

<b>PROPOSAL:</b>	Request to rezone portions of 4 parcels totaling approximately 5.81 acres of property, exchanging PDD-26 for RB to conform zoning within existing road boundaries
<b>PROPERTY LOCATION:</b>	At and adjacent to 8574 Charlotte Highway
<b>PROPOSED ZONING</b>	1.79 acres (p/o 0010-00-059.00) and 1.31 acres (p/o 0010-00-061.01) from PDD-26 to Regional Business (RB).  1.09 acres (p/o 0010-00-057.00) and 1.62 acres (p/o 0010-00-056.00) from Regional Business (RB) to PDD-26.
<b>APPLICANT:</b>	Ben Cerullo on behalf of Crossridge Development LLC
<b>COUNCIL DISTRICT:</b>	District 7, Brian Carnes
<b>STATUTORY NOTICES:</b>	Hearing notice published 4/29/2023 in The Lancaster News And 5/03/2023 in Carolina Gateway Sign(s) posted 4/27/2023 Mailed notices 4/28/2023 Posted agenda in lobby 5/09/2023

## OVERVIEW:

### *Proposal*

The applicant has requested to rezone portions of four parcels totaling 5.81 acres at and adjacent to 8574 Charlotte Highway: 1.79 acres (p/o 0010-00-059.00) and 1.31 acres (p/o 0010-00-061.01) from PDD-26 to Regional Business (RB); and 1.09 acres (p/o 0010-00-057.00) and 1.62 acres (p/o 0010-00-056.00) from Regional Business (RB) to PDD-26. The intent is to adjust boundaries of parcels under current development, in order for zoning conformity within existing parcel and road boundaries.

### *Site Information*

The acreage proposed to be rezoned is currently vacant; primary access to the site overall will be provided via Highway 521. Crossridge Boulevard, Parkway Drive, and Worldreach Drive provide internal connections throughout the overall development.

### *Summary of Adjacent Zoning and Uses*

The properties are surrounded predominantly by Regional Business and PDD-26 zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	RB	Crossridge/Inspiration Network
South	Lancaster County	RB	Small businesses – Highway corridor
East	Lancaster County	PDD-26	Collins Road PDD
West	Lancaster County	RB, GB	Small businesses – Highway corridor

## ANALYSIS & FINDINGS:

### Zoning Districts

**PDD Legacy District:** A PDD is a Planned Development District. The 1998 Edition of the Lancaster County Unified Development Ordinance (UDO) defined the PDD district as a “... *district is designed to accommodate a mixture of compatible residential, office, commercial, or other uses of land which are planned and developed as an integral unit and which, due to such mixture of uses or other aspects of design, could not be located in other districts established in this ordinance without compromising the proposed concept of integrated and flexible development.*”

Under the 2016 edition of the Lancaster County UDO, the PDD district was not carried forward as an active district but instead as a Legacy District. This designation allows PDDs to continue to develop under the PDD master plan, relevant development agreements, and under the development standards which were in place at the time of the PDD approval. The legacy district designation does not, however, allow substantial changes to the acreages within a PDD.

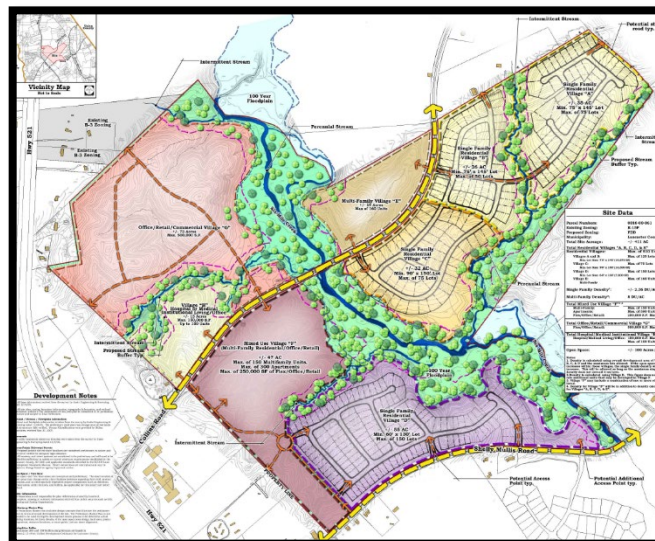
**Regional Business District:** UDO Chapter 2.3 describes the requested RB District as “... *generally located on the major thoroughfares in the community and provides opportunities for the provision of offices, services, and retail goods to meet the surrounding region. The regulations for this district are intended to accommodate the predominately auto-oriented pattern of existing development until such time that transportation network is retrofitted to accommodate more urban development patterns.*”

### Compatibility with Surrounding Area

The subject property is surrounded by a variety of districts, mostly business to the north, west and south. There are large tracts to the east zoned PDD, part of the Crossridge/Collins Road PDD.

### Background and Analysis

PDD-26 was formally approved by the Lancaster County Council on December 1, 2008 via Ordinance #959. The plan depicted below was the Master Plan for PDD-26:



Approximately one year earlier Lancaster County Council approved Ordinance #782 which served as a Development Agreement for the development of the “City of Lights” now known as Crossridge. The original plan for Crossridge is depicted below:

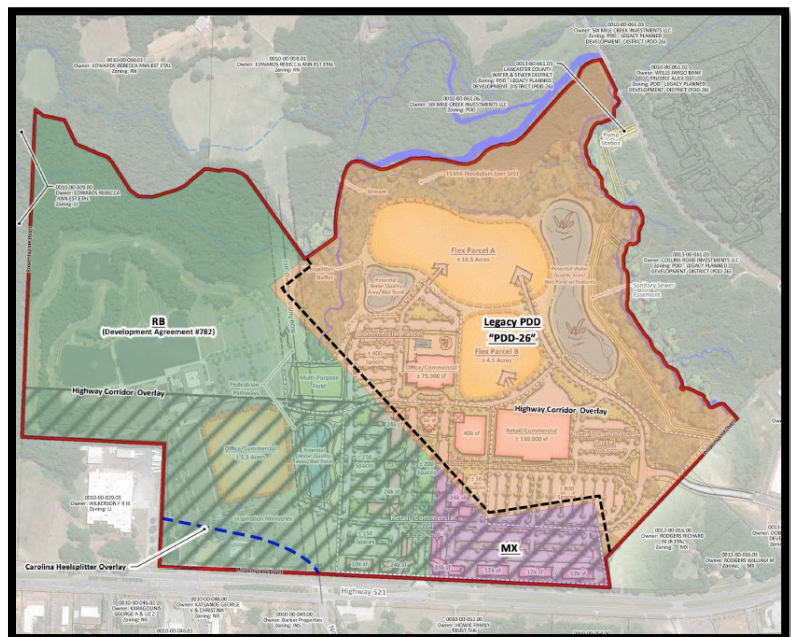


These two plans did not originally contemplate the fully integrated site which has developed over time. As the sites became more integrated, due primarily to common ownership, the road networks which exist today were constructed. Over the years the County and the developer have worked together to determine the best way to ensure a cohesive development on this site.

However, as you can see depicted in a prior sketch plan the various zonings and regulatory documents have made the cohesive development of the site challenging for both the developers as well as the county staff reviewers.

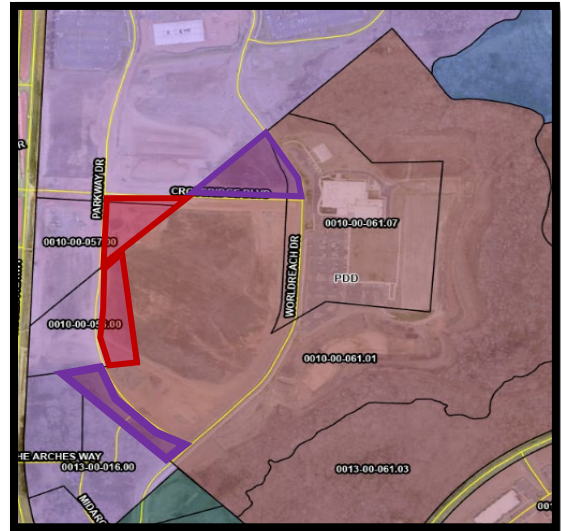
In 2019, two parcels along Hwy 521 were rezoned from Mixed-use (MX) to RB. Narrowing the scope of the development from three zoning districts down to two.

Because of the PDD legacy status the full RB area cannot be rezoned and added to the PDD area, and the PDD area cannot be removed from the PDD and zoned to RB.



Therefore, in an effort to simplify development requirements and plan review while also complying with existing regulations the current case essentially proposes a “swap” of zoning which will coincide with a lot line adjustment. This change will align the zoning and lot lines with the existing road network and simplify the plan development and review process.

As proposed a total of 3.1 acres would be rezoned from PDD to RB; and 2.71 acres would be rezoned from RB to PDD.



---

#### STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone 5.81 acres (1.79 acres (p/o 0010-00-059.00) and 1.31 acres (p/o 0010-00-061.01) from PDD-26 to Regional Business (RB); and 1.09 acres (p/o 0010-00-057.00) and 1.62 acres (p/o 0010-00-056.00) from Regional Business (RB) to PDD-26, pursuant to the following findings of fact:

1. That the subject project consists of the following parcels: TM#s p/o 0010-00-059.00, 0010-00-061.01, (p/o 0010-00-057.00, & p/o 0010-00-056.00)
2. That the subject properties are currently zoned RB and PDD-26 District and proposed to be rezoned PDD-26 and RB District;
3. That the proposed Districts are consistent with the surrounding area which is comprised of PDD, GB and RB Districts.

---

#### ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map

#### STAFF CONTACT:

Ashley Davis, Senior Planner  
[adavis@lancastersc.net](mailto:adavis@lancastersc.net) | 803-416-9433