

**FAIRVIEW TOWNSHIP
YORK COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2022- 02

AN ORDINANCE OF FAIRVIEW TOWNSHIP, YORK COUNTY, PENNSYLVANIA, AMENDING THE CODE OF FAIRVIEW TOWNSHIP, YORK COUNTY, PENNSYLVANIA TO AMEND THE OFFICIAL ZONING MAP BY CHANGING THE ZONING CLASSIFICATION OF THE PROPERTIES KNOWN AS YORK COUNTY TAX PARCELS; 27-000-RF-0114.00-00000 AND 27-000-RF-0117.00-00000; FROM COMMERCIAL BUSINESS & RURAL LIVING TO RESIDENTIAL MIXED USE.

WHEREAS, LOXAS LLC is equitable owner of real property situate in Fairview Township, York County, and identified as York County Tax Parcel Number 27-000-RF-0114.00-00000, containing 45.5 acres, situate at 349 Pleasantview Road, New Cumberland, on which is constructed a single family dwelling and associated accessory structures; and York County Tax Parcel Number 27-000-RF-0117.00-00000, containing 1.4 acres, situate at 335 Pleasantview Road on which an automotive repair facility is currently located, from Commercial Business zoning (CB) and Rural Living (RL) to Residential Mixed Use (RMU) zoning.; and

WHEREAS, Parcel 27-000-RF-0114.00-00000 is zoned as Commercial Business and Parcel 27-000-RF-0117.00-00000 is zoned as Rural Living; and

WHEREAS, LOXAS LLC, as equitable owner and applicant, has submitted a request to rezone the subject properties from Commercial Business and Rural Living, respectively, to Residential Mixed Use; and

WHEREAS, a public hearing was duly advertised and conducted according to law in order to hear public comment on the petition submitted by the legal owners of the subject property; and

WHEREAS, upon consideration of the petition, and public comment, as well as the comments of the Fairview Township Planning Commission and the York County Planning Commission, the Board of Supervisors desire to amend the Fairview Township Zoning Map.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Fairview Township, York County, Pennsylvania, and it is hereby enacted and ordained by and through the authority of the same, as follows, to wit:

Section 1. The Official Zoning Map of Fairview Township is amended as follows:

A. As designated on Exhibit "A" which is attached hereto and made a part hereof, the zoning classification of the entirety of York County Tax Parcel Nos. 27-000-RF-0114.00-00000 and 27-000-RF-0117.00-00000 are hereby changed to Residential Mixed Use.

Section 2. Comprehensive Plan Amendment. The staff of Fairview Township is hereby directed to revise the Comprehensive Plan of Fairview Township in accordance with the amendment to the Zoning Map approved herein.


Section 3. Within 30 days of enactment, the Township Secretary is hereby directed to forward a copy of this Ordinance to the York County Planning Commission.

Section 4. Effective Date. This Ordinance shall take effect as provided by law.

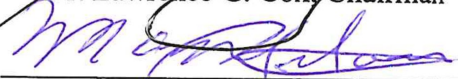
ENACTED AND ORDAINED this 29th day of August, 2022.

ATTEST:


BOARD OF SUPERVISORS OF
FAIRVIEW TOWNSHIP

By: 
Donald F. Martin
Township Secretary

By: 
Dr. Lawrence G. Cox, Chairman

By: 
Mario D. Pirritano, Vice-Chairman

By: 
Christopher L. Allen

By: 
John W. Jones

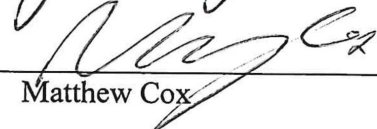
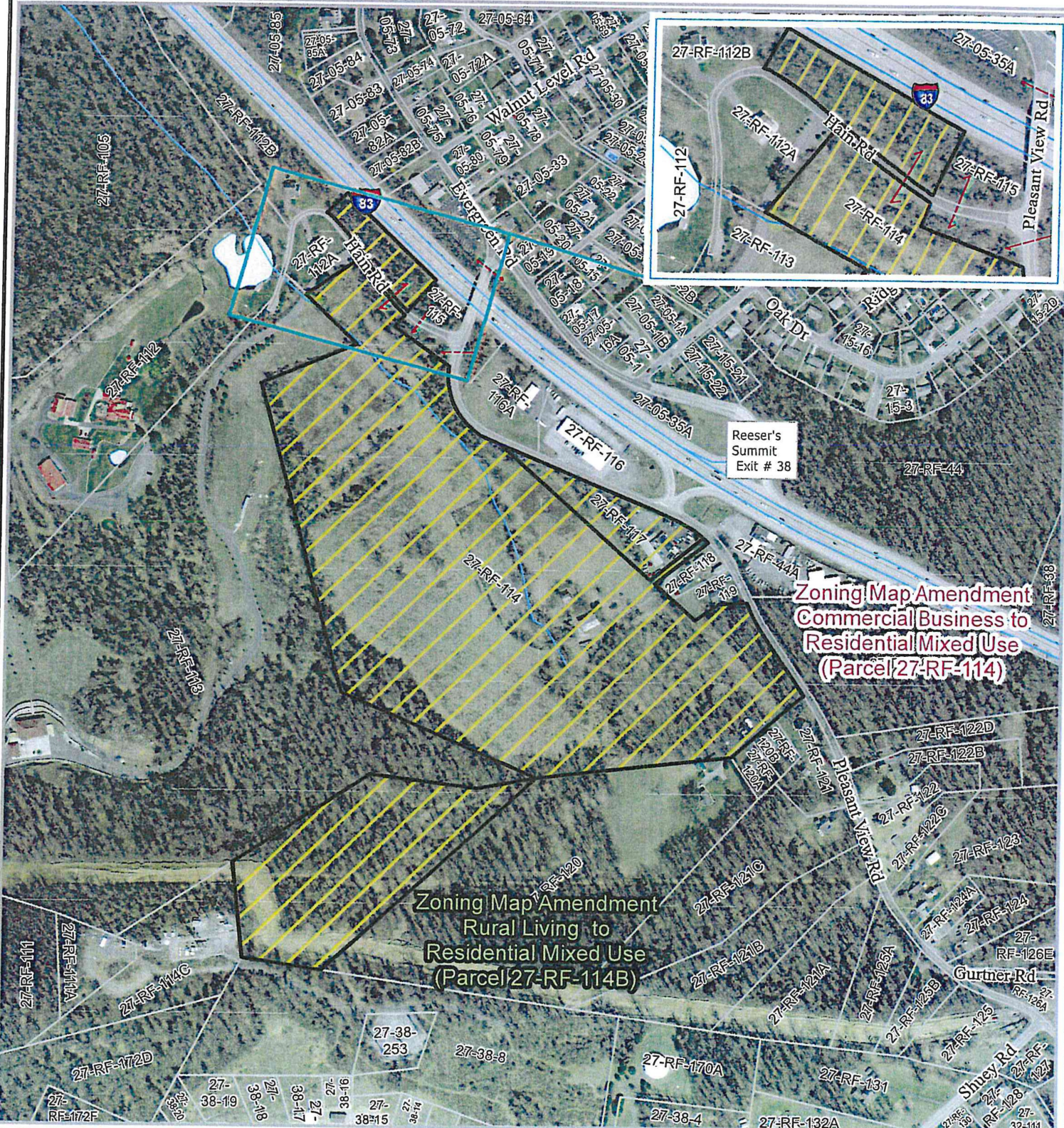
By: 
Matthew Cox

EXHIBIT A - ORD 2022-02 - PROPOSED ZONING MAP CHANGE

FAIRVIEW TOWNSHIP

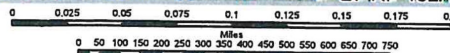


**Zoning Map Amendment
Commercial Business to
Residential Mixed Use
(Parcel 27-RF-114)**

**Zoning Map Amendment
Rural Living to
Residential Mixed Use
(Parcel 27-RF-114B)**

Legend:

- Municipal Boundary
- Water Feature
- Selected Parcels
- Proposed Area to be rezoned from CB and RL to RMU
- Parcels
- Streams



1 inch = 450 feet
York County Planning Commission
28 E. Market Street, 3rd Floor
York, PA 17401
Phone: 717-771-9870
Fax: 717-771-9511



The York County Planning Commission provides this Geographic Information System map and/or data (collectively the "Data") as a public information service. The Data is not a legally recorded plan, survey, official tax map, or engineering schematic and should be used for only general information. Reasonable effort has been made to ensure that the Data is correct; however the Commission does not guarantee its accuracy, completeness, or timeliness. The Commission shall not be liable for any damages that may arise from the use of the Data.

