

RESOLUTION NO.

A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF CARLISLE, CUMBERLAND COUNTY, PENNSYLVANIA, AMENDING THE CARLISLE BOROUGH COMPREHENSIVE PLAN PURSUANT TO SECTION 302 OF ARTICLE III OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE.

WHEREAS, the Pennsylvania Municipalities Planning Code, reenacted under Act of December 21, 1988, P.L. 1329, as amended (53 P.S. §10101, et seq.) permits the Borough of Carlisle (the “Borough”) to amend the Carlisle Borough Comprehensive Plan (the “Comprehensive Plan”) pursuant to the procedures set forth in Article III thereof; and

WHEREAS, Borough Council has recognized the need to provide for reuse of brownfield sites in areas of the Borough formerly used for general industrial and manufacturing uses in order to provide a mixture of complimentary non-residential development and housing opportunities; and

WHEREAS, Borough Council has previously established the Urban Mixed Use (UM) Zoning District to encourage mixed-use development in former industrial and manufacturing properties; and

WHEREAS, the Borough of Carlisle has proposed an amendment to the Comprehensive Plan in accordance with the provisions and requirements of the Pennsylvania Municipalities Planning Code that will allow certain contiguous properties formerly used in part for industrial manufacturing located near the eastern boundary of the Borough to be developed or reused for a mixture of complimentary and integrated land uses; and

WHEREAS, in order to establish the Urban Mixed Use (UM) Zoning District in the eastern portion of the Borough, Borough Council believes it is in the best interest of the Borough as a whole to amend the Comprehensive Plan to further provide for the economic development and reuse of industrial and brownfield properties; and

WHEREAS, the amendment to the Comprehensive Plan proposed by Borough Council is consistent with the Cumberland County Comprehensive Plan (2017) by, *inter alia*, (a) addressing that Plan's economic development objectives and strategies Objective 3, which objective provides for the redevelopment and reuse of environmentally challenged and underutilized properties as well as (b) recognizing opportunities for redeveloping and reusing properties in boroughs considered "Core Communities", such as the Borough of Carlisle; and

WHEREAS, the Planning Commission for the Borough of Carlisle after one or more public meetings open to the public where the amendment to the Comprehensive Plan was discussed, forwarded the amendment to the Comprehensive Plan to Borough Council with the recommendation that the Comprehensive Plan be adopted; and

WHEREAS, the amendment to the Comprehensive Plan has been forwarded to Borough Council and on October 25, 2023 copies of the proposed amendment to the Comprehensive Plan have been submitted to the Cumberland County Planning Department, all municipalities contiguous to the Borough of Carlisle, the Cumberland County Board of Commissioners and the Carlisle Area School District for review and comment; and

WHEREAS, the Borough Council of the Borough of Carlisle held a public hearing on December 14, 2023 pursuant to public notice and has considered the recommendations and comments of all interested and necessary parties.

NOW THEREFORE, be it hereby RESOLVED by the Borough Council of the Borough of Carlisle, Cumberland County, Pennsylvania, as follows:

1. The Carlisle Borough Comprehensive Plan is hereby amended as follows:

The text to Chapter 7, Housing & Shelter, **Zoning Amendments**, is amended to include the following additional underlined text:

Several housing or land use recommendations of the 2002 Comprehensive Plan were implemented as zoning ordinance amendments. These amendments aligned

site design standards in several existing residential districts with historical development patterns, reducing nonconformities, and similarly created the R-5 Traditional Residential District to enable residential redevelopment of the former Carlisle Hospital site. Subsequently, a new Mixed Use District was established to guide redevelopment of the former manufacturing sites in the NW portion of the Borough. The Mixed Use District, formally known as the Urban Mixed Use District, can be used as a tool through the process of rezoning to allow development that provides a mixture of complimentary and integrated land uses for redeveloping or reusing industrial and manufacturing sites in other portions of the Borough. Such rezoning will allow both economic revitalization and housing opportunities.

RESOLVED AND ADOPTED, this 14<sup>th</sup> day of December, 2023 by Borough Council in and for the Borough of Carlisle in a duly convened public meeting.

ATTEST:

BOROUGH OF CARLISLE

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Owen Snyder, Secretary

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Sean M. Shultz, Mayor

(Borough Seal)