

**Traffic Impact Fee
LAND USE ASSUMPTIONS REPORT**

APPENDIX A

July 2002

Land Use Assumptions Report

York Township 2002

Table A.1: 2001 Existing Land Use / Land Cover

| Land Use Code | Land Use Type | Unit of Measure | Unit Value by Land Use Category | Acres |
|---------------|--------------------------------------|-----------------|---------------------------------|---------------|
| 11 | Residential | Units | 6,629 | 3,981 |
| 111 | Residential - Low Density | Units | - | - |
| 112 | Residential - Medium Density | Units | - | - |
| 113 | Residential - High Density | Units | 2,895 | 424 |
| 12 | Commercial | 1,000 sf | 18,409 | 647 |
| 13 | Industrial | 1,000 sf | 3,181 | 146 |
| 14 | Transportation | Acres | ~ | 1,312 |
| 19 | Parks / Open Space | Acres | ~ | 454 |
| 21 | Row / Cover Crops | Acres | ~ | 3,935 |
| 22 | Orchards | Acres | ~ | 308 |
| 31 | Rangeland | Acres | ~ | 1,791 |
| 41 | Forests | Acres | ~ | 2,686 |
| 52 | Lakes | Acres | ~ | 9 |
| 61 | NWI Wetlands | Acres | ~ | 263 |
| 181 | Institutional - High Schools + Other | 1,000 sf | 2,216 | 102 |
| 182 | Institutional - Elementary Schools | 1,000 sf | 895 | 41 |
| 183 | Institutional - Churches | 1,000 sf | 2,287 | 105 |
| 184 | Institutional - Day Care | 1,000 sf | 424 | 19 |
| 185 | Institutional - Other | 1,000 sf | 937 | 43 |
| 186 | Institutional - Assisted living | 1,000 sf | 1,188 | 55 |
| 187 | Institutional - Cemetery | Acres | ~ | 57 |
| Totals | | | 9,524 | 16,377 |

Note: Total Unit Value include Residential Land Uses only.

Land Use Assumptions Report

York Township 2002

Table A.2: Assumed Land Use / Land Cover 2012

| Land Use Code | Land Use Type | Unit of Measure | Unit Value by Land Use Category | Acres |
|---------------|--------------------------------------|-----------------|---------------------------------|---------------|
| 11 | Residential | Units | 6,561 | 3,871 |
| 111 | Residential - Low Density | Units | 3,400 | 2,370 |
| 112 | Residential - Medium Density | Units | 2,269 | 527 |
| 113 | Residential - High Density | Units | 6,107 | 611 |
| 12 | Commercial | 1,000 sf | 24,253 | 795 |
| 13 | Industrial | 1,000 sf | 4,292 | 204 |
| 14 | Transportation | Acres | ~ | 1,312 |
| 19 | Parks / Open Space | Acres | ~ | 454 |
| 21 | Row / Cover Crops | Acres | ~ | 2,316 |
| 22 | Orchards | Acres | ~ | 259 |
| 31 | Rangeland | Acres | ~ | 1,073 |
| 41 | Forests | Acres | ~ | 1,904 |
| 52 | Lakes | Acres | ~ | 9 |
| 61 | NWI Wetlands | Acres | ~ | 253 |
| 181 | Institutional - High Schools + Other | 1,000 sf | 2,216 | 102 |
| 182 | Institutional - Elementary Schools | 1,000 sf | 895 | 41 |
| 183 | Institutional - Churches | 1,000 sf | 2,283 | 105 |
| 184 | Institutional - Day Care | 1,000 sf | 424 | 19 |
| 185 | Institutional - Other | 1,000 sf | 937 | 43 |
| 186 | Institutional - Assisted Living | 1,000 sf | 1,165 | 53 |
| 187 | Institutional - Cemetery | Acres | ~ | 57 |
| Totals | | | 18,337 | 16,378 |

Note: Total Unit Values include Residential Land Uses as developed under current zoning.

Table A.3 Pending Sub-division / Land Development Since June 18, 2001

| Applications submitted after June 18, 2001 | | | | | | | |
|--|-------------------------|---|--|--------------------------------------|---|------------------------------|-------------------------------|
| Name of Project | Type of Application | Parcel Map Location | Parid | Type of Land Use | Size of Development | Roadway Access Points | Submittal Date |
| Wellspan Cancer Treatment Center at Apple Hill | Land Development | Map HI, Parcels 320 & 320A | 54000HI0320000000 & 54000HI0320A000000 | medical building expansion | 1,430 s.f. | Monument Rd / S George St | 7/2/2001 |
| Wilfred & Marian Markey | Final Subdivision | Parcel GJ, Parcel 108 | 54000GJ0108000000 | residential | 7 lots | Blymire Rd | 7/2/2001 |
| Wilfred & Marian Markey | Final Subdivision | Map GJ, Parcel 106A | 54000GJ0106A000000 | residential | 2 lots | Blymire Rd / S Pleasant Ave | 7/2/2001 |
| Gene and Eva Waltemyer | Final Subdivision | Map FK, Parcel 2 | 54000FK0002000000 | residential lot add-on | 2 lots | S Park St | 7/2/2001 |
| Hogg Farm | Final Subdivision | Map IJ, Parcel 272 & Map II, Parcel 24C | 54000IJ0272000000 & 54000II0024C000000 | commercial | 3 lots | Springwood Rd | 9/4/2001 |
| York Water Company | Final Subdivision | Map GI, Parcel 177A | 54000GI0117A000000 | agricultural land swap | 2 lots | Water Street | 9/4/2001 |
| Timothy Pasch and Chad & Christina Smith | Final Subdivision | Map 3, Parcel 20H | 54000030020H000000 | residential lot add-on | 2 lots | S George St | 10/1/2001 |
| Joseph and Joleen Barry | Final Subdivision | Map GK, Parcel 46 | 54000GK0046000000 | residential | 2 lots | S Franklin St | 10/1/2001 |
| Joseph & Robert Strobeck and Gregory & Anita Brennemann | Final Subdivision | Map O3, Parcel 202 | 54000O30202000000 | residential lot add-on | 2 lots | E Fourth St (Yoe Borough) | 11/5/2001 |
| MRI of York | Land Development | Map O4, Parcel 12 | 54000O40012000000 | medical building expansion | 614 s.f. | Springwood Rd | 12/3/2001 |
| Gordon L. Brown & Associates, Inc. | Land Development | Map O3, Parcels 71A, 72 & 73 | 54000O30071A000000, 54000O30072000000 & 54000O30073000000 | parking lot expansion | -- | S Queen St | 12/3/2001 |
| Heather Glen | Preliminary Subdivision | Map HJ, Parcels 57 & 58 | 54000HJ0057000000 & 54000HJ0058000000 | residential | 79 lots | Yoe Dr | 12/3/2001 |
| Toms Convenience Store, Shipley Stores | Land Development | Map 4, Parcel 39 | 540000400390000000 | gas station/conv. store/vehicle wash | 4000 s.f. | S Queen St | 1/7/2002 |
| Moxie Estates (from Wilfred Markey Sub.) | Preliminary Subdivision | Map GJ, Parcel 108 | 54000GJ0108000000 | residential | 16 lots | New School Ln | 1/7/2002 |
| MGM Enterprises | Final Subdivision | Map HJ, Parcels 236 & 237 | 54000HJ0236000000 & 54000HJ0237000000 | commercial | 4 lots | S Queen St | 1/7/2002 |
| Michael and Susan Adcock | Final Subdivision | Map GH, Parcel 105B | 54000GH0105B000000 | residential, lot add-on | 2 lots | Croll School Rd | 1/7/2002 |
| | | | | | | | |
| | | | | | | | |
| Applications submitted before June 18, 2001, but have not received final approval | | | | | | | |
| Alfred Devono | Final Subdivision | Map GJ, Parcel 35A | 54000GJ0035A000000 | residential | 2 lots | Hess Farm Dr | 03/05/01 |
| *Chestnut Ridge Phase 1 | Final Subdivision | Map HJ, Parcel 194 | 54000HJ0194000000 | residential | 41 lots | Springwood Rd | 8/6/2001 (4/02/01-Prel. Plan) |
| *Springwood Memories | Final Subdivision | Map GK, Parcel 352A | 54000GK00352A000000 | residential | 1 lot (35 condo units) | Springwood Rd | 11/98 |
| *Paul Knepper | Land Development | Map HJ, Parcel 57A | 54000HJ0057A000000 | mini storage/residential | 1 lot | Yoe Dr | 05/01/00 |
| *Heffner Funeral Home | Land Development | Map II, Parcel 24F | 54000II0024F000000 | funeral home | 25,960 s.f. | Pauline Dr | 11/06/00 |
| *Richard Laurino | Final Subdivision | Map 9, Parcel 39 | 540000900390000000 | commercial & lot add-on | 2 lots | East Main Street | 1/2/2001 |
| *Campbell Seibert | Land Development | Map HI, Parcel 5C | 54000HI0005C000000 | commercial & lot add-on | 7,137 s.f. | Course Rd/Allegheny Dr | 06/05/00 |
| *Hogg Farm | Final Subdivision | Map IJ, Parcel 272 & Map II, Parcels 24 & 24C | 54000IJ0272000000, 54000II0024000000 & 54000II0024C000000 | commercial | 7 lots | Pauline Dr | 7/3/2000 |
| *Haven at Springwood | Land Development | Map IJ, Parcel 272 | 54000IJ0272000000 | assisted living facility | 22,271 s.f. | Pauline Dr | 1/2/2001 |
| *Hogg Construction Office, Hogg Farm Lot 2 | Land Development | Map IJ, Parcel 272A | 54000IJ0272A000000 | commercial | 11,760 s.f. | Pauline Dr | 12/4/2000 |
| | | | | | | | |
| *Plan has received approval from Board of Commissioners but may require reapproval due to conditions of approval not being met within 90 days. | | | | | | | |
| | | | | | | | |
| Developments approved but not fully constructed nor fully occupied to date | | | | | | | |
| Integra Development Co. | Land Development | Map HK, Parcel 67 | 54000HK0067000000 | commercial - auto parts store | 6,889 s.f. | Lombard St | |
| Springwood Golf Club | Final Subdivision | Map IJ, Parcel 273 | 54000IJ0273000000 | residential | 16 lots | Chestnut Hill Rd | |
| Woodland Heights | Final Subdivision | Map HJ, Parcel 113 | 54000HJ0113000000 | residential | 31 lots | Cape Horn Rd | |
| Cape Horn Commons (former Cape Horn Church) | Land Development | Map HK, Parcel 29 | 54000HK0029000000 | offices and conf. Hall | 12,600 s.f. office + 13,700 s.f. conf. hall | Cape Horn Rd | |
| Fountainhead | Final Subdivision | Map HI, Parcel 385F | 54000HI0385F000000 | residential | 26 lots | S George St | |
| Ridgefield II | Final Subdivision | Map HI, Parcel 468B | 54000HI0468B000000 | residential | 22 lots | Monument Rd | |
| Kinsley/Graham LP | Final Subdivision | Map HI, Parcel 308D | 54000HI0308D000000 | commercial | 3 lots | St. Charles Way | |
| Orchard Ridge | Final Subdivision | Map HI, Parcel 308A | 54000HI0308A000000 | residential | 17 lots | Tyler Run Rd | |
| Todd Reynold | Final Subdivision | Map HI, Parcel 5C | 54000HI0005C000000 | commercial | 9 lots | S Queen St/Leader Heights Rd | |
| Starview Heights | Final Subdivision | Map IJ, Parcel 58B | 54000IJ0058B000000 | residential | 35 lots | Chambers Rd | |
| Deer Chase Phase 2 | Final Subdivision | Map 51, Parcels 1, 2, 3, 4, 38 and 39 | 540005100010000000, 540000510002000000, 540005100030000000, 540005100040000000 | residential | 39 lots | Green Valley Rd | |
| Honey Valley Estates | Final Subdivision | Map 34, Parcels 300 & 302 | 540003403000000000 & 540003403020000000 | residential | 32 lots | Locust Hill Rd | |
| Glenlyn Enterprises | Final Subdivision | Map HJ, Parcel 223A | 54000HJ0223A000000 | residential | 14 lots | Locust Hill Rd | |
| Hunt Club | Land Development | Map IJ, Parcel 253B | 54000IJ0253B000000 | condominium | 145 units | Chestnut Hill Rd | |
| Red Lion Industrial Park | Final Subdivision | Map GK, Parcel 354 | 54000GK003540000000 | industrial | 3 lots | Springwood Rd | |
| Spring Ridge Phase 1 | Final Subdivision | Map IJ, Parcel 253 | 54000IJ0253000000 | residential | 32 lots | Chestnut Hill Rd | |
| Spring Ridge Phases 2 and 3 | Final Subdivision | Map IJ, Parcel 253 | 54000IJ0253000000 | residential | 59 lots | Chestnut Hill Rd | |
| Blossom Hill Phase 3 | Final Subdivision | Map HJ, Parcel 150 | 54000HJ0150000000 | residential | 45 lots | Oak Rd | |
| DSBP Associates, LP | Final Subdivision | Map HI, Parcels 5B, 7 and 8E | 54000HI0005B000000, 54000HI0007000000 & 54000HI0008E000000 | commercial | 3 lots | S Queen St | |
| Gymnastics of York | Land Development | Map HI, Parcel 5L | 54000HI0005L000000 | gymnastics facility | 12,000 s.f. | Course Rd | |
| Equine Meadows | Land Development | Map HD, Parcel 2 Map GK, Parcel 348 | 54000HD0002000000 & 54000GK0348000000 | condominium | 284 units | Springwood Rd/Cape Horn Rd | |
| Wm. Towson Mini Storage | Land Development | Map 36, Parcel 102 | 54000360102000000 | mini-storage | 25,800 s.f. | Leader Heights Rd/Keyway Dr | |
| Susquehanna Memorial Gardens | Land Development | Map HJ, Parcel 172 | 54000HJ0172000000 | mausoleum | 1 lot | Chestnut Hill Rd/Fruityln Dr | |



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