep development to predominantly the southern half of the township

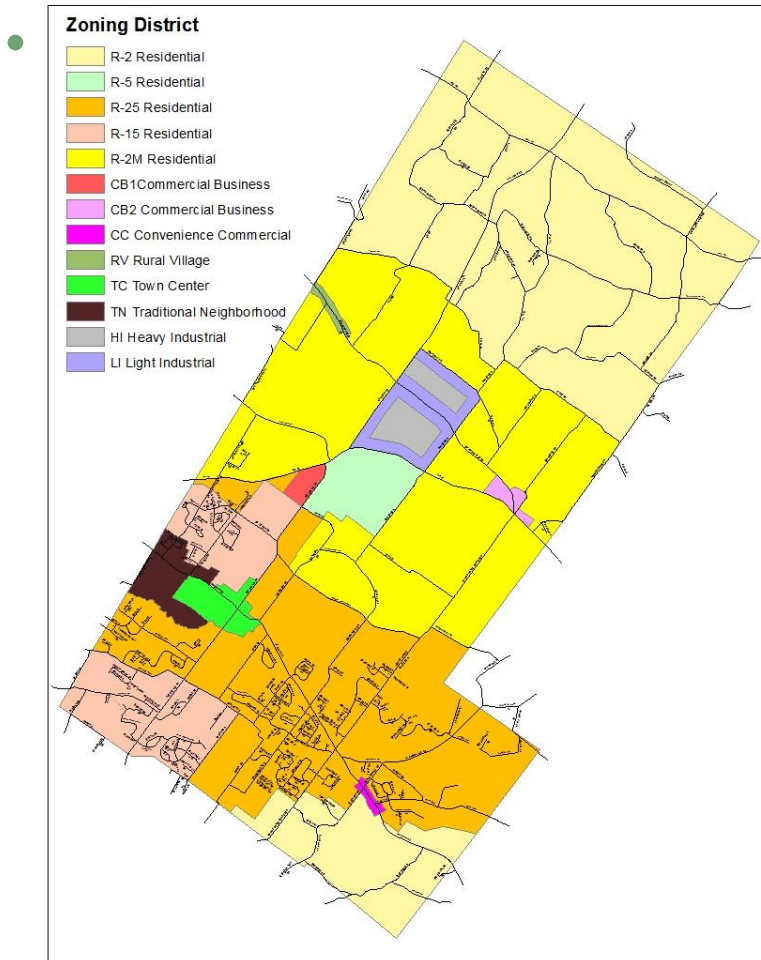


# Future Land Use - Residential



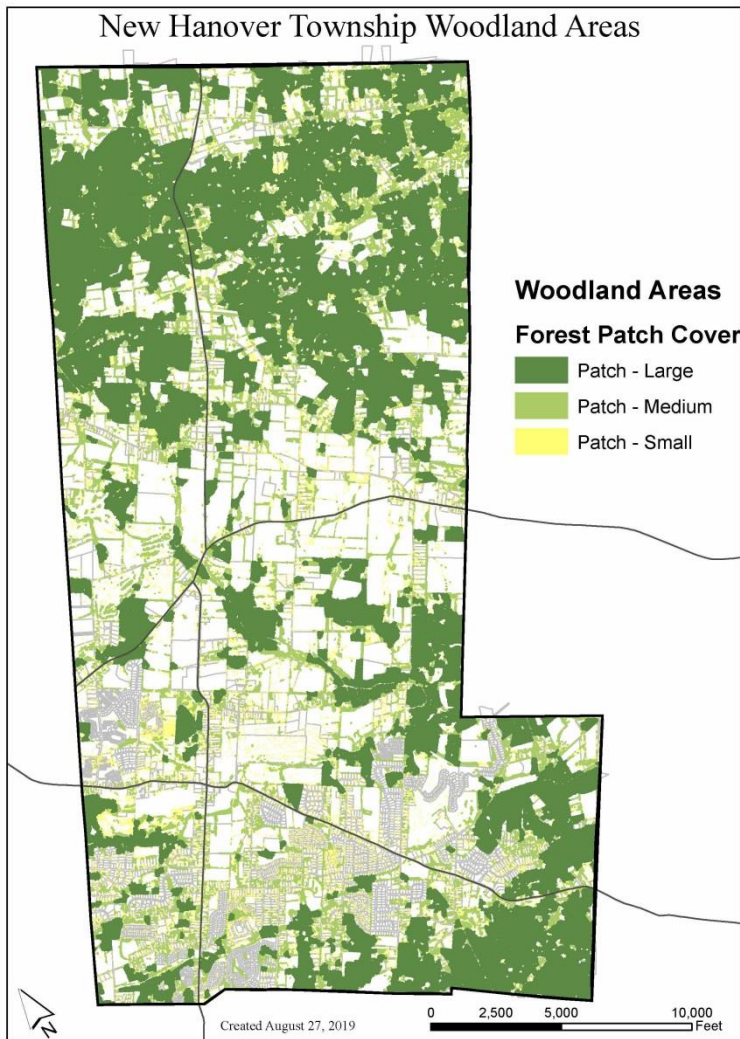
- Township is predominantly zoned for residential
- Some respondents indicated they don't care for the performance standards that result in developments with small lots/attached units/houses close together because it detracts from the sense of open space you get from larger lot subdivisions.

# Future Land Use - Nonresidential



- Limited zoning area for commercial and retail use.
- Community feedback from workshop implied a greater interest in developing a more “local” community town center for shopping and dining vs. survey feedback

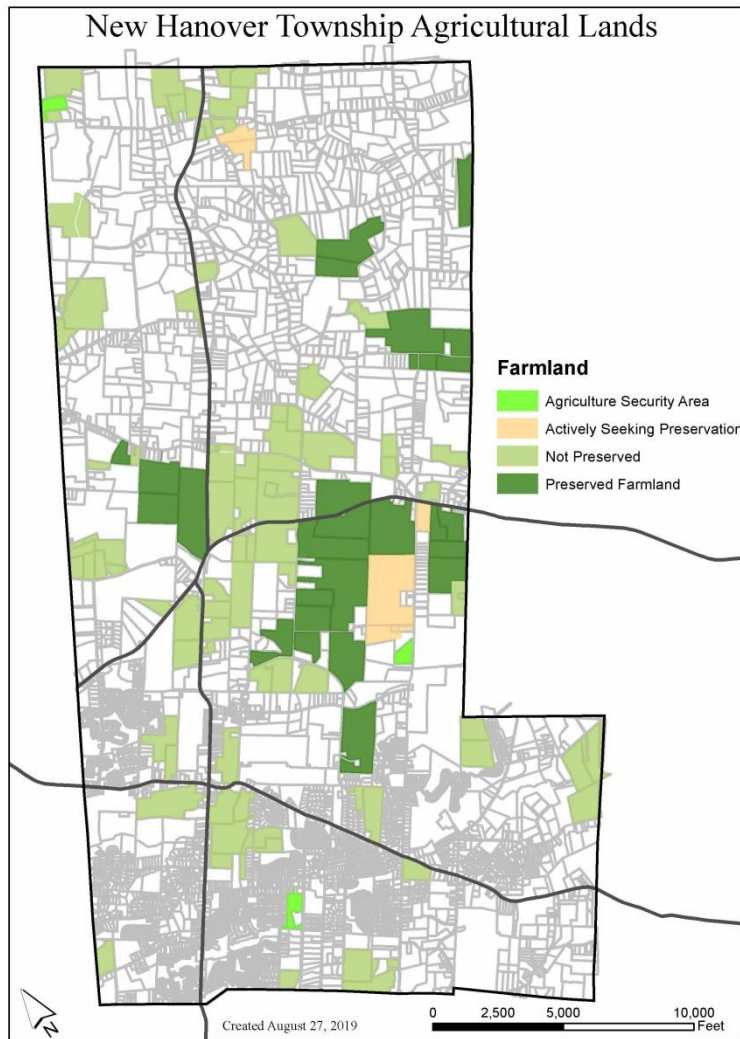
# Future Land Use – Open Space



- Overwhelming majority of residents responded with some variation on the desire to preserve the sense of open space, farmland, woodland, wildlife habitats, and a general “rural” character.
- Want to see connected trails development.

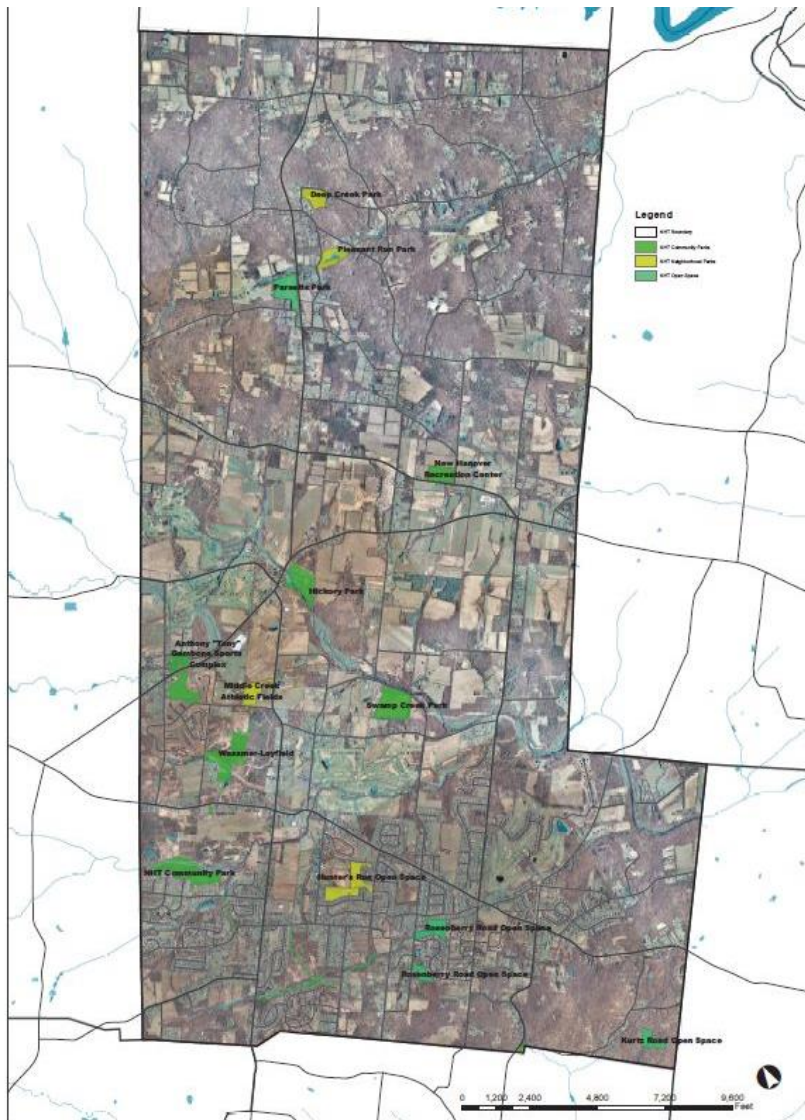


# Future Land Use – Agriculture



- Interest in preserving more farmland, although the majority that can be (qualified) preserved already are. Potential to facilitate greater conversion into the ASA program.

# Future Land Use – Parks




- Residents indicated a desire to see parks better connected to residential areas, and an increase in the trail networks.
- Some lack of awareness of park locations and amenities suggests need for resident education and outreach.

# Values Identification




- Residents are largely concerned about the amount of new housing development, the rapid pace of new housing, and the impact housing has on increased traffic. While we can't limit development entirely, we can make changes to manage the pace at which change happens.
- Think of those areas where residential uses are permitted, and what kind of residential development is allowed. Should there be a review of performance standards to determine suitability of lot sizes/housing types?
- Stub streets, cul-de-sacs, and other roadway limitations truncate the ability to create connected streets and sidewalks. Do you want to consider tools to require developers to connect into adjacent properties? Address street standards for width, connections, sidewalks, etc.?

# Values Identification

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- There was a greater call for a “community center” that primarily included commercial uses, like shops and restaurants that more mimics a traditional “downtown” vs. a box store oriented commercial town center.
  - Commercial zoning is limited – what is your desired outcome for commercial uses in the township?
  - Are there other areas that should be zoned to allow new commercial uses?

# Values Identification

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- Open space preservation, park improvements, and trails linkages were key elements of the discussion.
  - Indoor recreational space is lacking, and many felt the Rec Center was not adequate – what other recreation facilities do you feel should be provided for the township?
  - The township's Open Space Plan already identifies a number of trail linkages – what system would work to begin implementing those recommendations?

# Next Steps...

- Submission to PC of background materials on upcoming topics
  - January: Community facilities and utilities
  - February: Government
- MCPC will:
  - Begin piecing together the comp plan components into an initial draft.
  - After February, we will be tapering off with monthly data reports as we shift our focus to drafting the plan.

# Questions or comments?

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