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# PROJECT MEMORANDUM



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## Huntingdon County Comprehensive Plan Update DM/A Project No. 05-183

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**TO: Comprehensive Plan Committee**

**FROM: DM/A Planning Group**

**DATE: April 3, 2006**

**RE: Development of Regional Significance and Impact**

One of the changes in the requirements for the preparation of county comprehensive plans contained in the Pennsylvania Municipalities Planning Code (MPC) that resulted from the passage Act 68 of 2000 is the need to identify various land uses which have a regional significance and impact.

The MPC now contains a definition of “developments of regional significance and impact” that reads as follows:

*“Any land development that, because of its character, magnitude, or location will have substantial impact upon the health, safety, or welfare of citizens in more than one municipality.”*

Examples of Developments of Regional Significance and Impact include large residential subdivisions, shopping centers, industrial and business parks, recreational areas, waste disposal facilities, and major highways. Development impacts may include traffic, noise, light, storm water runoff, pollutants, loss of open space, commercial market encroachment, and/or water/sewer demand.

There are several existing developments in and around Huntingdon County that meet the definition of a Development of Regional Significance and Impact. A few Huntingdon County examples are provided below, however, more developments that would be considered of regional significance and impact currently exist, or are in the foreseeable future.

- **Industrial and Business Parks**

Huntingdon County’s industrial and business parks serve as major employment centers. The creation of new parks and/or expansion of existing parks will create additional jobs in the County and may have regional impacts on traffic patterns and volumes, housing demand, community facilities, and public services. In addition, as these facilities are occupied, the economic impact would likely expand beyond the immediate area into many of the surrounding communities.

- **Shopping Centers**

Major shopping centers have regional impacts on transportation, economic development, land use, and other community development issues. Major shopping areas have the potential to draw customers from a significant region. While such facilities provide jobs, shopping opportunities, and increased municipal revenues, they also generate traffic and often place additional demands on public infrastructure.

- Recreational Areas

The Raystown Lake Recreation Area already attracts visitors from across the region and beyond. Additional significant development could include historic and cultural resources that serve as a regional attraction, such as the Broad Top Railroad.

Other potential Development of Regional Significance and Impact would include future landfills, major new industrial parks, the major expansion or upgrade of local sewer and water facilities, and transportation improvements.

Although this work task will rely, in part, on the completion of the existing land use inventory being prepared by County planning staff, the Comprehensive Plan Committee should play a role in defining Huntingdon County land uses, current or proposed, that would be considered Development of Regional Significance and Impact. DM/A will be discussing this component of the Comprehensive Plan Update project at the April 20, 2006 meeting of the CPC. It's anticipated that the CPC will identify projects, existing or proposed, that would be defined as Development of Regional Significance and Impact. The information gathered from the CPC will be supplemented with the findings from the updated land use inventory when completed.