



LOWER PAXTON TOWNSHIP

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Assistant Township Manager (Interim)
Director of Public Safety

Department of Community Development
Amanda Zerbe, *Director*

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MEMO TO: Planning Commission

FROM: Nick Gehret

DATE: September 25, 2025

SUBJECT: Wenrich Street Development

Plan Summary:

When a development is proposed within the Neighborhood Design District, the applicant is required to provide a Master Plan which may be submitted as part of or prior to a preliminary plan submission. The Master Plan is not required to include the same level of engineering detail as a preliminary subdivision plan. Stormwater calculations, construction details, erosion and sedimentation control plans, profiles and similar engineering details are not required at the Master Plan stage. The Master Plan shall include sufficient information to accurately show existing conditions and the proposed layout of the types of housing, lots, open space, pedestrian pathways, major detention basins, and streets and alleys.

Additionally, the Master Plan shall contain an existing features map that accurately shows the environmental features of the tract such as wetlands, 100-year floodplains, woodlands, and steep slopes. The existing features map is reviewed by the Township Zoning Officer and Township Engineer and then determined by the Planning Commission as to whether it represents a reasonably accurate estimate of the number of dwelling units possible on the site for purposes of establishing the buildable area of the development.

The Wenrich Street Development tract has a total area of 268.17 acres situated on parcels (35-007-030), (35-019-007), (35-019-010), (35-007-031), (35-019-011). The total allowable density in the Neighborhood Design District is 5 units per gross buildable acre, with the buildable acreage for the site determined to be 232.79 acres based upon the review of the existing features map.

The Wenrich Street Development Master Plan proposes 770 total dwelling units over four phases which will include 432 single family detached dwelling units, 152 Duplex dwelling units and 186 Townhouse dwelling units that are either front load garage, side load garage, and rear load garage. The Neighborhood Design District establishes ratios of housing type and density based upon the extent of proposed common open space. The total open space proposed is 90.18 acres which is 39% of the NDD area. More than 15 acres of the proposed open space is dedicated to community greens with an additional 13,106 linear feet of walking path being provided.

Modifications:

1. [ZO: 203-308.J.1.d] – The applicant is proposing a modification of the Neighborhood Design Guidelines which prohibits the use of cul-de-sacs within the Neighborhood Design District. The applicant is proposing two cul-de-sacs within NDD.

The applicant's justification of the two cul-de-sacs is due to terrain and sensitive environmental feature constraints. A total of 19 units (2.5%) are located on the cul-de-sacs. Additionally, consistent with development objectives 6 and #7, the cul-de-sac is connected to an adjacent portions of the NDD via a walking trails that will help foster social interaction among the residents that live on the adjacent streets.

General Comments:

1. Plan approval shall be subject to addressing all 3 comments as stated in the memo dated September 24, 2025, from Jason Hinz, HRG.



Herbert, Rowland & Grubic, Inc.
369 East Park Drive
Harrisburg, PA 17111
717.564.1121
www.hrg-inc.com

NEIGHBORHOOD DESIGN DISTRICT MASTER PLAN REVIEW LETTER #3

LOWER PAXTON TOWNSHIP

Attn: Amanda Zerbe, Zoning Officer

Wenrich Street Property

September 24, 2025

We have completed our review of the following information for the above-referenced project:

Submission:	Dated:	Last Revised:
Plan Sheets 1-6 of 6 (Plan)	August 25, 2025	September 22, 2025
Modification Request Letter	August 25, 2025	September 18, 2025

The applicant has submitted the following requests for relief:

	Requested Modifications:	Ordinance Section:
1	Cul-de-sacs	203-308.J.1.d

We offer the following comments (* - Indicates comments not addressed from previous review letters):

MODIFICATIONS

- Summary of applicant's relief request: Zoning 203-308.J.1.d – Cul-de-sacs prohibited in the NDD. Applicant proposes to use two cul-de-sacs due to terrain and sensitive environmental feature constraints. A total of 19 units (2.5%) are located on the cul-de-sacs.

ZONING (CHAPTER 203)

- On the added Phasing Plan, it is unclear which phase units SR405 – SR415 and SF416 – DF422 are a part of. Please clarify [203-308.M.4].

SUBDIVISION AND LAND DEVELOPMENT (CHAPTER 180)

- The location of the proposed alley intersection with Wenrich Street does not meet the minimum separation distance required (300 ft.). Please reconcile [180.503.J.4].

2. Consideration should be given to units TF515 and TF516 proposed at the end of one of the entrances from Wenrich Road. Staff had previously raised concerns over the lights from vehicles entering the development shining into those units [180.503.G.1].

This review is based solely on the documents referenced above and does not relieve the design professional of any responsibility, nor does it imply any design responsibility by Herbert, Rowland & Grubic, Inc. HRG reserves the right to make additional comments in the future based on newly-supplied or revised information as provided by the applicant or their representative(s).

Sincerely,

Herbert, Rowland & Grubic, Inc.



Jason R. Hinz, P.E.
Group Manager | Municipal & Water Resources

JRH/JW/LB

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Enclosures

- c: Nikki Drescher (ndrescher@lowerpaxton-pa.gov)
 Nick Gehret (ngehret@lowerpaxton-pa.gov)
 Bill Weaver (wweaver@lowerpaxton-pa.gov)
 Larry Stepansky (lstepansky@lowerpaxton-pa.gov)
 Jackie Wilbern (jwilbern@hr-g-inc.com)
 Elliot Shibley, RLA - Integrated Consulting (elliott@integrateddp.com)
 John Zervanos - Yingst Homes (jzervanos@yingsthomes.com)
 Mark DiSanto - Triple Crown Corp. (disantom@triplecrowncorp.com)



September 18, 2025

Lower Paxton Township
425 Prince Street
Harrisburg, PA 17109

Re: Master Plan for Wenrich Street Property
Wenrich Street, Harrisburg, PA 17112
Project No. 25-0437

Township Manager:

In conjunction with the above-referenced project, the Applicant respectfully requests considerations of the following waivers and modifications of the Township's Zoning Ordinance §203.

CH 203 - ZONING ORDINANCE MODIFICATIONS

1. §203-308.J.1.d – Cul-de-sacs

- a. Required: Cul-de-sacs are prohibited in the Neighborhood Design Overlay District.
- b. Proposed: Applicant is proposing two cul-de-sacs.
- c. Justification: The applicant is proposing two cul-de-sacs within the NDD due to terrain and sensitive environmental feature constraints. A total of 19 units (2.5%) are located on the cul-de-sacs. Additionally, consistent with development objectives 6 and #7, the cul-de-sacs are connected to adjacent portions of the NDD via walking trails that will help foster social interaction among the residents that live on the adjacent streets.

CONCLUSION

Based on the narrative descriptions, and the modification requests provided with the Plan, the Applicant has demonstrated compliance with the applicable standards of the Zoning Ordinance for the proposed Neighborhood Design District. Therefore, the Applicant requests that the Planning Commission provide written comment and approvals of the initial modifications and Master Plan as submitted so the Applicant may proceed to the Board of Supervisors for their review and comment. If the Planning Commission does not act on the initial waivers, modifications and Master Plan in its entirety, then we respectfully request action on the key issues so we can proceed to the Board of Supervisors for their consideration.

Respectfully Submitted,

Integrated Consulting

Elliot Shibley, RLA

Project Manager, Partner

cc: John Zervanos and Mark DiSanto

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September 19, 2025

Lower Paxton Township
425 Prince Street
Harrisburg, PA 17109

Re: Master Plan Review
Wenrich Street Property
Lower Paxton Township, Dauphin County
Project No. 25-0437

To Whom it May Concern:

We are in receipt of the review letter for the above-referenced project. Accordingly, we have revised the Land Development items to address the comments contained therein. Responses to the comments are listed in the order they were provided and are in ***bold and italic type***.

HRG, INC. REVIEW COMMENTS (08/29/25):
MODIFICATIONS

1. Summary of applicant's relief request: Zoning 203-308.J.1.d – Cul-de-sacs prohibited in the NDD. Applicant proposes to use in a limited capacity due to terrain and sensitive environmental feature constraints. The modification request letter should be updated and clearly state that the proposed modification is to allow only one cul-de-sac opposed to cul-de-sacs in a limited capacity.
Response: The modification request has been revised to specifically allow two (2) cul-de-sacs.
2. Summary of Applicant's relief request: Zoning 203-402.4 – Land disturbance shall not occur within fifty (50) feet of the wetland boundary. Applicant is proposing to disturb land within 50 feet for a road crossing and stormwater management facilities. This modification request appears to meet the criteria for a variance from the Zoning Ordinance which would require action from the Zoning Hearing Board.
Response: The modification request has been removed. A Chapter 102 NPDES permit and either a General or Joint Chapter 105 permit will be obtained from the Commonwealth to alter, regrade, fill, pipe, divert or build upon per Zoning §203-402.A.5.

ZONING (CHAPTER 203)

1. *Show the proposed layout of the homes [203-308.L.8].
 - a. Typical Lot Layout details have been provided on plan sheet 5, however, it is uncertain whether those standards can be achieved on all lots pertaining to minimum lot width, buildability, etc. Lots of concern include, but are not limited to: SR*156, SR*164, SR165, SR*324, SR323, SR679, SR*660, SR*656, SR*457, SR*458, SR474, SR477, SR*261, SR*268, SR465, SR693, SF620, SF416, SF97, SF1151, SF1152, SF1153, SF1154, SF1148, SR1173, SR26, SR15, SR9, SR10, SR139. Due to Typical Lot Layout details being provided in lieu of layouts being shown on all proposed properties, it cannot be confirmed whether the lots are able to meet ordinance requirements.
Response: Building footprints have been added to all lots. The specific lots in question have been verified to work with the anticipated building footprints.
 - b. Additionally, it appears that the "Home" and "Garage" labels are swapped on the Duplex Attached (Side Load / Interior Lot) detail on Sheet 5. Please reconcile.
Response: The labels have been reconciled. See Sheet 05.
 - c. For duplex units, the typical layout shows that units will be placed over a common property line bisecting the duplex buildings. For this arrangement to work, only an even number of duplex lots can be placed adjacent to one another. The plan shall need to be updated to reflect only an even number of duplex lots in any row. An example of an odd number of lots in a row is DS340 - DS348.

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Response: Rows of duplex lots in odd quantities have been rectified. See Sheet 03.

2. *Multiple proposed lots show access via alley only. An alley is defined as a passage of way open to public travel which affords generally a secondary means of vehicular access to abutting lots and is not intended for general traffic circulation [203-202.Definitions]. **Two lots, SR515 and SR514, are proposed to have access via alley only. This alley serves 6 lots total and is a dead end. Dead-end streets are prohibited. Please reconcile.**

Response: Lots SR515 and SR514 have been revised to be rear load units with frontage along a public road. Refer to Sheet 03.

3. *The townhomes proposed along Wenrich Street appear to be isolated from the rest of the development, not meeting the NDD objectives. Please adjust the layout as necessary [203-308.A.8]. **The applicant states that the isolated areas have been eliminated/reconciled, however, it appears that lots SF193-SF199 and DS200-DS207 are still fully isolated from the rest of the development. Please reconcile.**

Response: While units 193-207 are not connected to the rest of the NDD internally via a public road, they are connected via Wenrich and associated sidewalks. Per discussion with the Planning Commission, a walking trail has been added to connect through the wetlands to the east. Refer to Sheet 03.

4. It appears the proposed pedestrian trails cross through proposed residential lots along adjoining property lines which would require access easements through private properties. Consider offsetting the residential properties to provide open space between for the pedestrian trails to minimize impact to residential properties [203-308.L.5].

Response: Lots have been adjusted to provide a minimum of 10ft for pedestrian trails to pass through without easements.

5. If the development will be constructed in phases, then a phasing plan shall be shown on the Master Plan [203-308.M.4].

Response: A Phasing Plan has been included. Refer to Sheet 06.

6. *For dwelling lots with wetland encroachments, please show these lots are buildable while maintaining the required wetland setback [203-402.A.3 & 203-308.L.8]. The applicant has provided 25-ft and 50-ft wetland buffers around all wetland areas. **The applicant shall address if any of the wetland buffer encroachments hinder any of the lot's ability to be buildable as some appear to encroach approximately half the lot's depth (e.g. DS484, DS485, SF542, SF543, SS544, SS545, SS546, SS547, DS203, SF197, SF198, SF199, DS181, DS182, DS183, SF54, SS423, DS306, DS622, DS578, DS577, DS576).**

Response: Lots identified above have been verified to be buildable as designed based on anticipated home footprints.

LOWER PAXTON TOWNSHIP STAFF REVIEW (08/29/25):

General Comments:

1. [ZO: 203-308.D] - Please confirm if Units DS417 – DS422 are able to be constructed as Duplex attached side load lots.
Response: Units have been changed to Front Load Duplex lots. See Sheet 03.
2. [ZO: 203-308.L.8] – Please clarify the lot layouts for DS340 – DS348 & DS491 – DS501. There appears to be an uneven number of duplex units.
Response: Rows of duplex lots in odd quantities have been rectified. See Sheet 03.
3. [ZO: 203-308.L.5 & 203-308.L.8] – It is unclear if the pedestrian pathways is bisecting DS494 & DS495 due to the layout of the lots.
Response: DS495 and DS494 have been revised to provide a gap for the pedestrian trail. See Sheet 03.
4. [ZO: 203-308.L.8] – It appears that on Plan Sheet 5 Lot Layouts, there are two layouts for attached duplex rear loads that are identified as, side load / interior lot & side load / corner lot. Please reconcile.
Response: The lot layouts have been reconciled. See Sheet 05.
5. Plan approval shall be subject to addressing all 8 comments as stated in the memo dated August 29, 2025, from Jason Hinz, HRG.
Response: Acknowledged.

Please do not hesitate to reach out if there are any comments or concerns.

Sincerely,
Integrated Consulting



Elliot Shibley, RLA
Project Manager, Partner

Items Included with Resubmission:

- 1 Comment-response letter (this document)
- 2 Master Plan
- 2 Modification Letter