

MEMO

TO: Camp Hill Planning Commission

FROM: Chris Miller, Codes Enforcement Officer

RE: Consolidated Properties Preliminary/Final Land Development Plan
Zoning Questions

DATE: August 19, 2019

Issues identified on the Consolidated Properties Preliminary/Final Land Development Plan for Chick-fil-A dated December 4, 2018, last revised July 26, 2019 (“Plan”)

1. Designation of front, rear and side yards

- a. Front yards are identified along Chestnut St and 32nd St with the rear yard to the east and the side yard to the south. The rear and side yards are based on 32nd St being the street of address. A request was made and I am waiting for the County GIS to make a final determination. If the request for a 32nd St address is approved by county GIS then the Plan will meet the Zoning Ordinance.

2. Setbacks for front, side and rear yards

- a. If the north/south alley or eastern alley is considered a “street,” the southern right-of-way would also be considered an alley, and therefore a “street,” under this definition.
- b. Based on the definition of “lot line”, the lot lines of the ultimate lot should coincide with the right-of-way lines for both the eastern alley (and southern alley, if that right-of-way is to remain).
- c. If the north/south or eastern alley is considered a street or a new right-of-way, then a rear yard setback must be measured from the western edge of the new right-of-way in the CG District. The rear setback would be 30 ft.
- d. If the east/west or southern alley is considered a street then a side yard setback must be measured from the northern edge of the boundaries of the alley. The side yard setback would be 12 ft.

3. Front Yard Setback on Chestnut St and 32nd St

- a. The Developer uses the abutting properties to the east on Chestnut St and to the south on 32nd St to determine the setbacks on Chestnut St and 32nd St. However, in both cases the abutting properties are in different zoning

districts (LDR and HDRO) from the CG district for the development of the property.

- b. The SALDO defines “Alley” as a “minor way, which may or may not be legally dedicated, and is used primarily for vehicular **service access** to the rear or side of properties abutting the street. (ZO § 202 contains the same definition). Here the alley will provide the only access from the property to the abutting street, not simply service access. Accordingly, the proposed R/W is either a street or a driveway.

4. Commercial Use of Alley

- a. If the expansion to the north/south alley contains a new right-of-way for an alley or street, then the zoning of the LDR district doesn't apply to the lot area but the lot lines are measured from the street line. If the expanded area of the north/south alley is not part of an alley or street, then the zoning of the LDR district applies to the driveways within the LDR district.
- b. A use with the traffic anticipated from the proposed use in the TIS is far greater in the number of trips for the proposed fast food restaurant during the peak hours than the uses in the LDR district.

5. Building Façade

- a. No information has been provided indicating compliance with the provisions on Building Façade in Section 604.J.

6. Building Footprint

- a. No information has been provided indicating compliance with the provisions on Building Footprint in Section 604.M