

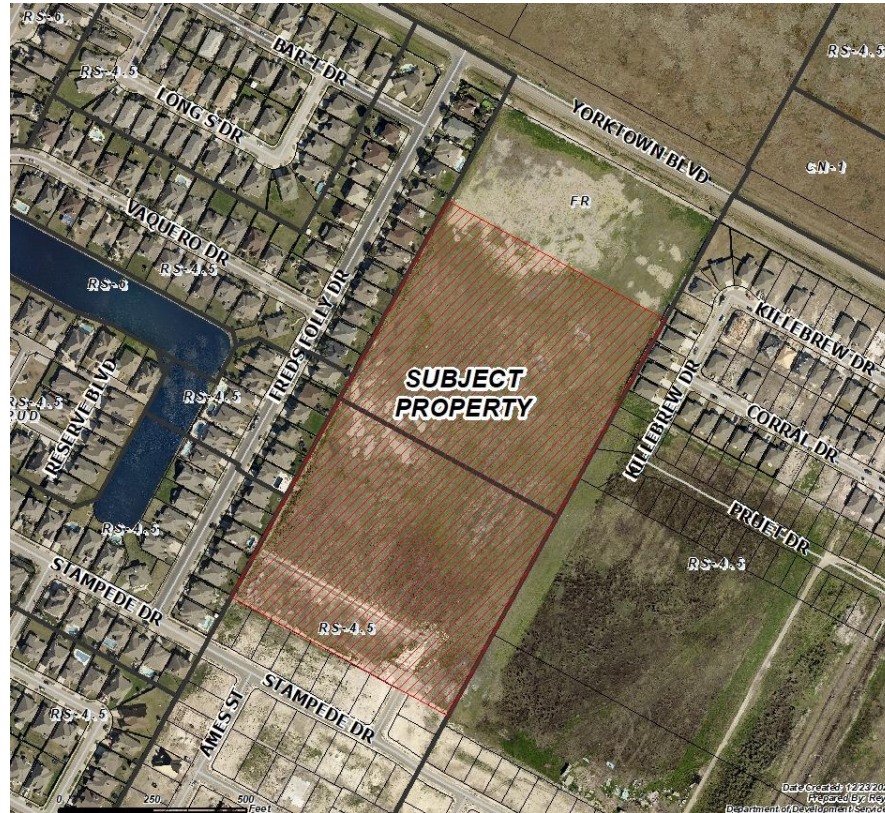
# Zoning Case #0121-01

**Braselton Development Company, Ltd.**  
**Rezoning for a Property near 7601 Yorktown**  
**From “RS-4.5” and “FR” to “RS-4.5 PUD”**



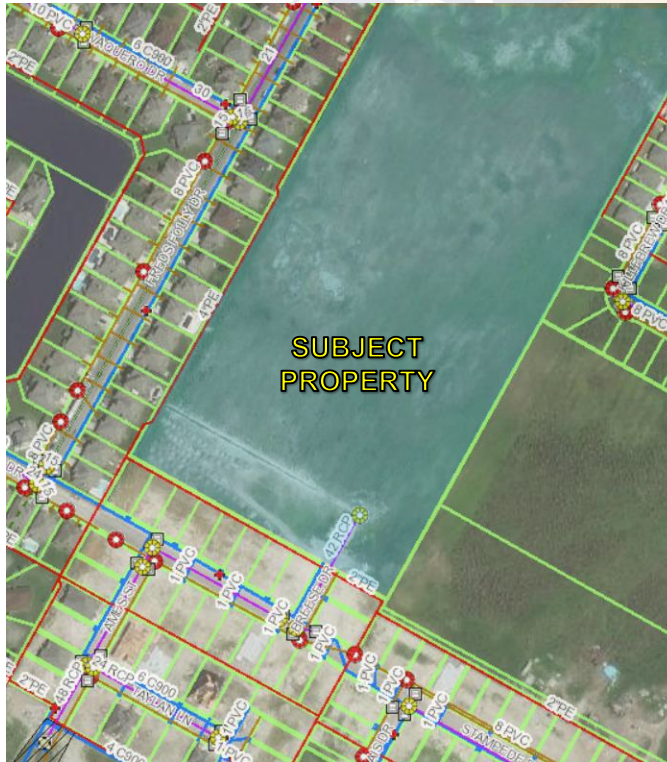
Planning  
Commission  
March 17,  
2021

# Aerial Overview



A map of the Yorktown Boulevard area in York, Pennsylvania. The map shows various zoning districts, including RS-4.5, RS-4.5 2004, RS-4.5 2006, RS-4.5 2010, RS-4.5 2012, RS-4.5 2015, RS-4.5 2017, RS-4.5 2020, CN-1 2020, and RS-4.5 PUD 2013. The subject property is highlighted in blue and labeled "SUBJECT PROPERTY". The map also shows Yorktown Boulevard, Stampede Drive, and several water bodies. A north arrow is located in the top right corner.

# Utilities



**Water:**  
8-inch C900



**Wastewater:**  
8-inch PVC

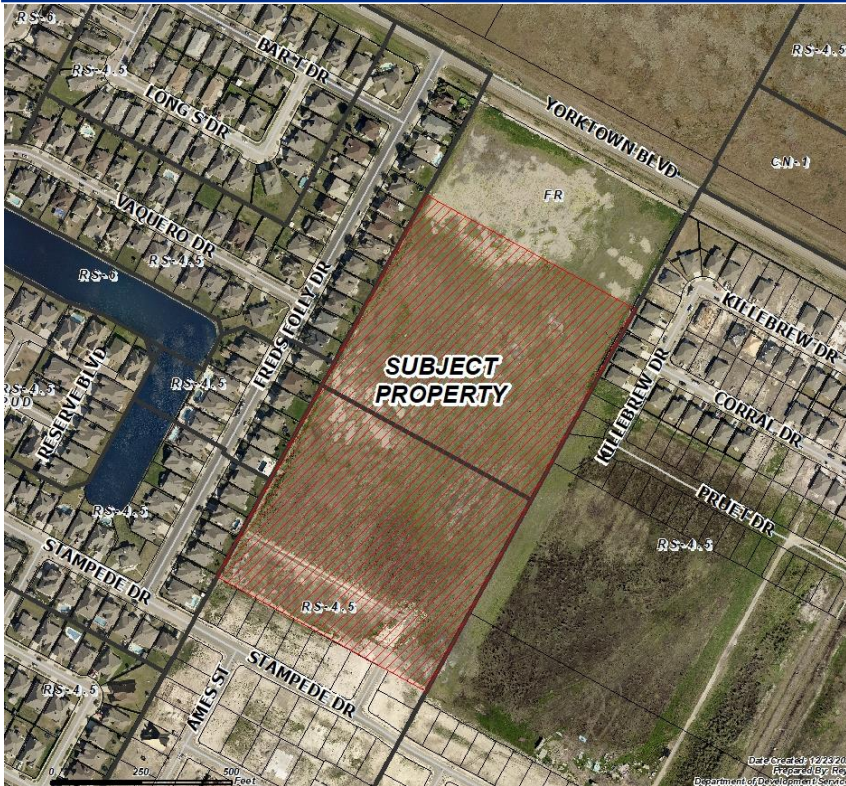


**Gas:**  
2-inch PE  
4-inch PE



**Storm Water:**  
42-inch line

# UDC Requirements



Buffer Yards:

RS-4.5 PUD to RS-4.5: N/A

Street: 20 feet

Side/Rear: 5 feet

Parking:

2 per unit

Uses Allowed: Single-family  
Detached House, Group home (6 or  
Fewer Residents), Community  
Home, Educational Facility Uses,  
Parks and open Area Uses, Places  
of Worship Uses, Utilities Minor

# Public Notification

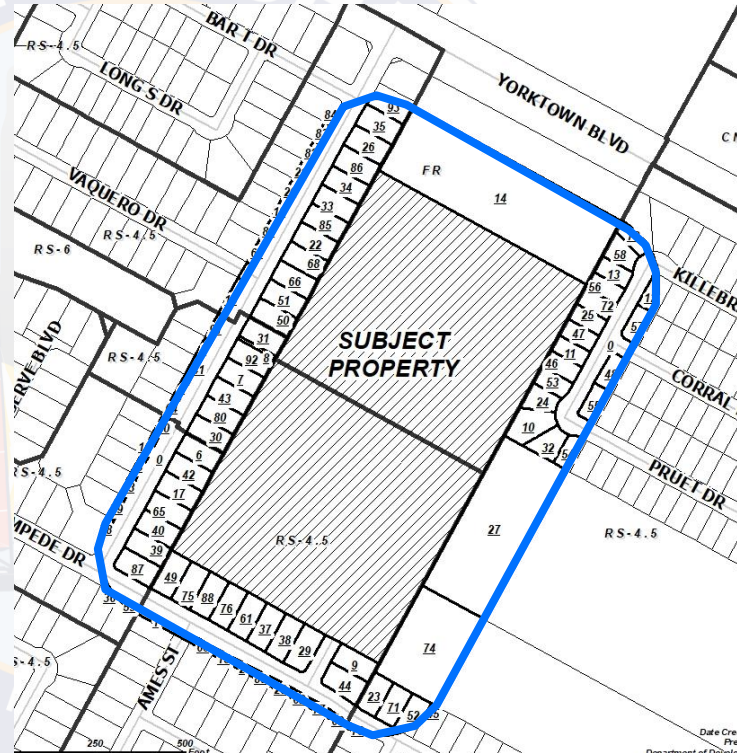
93 Notices mailed inside 200' buffer  
3 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)



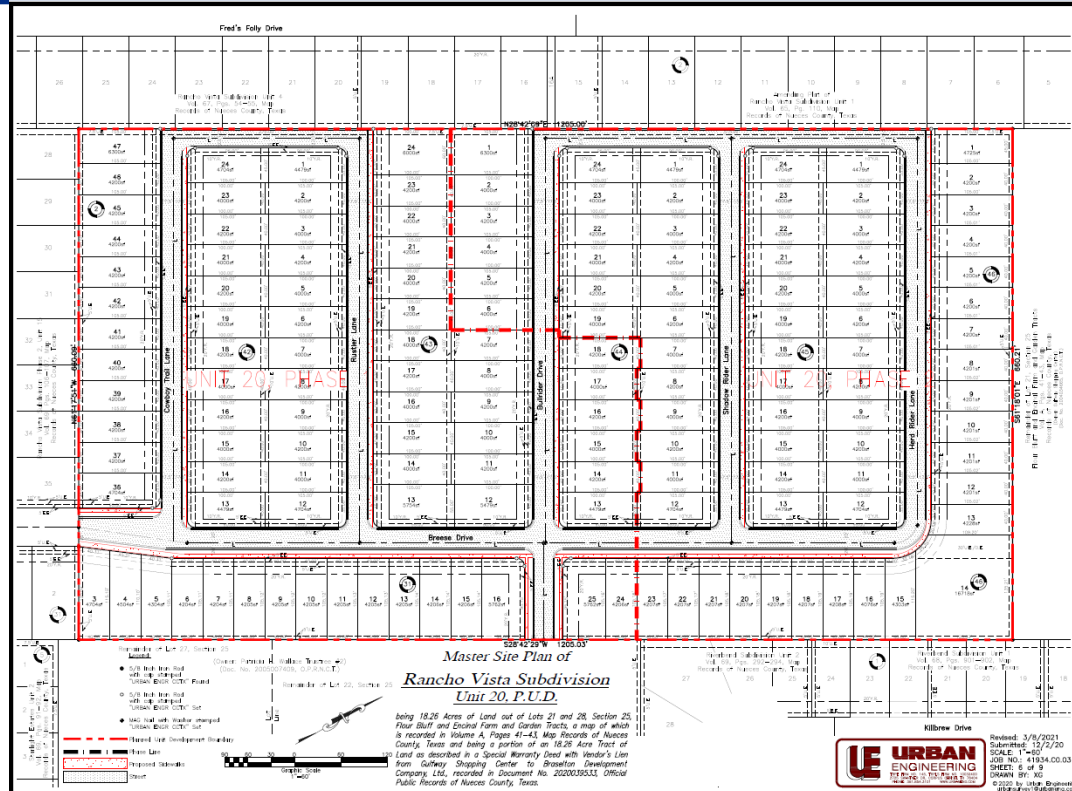
In Favor: 0



# PUD Deviations

Minimum Dimensions	“RS-4.5” District Standards	Proposed PUD	Deviation
Minimum Open Space	30%	30%	No
Minimum Lot Width	45 ft.	40 ft.	<u>Yes</u>
Minimum Lot Area	4,500 square feet	3,900 square feet	<u>Yes</u>
Minimum Front Setback	20 ft.	20 ft.	No
Minimum Street Corner	10 ft.	10 ft.	No
Minimum Side Yard	5 ft.	5 ft.	No
Minimum Rear Yard	5 ft.	5 ft.	No
Minimum Building Separation	10 ft.	10 ft.	No
Maximum Building Height	35 ft.	35 ft.	No
Sidewalks	5 ft. both sides	4 ft. on one side of specific streets	<u>Yes</u>
ROW Width	50 ft.	35 ft.	<u>Yes</u>
Paved Street Width	28 ft.	28 ft.	No
Curb Type	6 in. curb & gutter	6 in. curb & gutter	No
Parking Requirement	2 spaces per unit	2 spaces per unit	No

# PUD Concepts



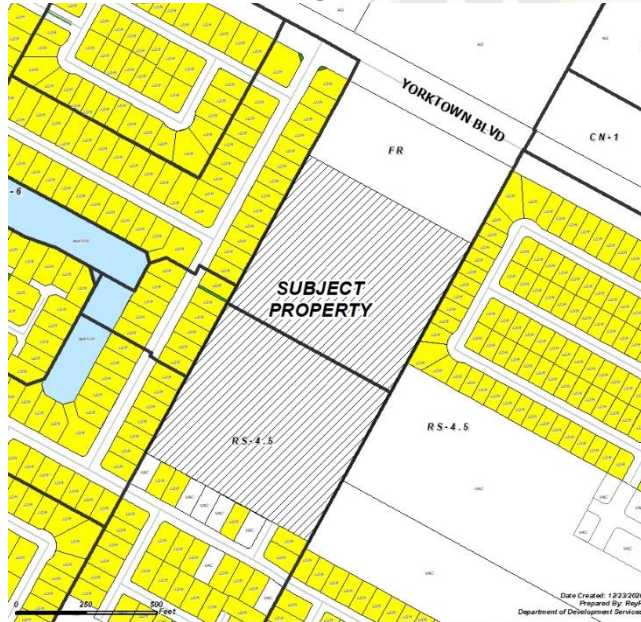
# Staff Recommendation

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**Approval** of the  
“RS-4.5/PUD” Single-Family 4.5 District  
With a Planned Unit Development

# Land Use

## Existing Land Use



## Future Land Use

