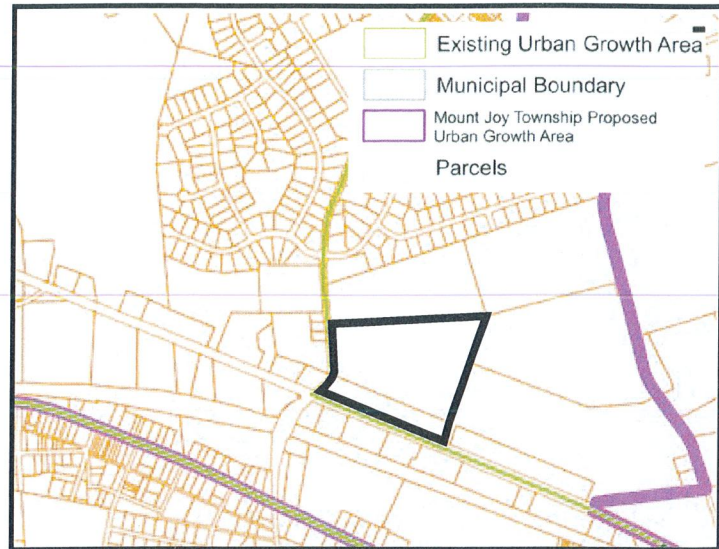


Balance: The Growth Management Element / Comprehensive Plan for Lancaster County

(April 2006)

Direct commercial and industrial development activities to Urban Growth Areas (Page 3-2).

Retail Mixed-Use Centers are intended to prevent a pattern of continuous roadside retail by concentrating general retail activity in designated centers (Pages 4-11).



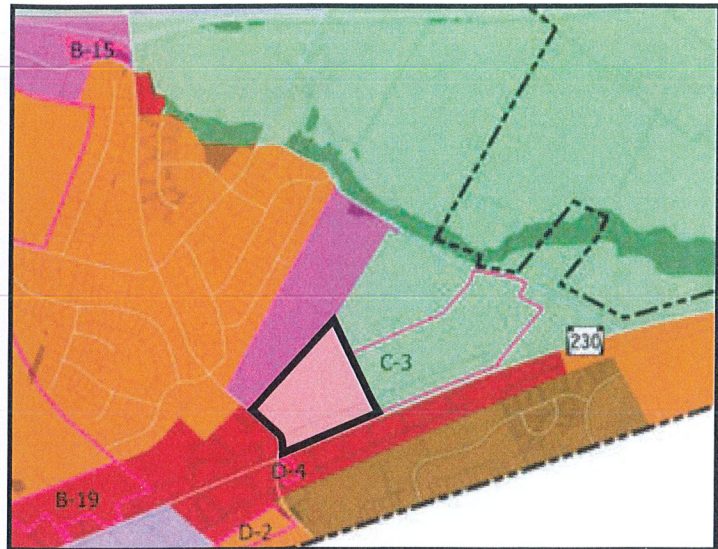
Joint Municipal Regional Strategic Plan

(April 29, 2010)

Mount Joy Township approved expanding the Designated Urban Growth Area to include the subject properties

Underutilized and vacant properties scattered along Route 230 call for redevelopment (Page 29).

The region requires enhancement of opportunities for sustainable retail businesses along Route 230 (Page 93).

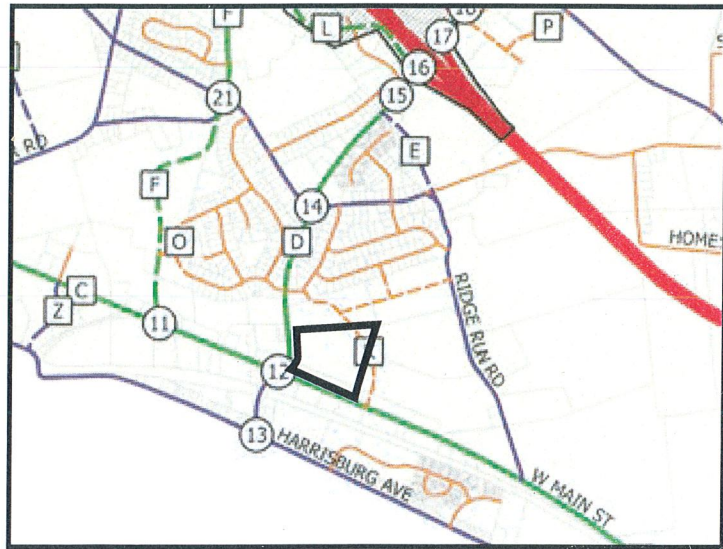


Mt Joy Land Use Assumptions Report

(December 22, 2015)

It is expected that the Agricultural and Rural-zoned lands will be developed at some point due to their location to facilitate large-scale land development (Page 10).

'C-3' Identified as Pennmark Properties with a Projected 400,000 SF of commercial development.

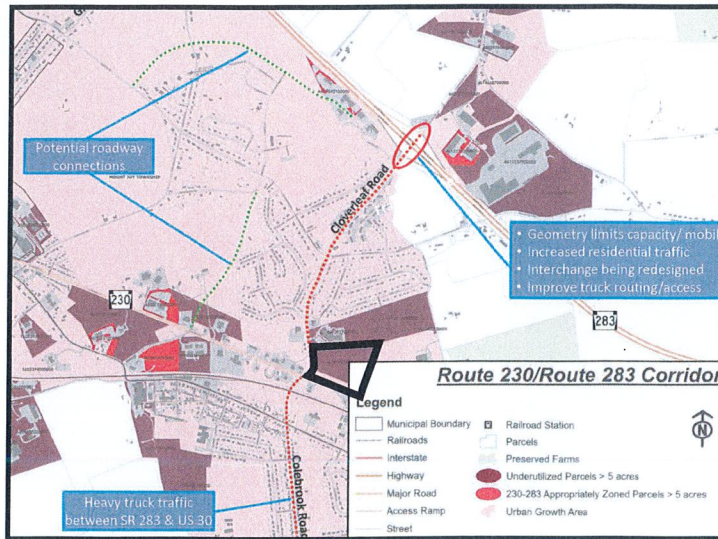


Mount Joy Township Roadway Sufficiency Analysis

(December 23, 2015)

Roadway 'K' identified as Norlanco Drive local roadway extension connecting the existing adjacent commercial development to Route 230 through the existing agriculturally zoned parcel.

Report assumes 679,719 SF of retail development



SR 283/ 230 Corridor Study

(September 2018)

UGAs prioritize areas for development surrounding key transportation corridors. Parcels were analyzed to assess potential zoning changes, identify why tracts may be underutilized, and investigate whether changes in zoning were appropriate (Page 19).

Employment projections estimate 1,040 new retail jobs (20% of total estimate for County)

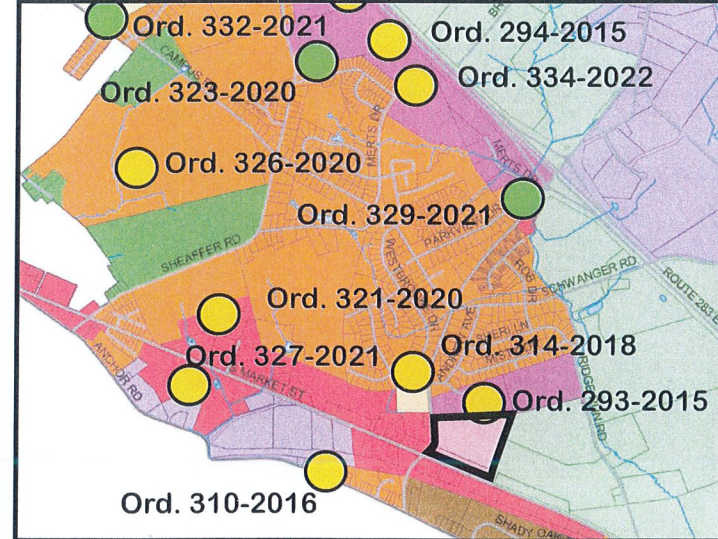


Places 2040: A Plan for Lancaster County

(October 2018)

Prime locations over 40 acres with infrastructure, highway access, and transit service should be regarded as "growth opportunity areas" and reserved for non-residential needs (commercial, industrial, and institutional) (Page 51).

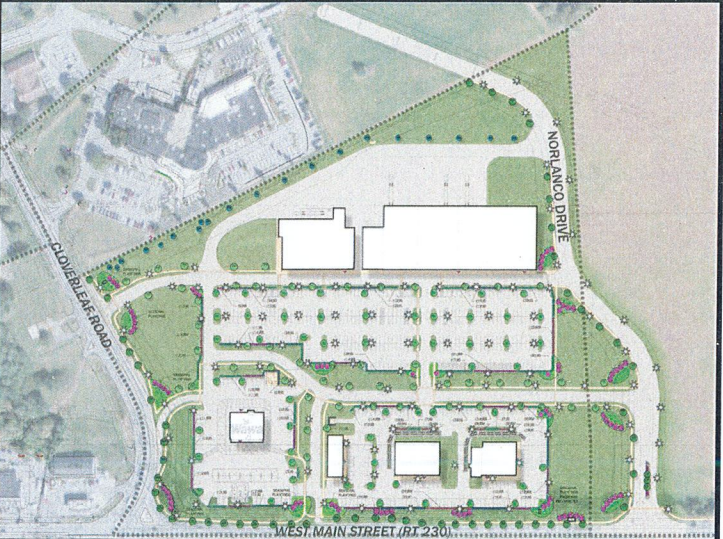
Industrial and Retail Vacancy rates have fallen, are much lower than national rates, and reflects a potential shortage of this space (Page 36).



Township Zoning Map

(August 15, 2022)

Zoning Map amendments support Urban Growth Area principals by increasing development intensity adjacent to major commercial corridors while reducing the development intensity in less accessible areas. (Yellow dots indicate increased intensity; Green dots represent reduced intensity).



Proposed Development

Proposed Commercial/ Retail Development is consistent with County, Regional, & Township Comprehensive Plans; compatible with adjacent uses; and respects nearby residential properties

Summary of Community Comprehensive Plans - Mount Joy Towne Center

W. Main Street (Route 230) | Mount Joy, PA 17552

June 7, 2023