

CHANGING THE RURAL PLANNING PARADIGM

*APA-PA 2015 Annual Conference
October 18, 2015*

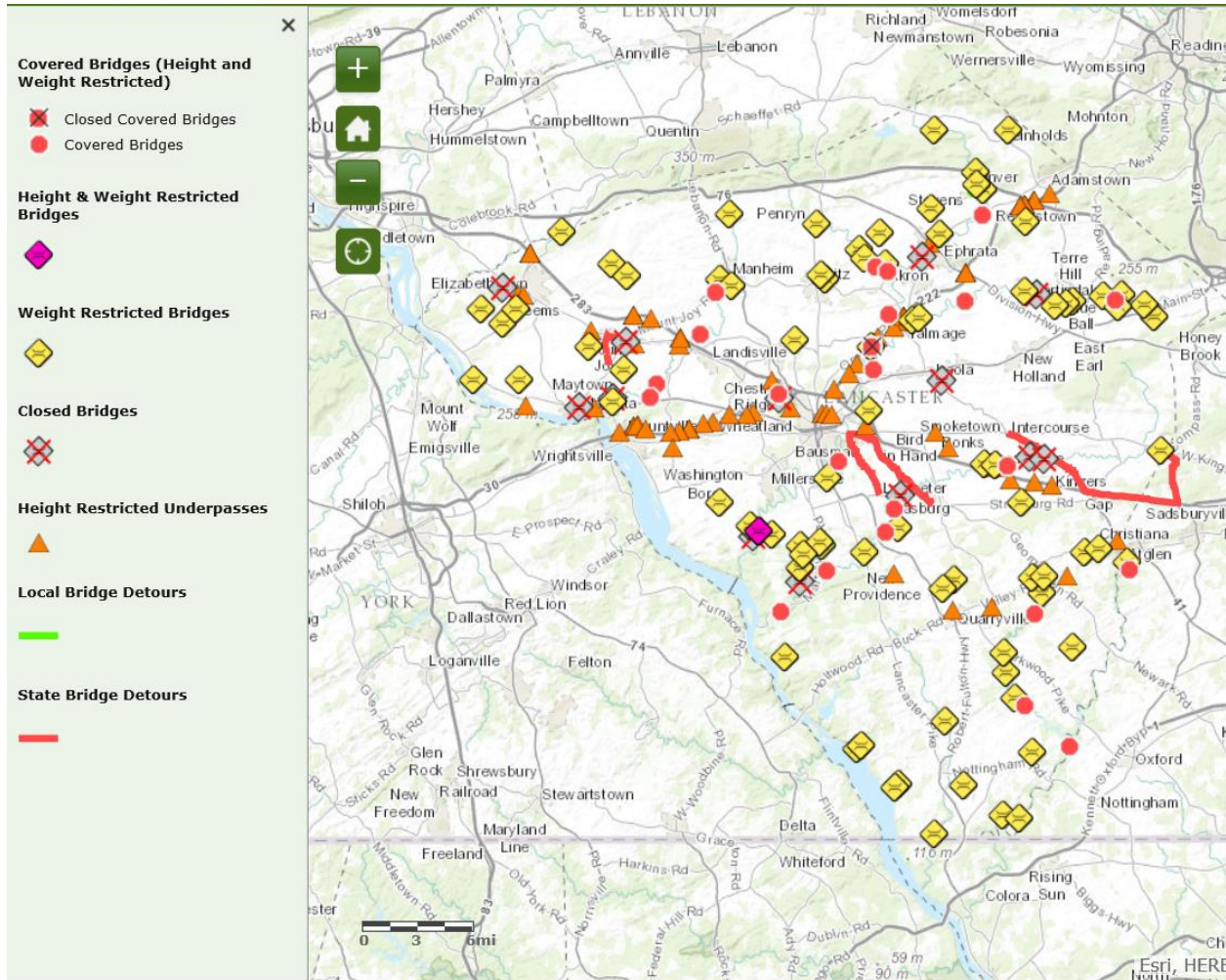
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LANCASTER COUNTY
PLANNING
COMMISSION

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RURAL PLANNING ANALYTICS: Local Planning Data Sources



DEVELOP LOCAL DATA SOURCES FOR UNDERSTANDING RURAL AREAS

- Establish and maintain consistent baseline data
- Analyze periodically the trends presented by the data
- Evaluate current land use allocations by ag, rural non-ag, urban, natural resource
- Inventory your secondary farm-based businesses
- Track lands devoted to crop vs. animal production
- Identify your ag-rural industrial support infrastructure
- Track your rural (and urban) roadway and bridge deficiencies

RURAL PLANNING ANALYTICS:

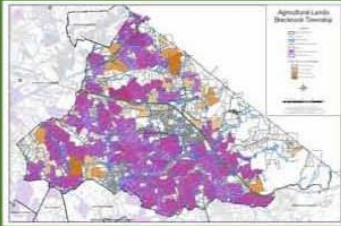
Local Planning Data Sources

	LAND USE	INFRASTRUCTURE	ECONOMICS
EXISTING CONDITIONS	<ul style="list-style-type: none"> • Building permit trends • General land use allocations • Secondary rural-based businesses land consumption • Crop land-animal production • Residential trends • Parcelization of farm/resource properties • Pattern/extent of preserved lands • Pattern/extent of ASAs • Conversions from rural to nonrural • Number of farms directly selling to the public • Water quality indicators 	<ul style="list-style-type: none"> • Identify farm-to-market/producers routes • Track roadway-bridge deficiencies • Establish criteria for smart rural growth • Identify large water consumers • Inventory private septic/sewer systems thru Act 537 planning • Query rural emergency responders as to needs and system deficiencies 	<ul style="list-style-type: none"> • Employer database • Ag- and rural-support businesses inventory • WiFi-Internet capabilities • Ag support infrastructure needs • Clean and Green status • Origin-destination analysis to determine home-workplace relationships
20-YEAR TRENDS	<ul style="list-style-type: none"> • Evaluate based on Comp Plan horizon • Project current zoning build-out • Compare to population projections • Monitor local farmland and natural resource protection trends 	<ul style="list-style-type: none"> • Identify near-term infrastructure needs • Plan and program future infrastructure that supports rural producers 	<ul style="list-style-type: none"> • Monitor national and state ag production trends • Consider the impacts of regulatory changes (e.g., hemp and medical marijuana production)
20-50 YEAR TRENDS	<ul style="list-style-type: none"> • Extrapolate long-range community forms based on recent trends and projections 	<ul style="list-style-type: none"> • Match long-range infrastructure planning to emerging community forms 	

RURAL PLANNING ANALYTICS: The Lancaster County Rural Planning Strategy

Step 1: Identify Resources With GIS Mapping

Agricultural Lands



Natural Resources



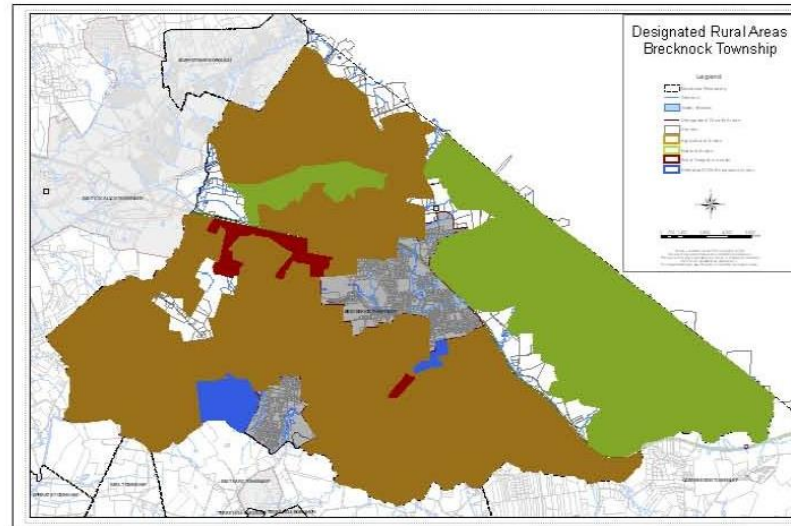
Built Environment



Aerial Photo



Step 2: Establish Designated Rural Areas



NOTE: This illustration was prepared only for the purpose of exemplifying the DRA process. The areas shown should not be construed to be part of an official planning process or boundaries suggested by LCPC to Brecknock Township.

Step 3: Adopt Policies and Action Measures

Agricultural Areas

Model Agricultural Zoning

Conservation Measures Package

Natural Areas

Model Conservation Zoning

Greenscapes Implementation

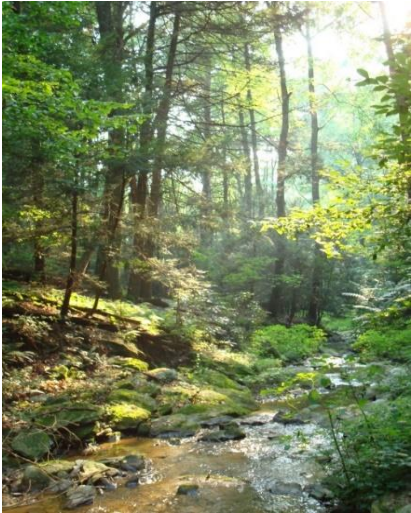
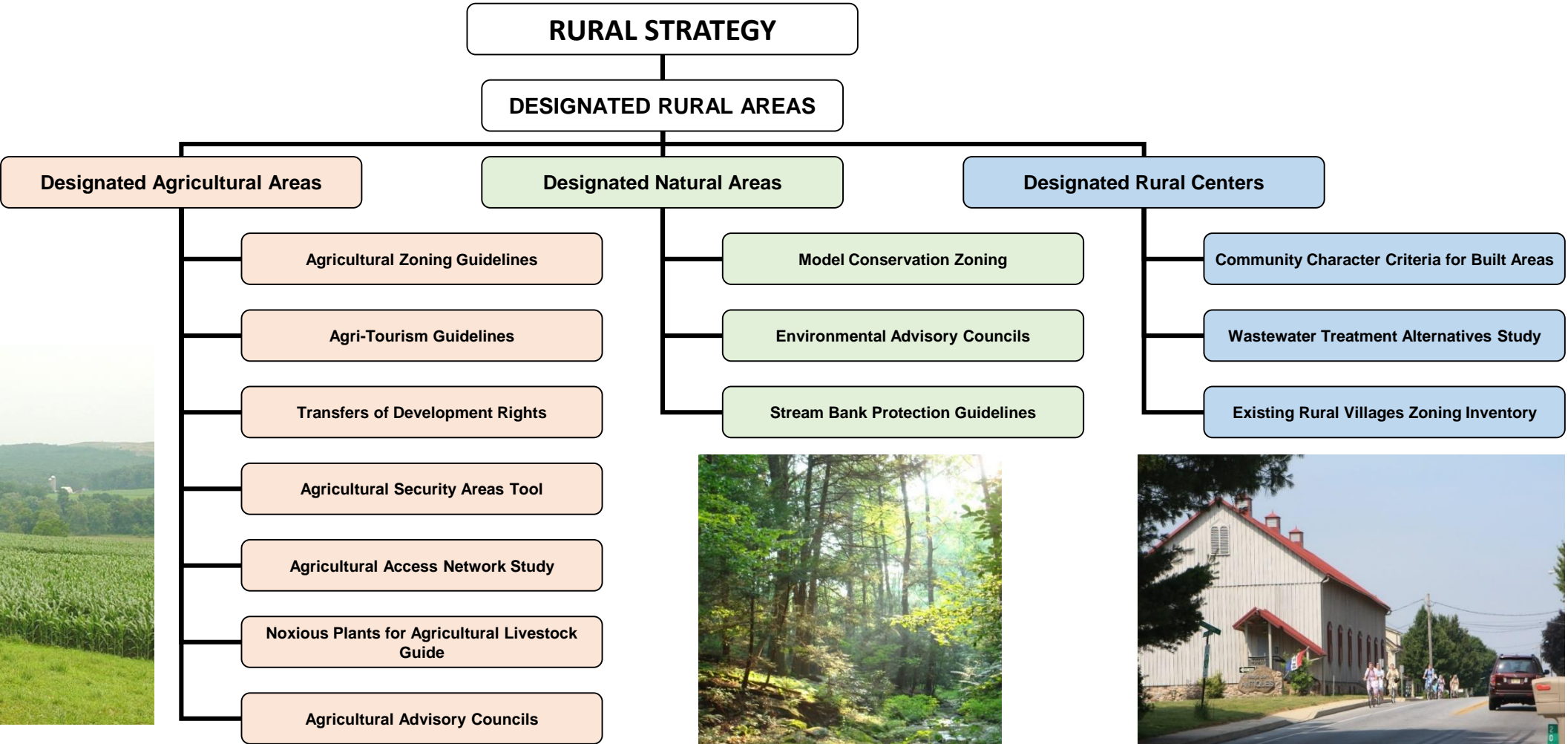
Rural Centers

Identification Guide

Rural Community Handbook

Rural Water/Wastewater Discussion

RURAL PLANNING ANALYTICS: The Lancaster County Rural Planning Strategy



Sample Parcel Scoring

- Criteria are scored individually with plus-one (compatible), zero (neutral) or minus-one (in conflict)...
- ...and are weighted equally
- Examples shown would result in:
 - A core agricultural parcel
 - A compatible natural resource parcel
 - A residential parcel under 10 acres, considered to be in conflict with farmland
- Sample is illustrative; data can be compiled in an Excel spreadsheet

CAG Core Ag Area 4 to 7 ARA Ag-Resource Area 0 to 3 GRA General Rural Area -1 to -2 EXU Ex-Urban Area EXU -3 to -4 DGA Designated Growth Area N/A		Agricultural Land Use Compatibility - Conflict Checklist		
Evaluation Criteria	Scoring	Parcel #	Parcel #	Parcel #
		1672085900000	1687522000000	1674231500000
Soils Type				
Classes I thru IV (>50%)	1	+1	+1	
Other classes (>50%)	0			0
Parcel Size				
10 acres+	1	+1	+1	
2 to < 10 acres with current ag land use	0			
Less than 2 acres with current ag land use	-1			
Less than 10 acres (non-ag land use)	-1			-1
Land Use				
Agricultural	1	+1		
Fallow agriculture (less than 5 yrs)	0			
Woodland, other natural resource	0		0	
Fallow agriculture (+5 yrs)	-1			
Non-agricultural	-1			-1
Zoning				
Zoned effective agriculture	1	+1		+1
Zoned effective conservation	0		0	
Otherwise zoned	-1			
Future Land Use				
Planned for agriculture	1	+1		+1
Planned for conservation	0		0	
Otherwise planned	-1			
Ag Security Area				
Designated as an ASA	1	+1		
Not designated as an ASA	0		0	0
Preserved				
Subject to ag conservation easement	1			
Subject to natural resource easement	0		0	
No preservation easement	0	0		0
Net Total		+6	+2	-2

RURAL PLANNING ANALYTICS:

Fiscal Impact Analysis

RESIDENTIAL ZONING BUILD-OUT ANALYSIS GENERAL ASSUMPTIONS

- Build-out outside UGAs was projected based on:
 - Single-family dwellings built on a 1-1/2 acre lots
 - Parcels < 5 acres considered fully developed
 - 75% of undeveloped parcels could be developed
 - Only the number of new lots, not the associated acreage, were counted in the Agricultural District.
- Build-out inside UGAs was projected based on:
 - Single- and multi-family dwellings
 - Average density of 4 dwellings per acre
 - 75% of undeveloped parcels could be developed.



Calculate Increased Costs		SCENARIO #1	SCENARIO #2	SCENARIO #3
1	Number of New Residents New Dwellings x Average Household Size (2.71)	8,604	6,309	3,160
2	Number of New School-Age Residents New Dwellings x Average Number of School-Age Residents Per Dwelling (.64)	2,045	1,500	751
3	Per Pupil School District Spending Current Instructional Spending / Current Number of Pupils in District (3680)	\$7,055	\$7,055	\$7,055
4	Per Capita Municipal Government Spending Current Total Spending / Current Township Population (6932)	\$512	\$512	\$512
5	School Cost Increases Number of New Pupils in #2 x Current Per Pupil Cost in #3	\$14,428,657	\$10,579,500	\$5,298,839
6	Road Cost Increases Number of New Residents in #1 x Cost Per Resident (\$77)	\$665,655	\$488,077	\$244,458
7a	Police Services Cost (State Police) Number of New Residents in #1 x Cost Per Resident (\$3.60)	\$31,189	\$22,868	\$11,454
7b	Police Services Cost (Regional)			
	Total Total Cost For Current Residents + Total Cost For New Residents	\$1,553,600	\$1,324,100	\$1,009,200
	Cost For Current Residents Number of Current Residents (6932) x Cost Per Resident (\$100)	\$693,200	\$693,200	\$693,200
	Cost For New Residents Number of New Residents x Cost Per Resident (\$100)	\$860,400	\$630,900	\$316,000
8	Government Administration Cost Increases Number of New Residents x Cost Per Resident (\$364)	\$3,131,169	\$2,295,862	\$1,149,903
9	All Other Cost Increases Number of New Residents x Cost Per Resident (\$67)	\$573,882	\$420,786	\$210,755
10	Total Cost Increases			
	Total School District Cost Increases From #5	\$14,428,657	\$10,579,500	\$5,298,839
	Total Municipal Cost Increases (w/ State Police) Sum of Total Costs in #6, 7a, 8 and 9	\$4,401,894	\$3,227,594	\$1,616,570
	Total Municipal Cost Increases (w/ Regional Police) Sum of Total Costs in #6, 7b, 8 and 9	\$5,924,306	\$4,528,825	\$2,614,316

RURAL PLANNING ANALYTICS: Fiscal Impact Analysis

Providence Township Fiscal Impact Analysis

Cost and Revenues of
Residential Development

Cost Calculations

Calculate Increased Revenues	SCENARIO #1	SCENARIO #2	SCENARIO #3
11 Per Pupil School District Revenue Current Total Revenues / Current Number of Pupils in School District (3680)	\$914	\$914	\$914
12 Per Capita Municipal Government Revenue Current Total Revenues / Current Township Population (6932)	\$284	\$284	\$284
13 Real Property Tax Base Increases Number of New Dwellings x Average Expected Sale Price of Units (\$224,313)	\$712,193,009	\$522,200,102	\$261,548,677
14 New Household Earned Income Number of New Dwellings x Average Household Earned Income Per Unit (\$47,454)	\$150,666,450	\$110,472,912	\$55,331,364
15a School District Real Property Tax Revenue Increase Increase in Real Property Tax Base x School District Equalized Mileage Rate	\$7,993,868	\$5,861,331	\$2,935,701
15b Municipal Real Property Tax Revenue Increase Increase in Real Property Tax Base x Municipal Equalized Millage Rate	\$112,526	\$82,508	\$41,325
16a School District Earned Income Tax Revenue Increase Increase in Total Household Earned Income x School District Earned Income Tax Rate	\$2,485,996	\$1,822,803	\$912,968
16b Municipal Earned Income Tax Revenue Increase Increase in Total Household Earned Income x Municipal Earned Income Tax Rate	\$753,332	\$552,365	\$276,657
17a All Other School District Tax Revenue Increases Number of New Pupils x School District Tax Revenue Per Pupil (\$343)	\$700,798	\$513,845	\$257,364
17b All Other Municipal Tax Revenue Increases Number of New Residents x Municipal Tax Revenue Per Resident (\$6)	\$48,352	\$35,453	\$17,757
18 State Aid for Roads Increase Number of New Residents x Liquids Fuel Revenue Per Resident (\$25)	\$217,216	\$159,269	\$79,771
19a All Other School District Revenue Increases Number of New Pupils x School District Revenue Per Pupil (\$571)	\$1,167,790	\$856,257	\$428,864
19b All Other Municipal Revenue Increases Number of New Residents x Municipal Revenue Per Resident (\$278)	\$2,391,023	\$1,753,166	\$878,089
20 Total Revenue Increases			
Total School District Revenue Increases Sum of Total Costs in #15a, 16a, 17a, and 19a	\$12,348,453	\$9,054,236	\$4,534,897
Total Municipal Revenue Increases Sum of Total Costs in #15b, 16b, 17b, 18, and 19b	\$3,522,451	\$2,582,761	\$1,293,599

RURAL PLANNING ANALYTICS: Fiscal Impact Analysis

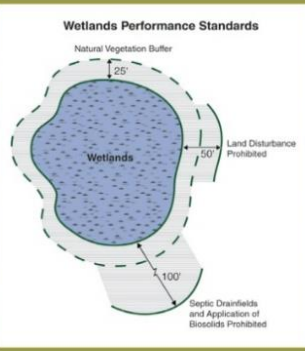
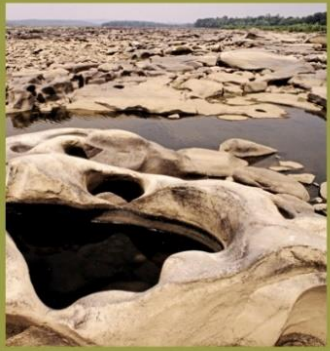
Providence Township Fiscal Impact Analysis

Cost and Revenues of
Residential Development

Revenue Calculations

Model Conservation Zoning District and Natural Resource Protection Standards

Lancaster County, Pennsylvania



Lancaster County Planning Commission
June 2010

RURAL PLANNING TOOLS-STRATEGIES: Natural Resources Planning

LOCAL IMPLEMENTATION GUIDELINES

Introduction

Table of Contents

Model Ordinance Provisions

- Forest Blocks and Interior Forests
- Karst Topography
- Natural Heritage Areas
- Riparian Corridors
- Steep Slopes and Highly Erodible Soils
- Unique Geologic Features
- Wetlands

Conservation Zoning District

The Legal Framework

Also developed policies to use in advisory SALDO reviews
for municipal consideration

RURAL PLANNING TOOLS-STRATEGIES:

Rural Centers Planning

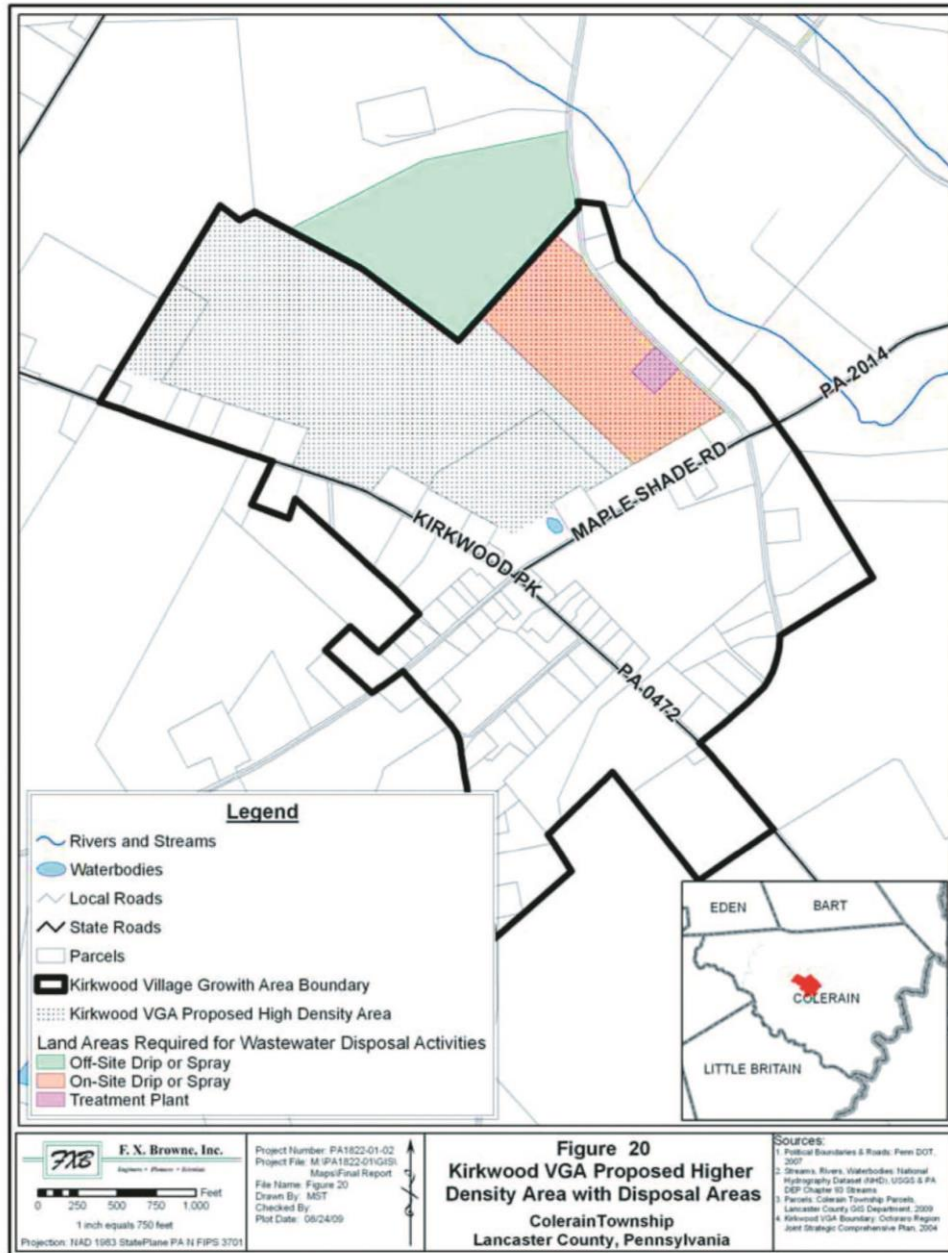
ACTION STEPS

STEP #1: *Do you want your Rural Centers to grow?*

STEP #2: *How should your rural centers grow?
Infill growth? Redevelopment? Expansion?
Residential only? Mixed use?*

STEP #3: *Do you have the infrastructure to allow
for additional development in your Rural Centers?*

STEP #4: *What should new development look like
in your Rural Centers?*



RURAL PLANNING TOOLS-STRATEGIES:

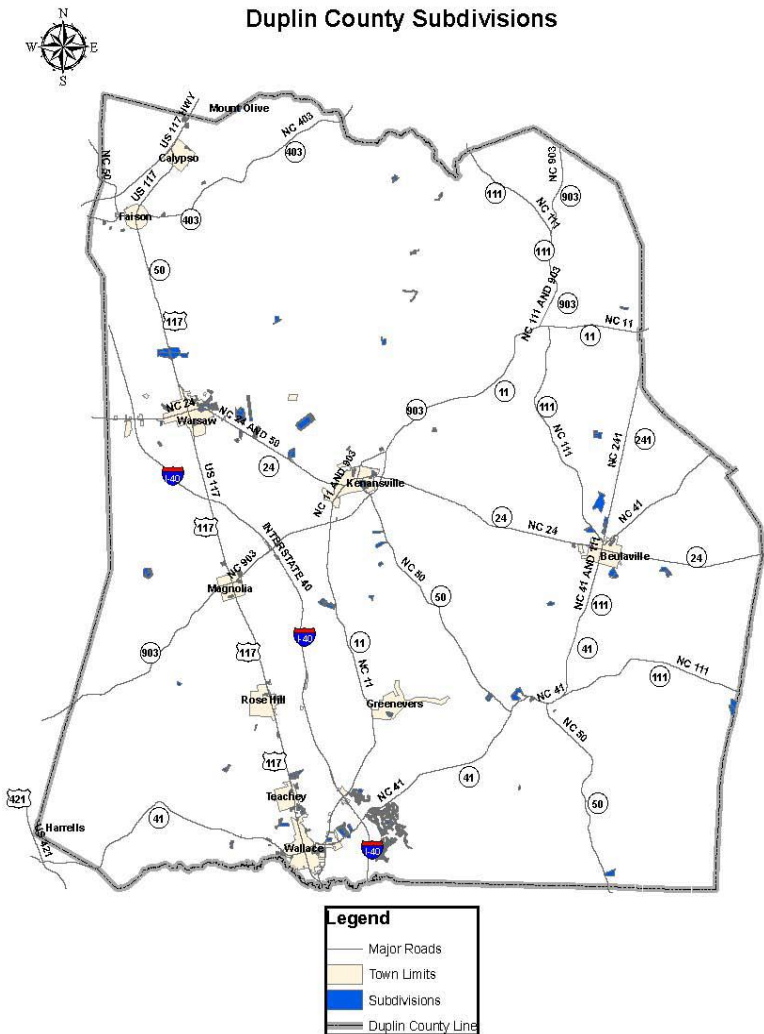
Duplin County NC Agricultural Protection Plan

SUPPORT DEVELOPMENT OF A REGIONAL RURAL TRANSPORTATION POLICY

Goal: Improve rural traffic conditions and limit the liability exposure of farmers moving equipment

Implementation Strategy:

- Work to identify critical transportation improvements such as road widening, shoulder improvements, intersection upgrades, and bridge improvements
- Explore changes in County and State policy relative to road improvements requirements for new development including ingress/egress lanes, improved placement of mailboxes, and enforcement of overhead height regulations for cable and wiring
- Identify regulatory improvements in weight limit flexibility, rural road design standards (to accommodate agricultural equipment), and left turn liability would offer regulatory and liability relief to agricultural operations



RURAL PLANNING TOOLS-STRATEGIES:

Yates County NY Agriculture Development and Farmland Enhancement Plan

JUST HOW FARM FRIENDLY IS YOUR TOWN?

Comprehensive Planning Questions:

- Does your Comprehensive Plan specifically provide for agriculture or only rely upon vague statements about "preserving rural character?"
- Does your Plan document not only traditional farming and crops but also greenhouses, farm stands and specialty enterprises?
- Does your economic development strategy address agricultural opportunities and is the industry represented on these committees?
- Does your Plan recognize ag's open space and natural resource protection benefit, encourage Ag Security Areas and promote techniques such as preservation easements?
- Does your Plan avoid calling for infrastructure extensions in or near farmland?



RURAL PLANNING TOOLS-STRATEGIES: Yates County NY Agriculture Development and Farmland Enhancement Plan

JUST HOW FARM FRIENDLY IS YOUR TOWN?

Zoning Questions:

- Does your zoning allow for small crop, nursery and greenhouse activities in non-ag zones?
- Does it provide for seasonal ag sales and activities, such as farm stands and Christmas tree sales, and provide for development standards tailored to ag, such as parking or temporary signage?
- Does it allow for ancillary ag-support uses, such as equipment dealers and feed mills, in proximity to agricultural uses?
- Does it define agriculture to include niche businesses, storage, repair, processing and sales activities?
- Does it provide for the large and unusual structures needed in agricultural operations (e.g., high grain elevators, large riding arenas, manure storage facilities)?
- Does it establish site plan review criteria for non-farm uses in agricultural districts that encourage houses to be located away from productive cropland, upwind of farm activities and in such manner as to not interfere with agricultural operations?



image credit: www.yatescounty.org