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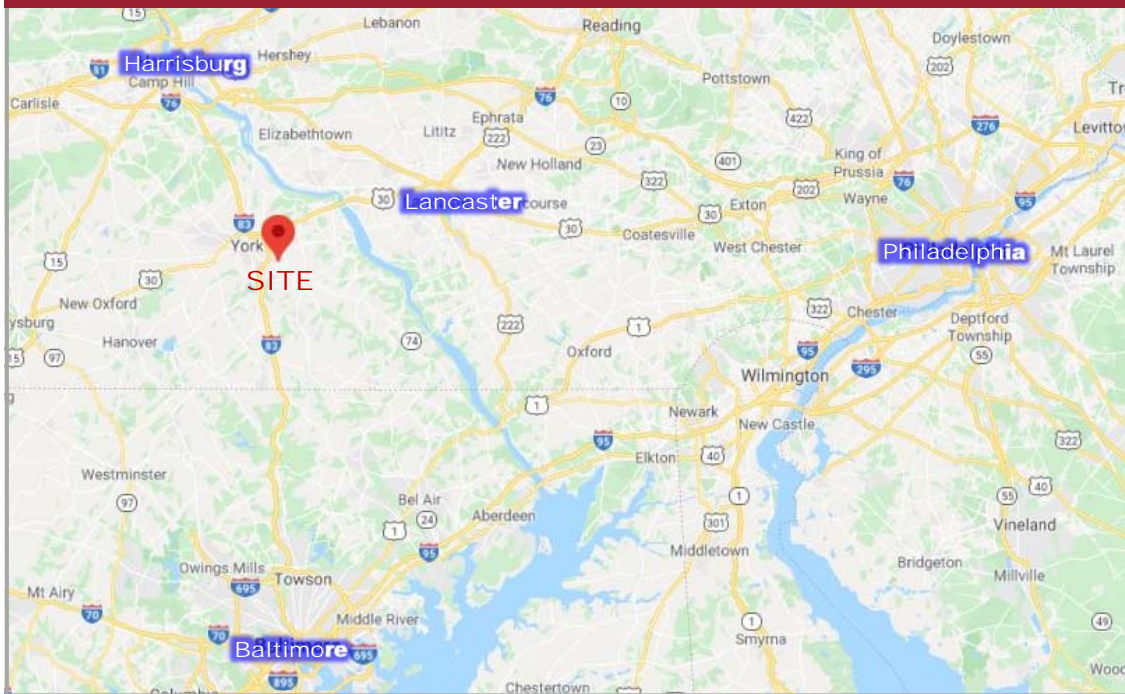
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# ***MULTI-FAMILY DEVELOPMENT OPPORTUNITY***

**Lancaster, PA Market  
50+/- ACRES • YORK COUNTY**

**CHESTNUT HILL ROAD • YORK, PA 17402**



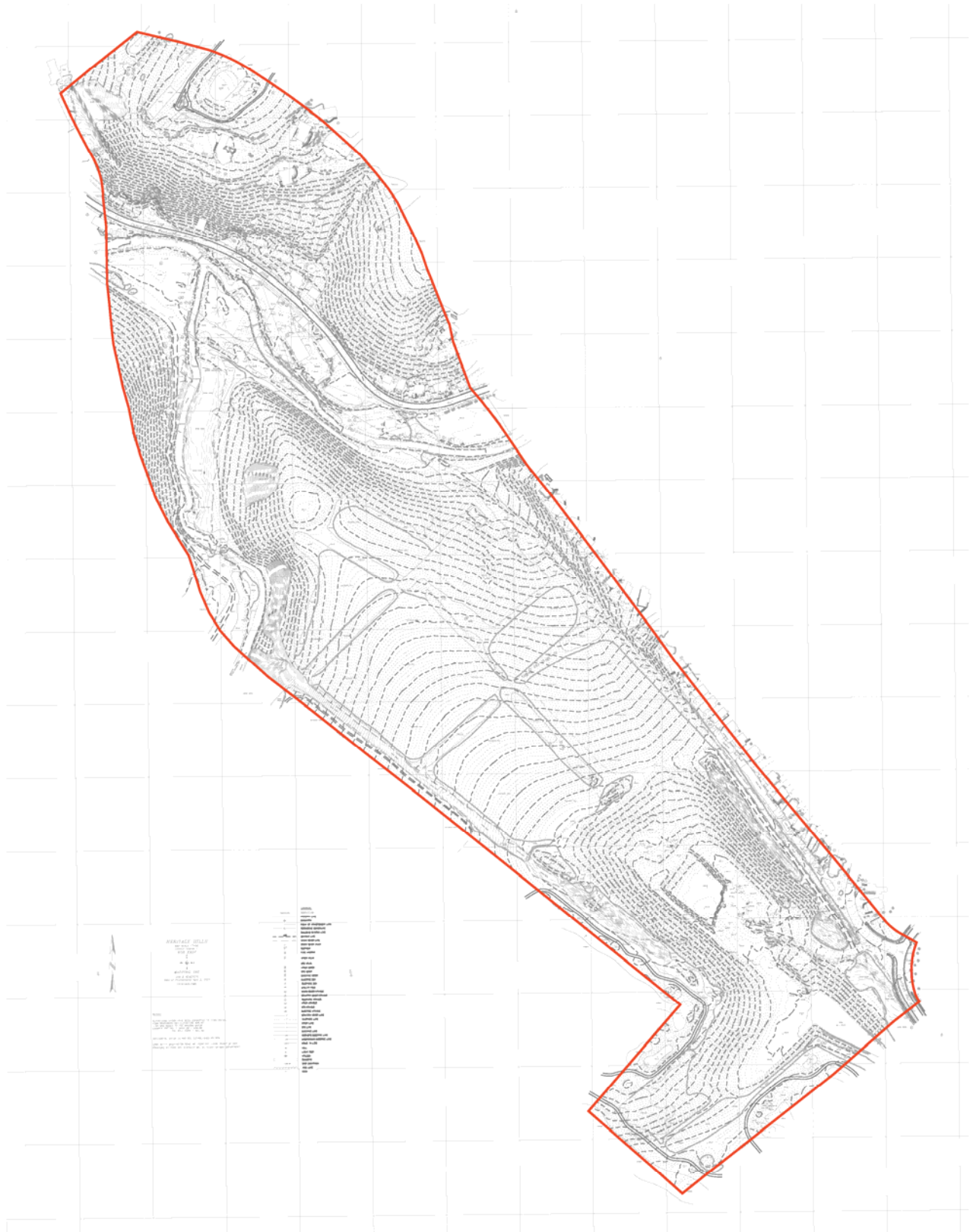
- ***Adjacent to Bridgewater Golf Club and Bridgewater Single Family Development***
- ***Dallastown School District***
- ***Zoned RH-9 Residential High Density District***
- ***Public Water and Public Sewer at Site***

**CHESTNUT HILL ROAD • YORK TOWNSHIP, PA**  
**AERIAL VIEW**



# CHESTNUT HILL ROAD • YORK TOWNSHIP, PA

## SITE PLAN

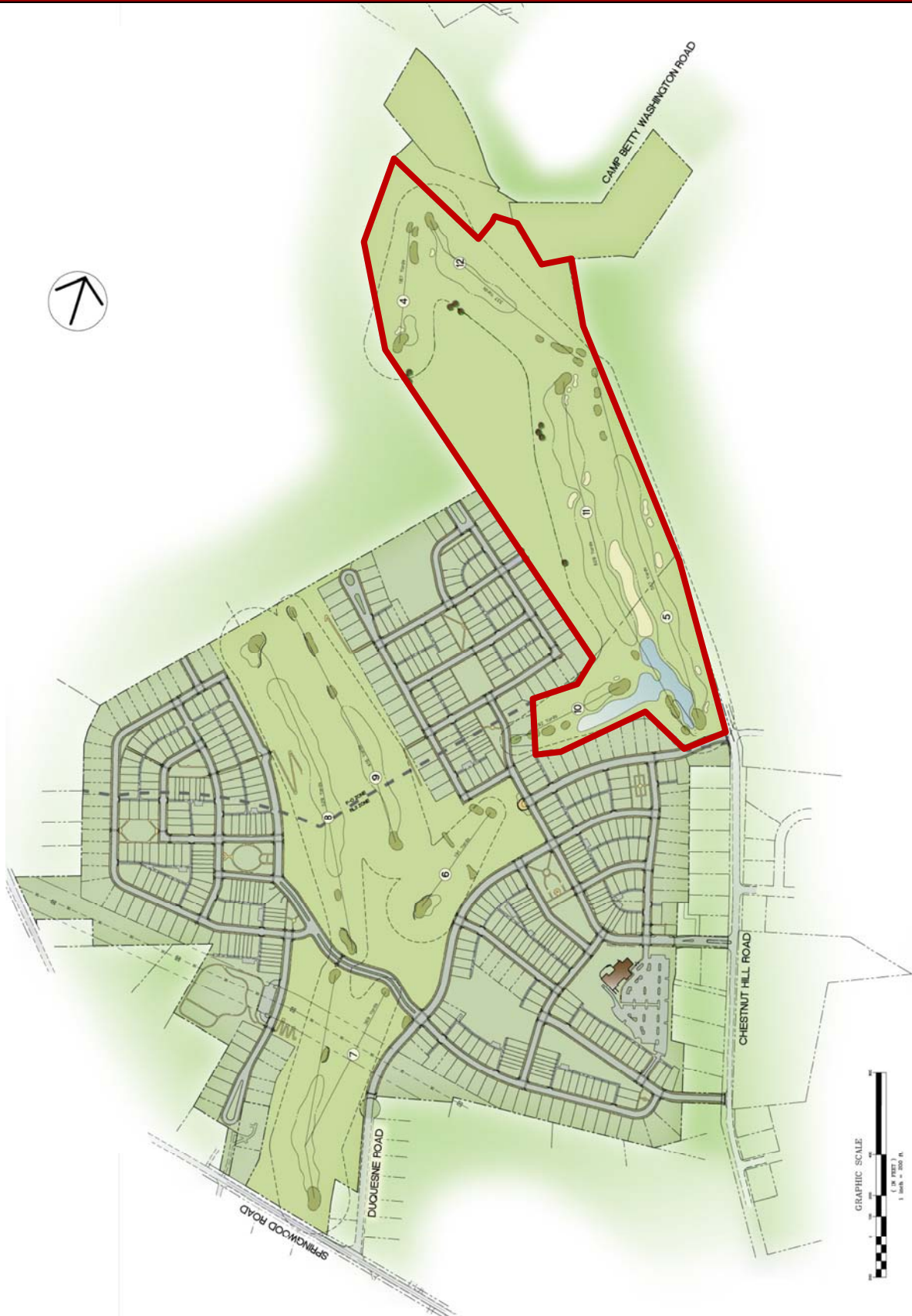


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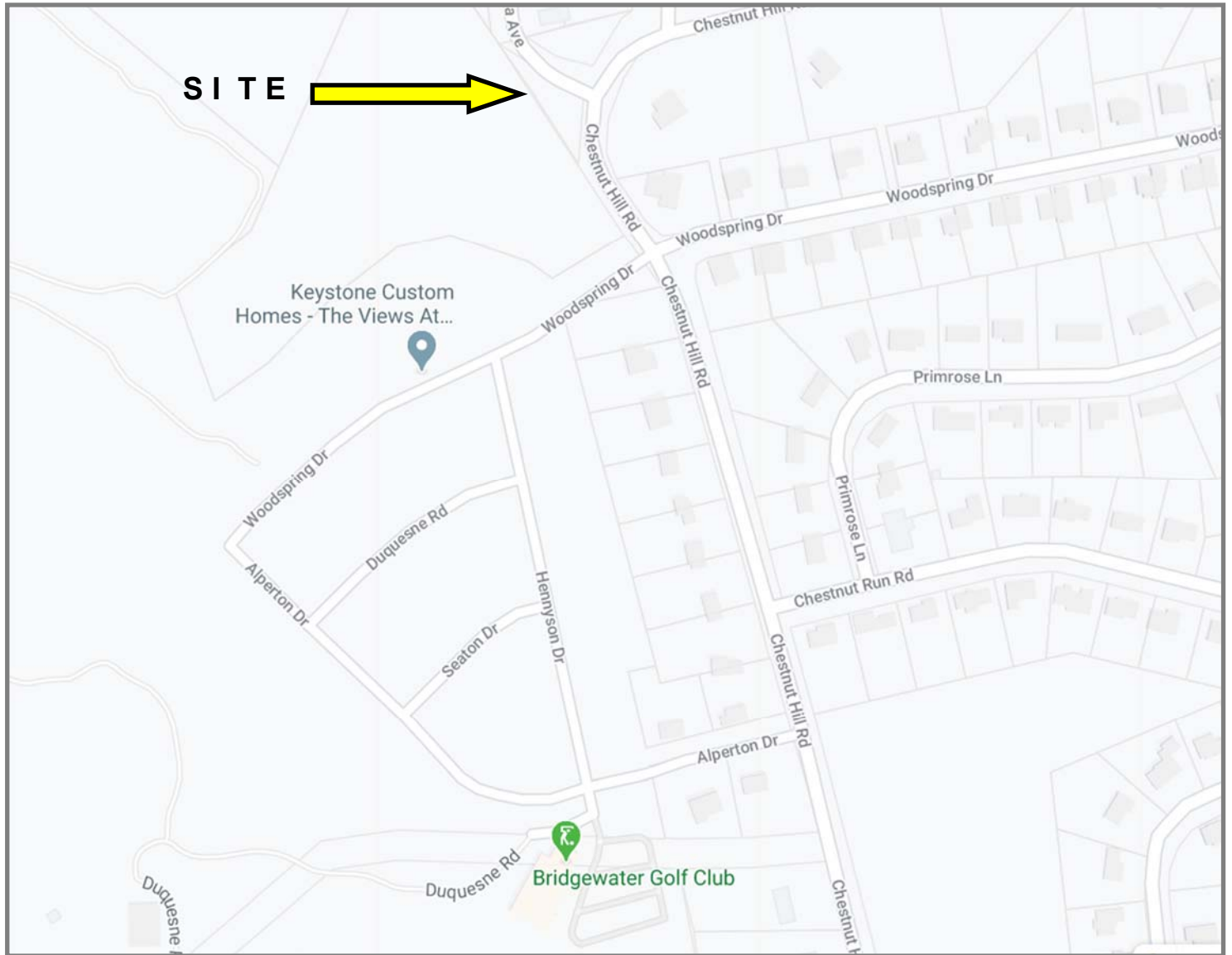
# CHESTNUT HILL ROAD • YORK TOWNSHIP, PA

## SITE PLAN



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# CHESTNUT HILL ROAD • YORK TOWNSHIP, PA AREA MAP



## **CHESTNUT HILL ROAD • YORK TOWNSHIP, PA**

### **AREA INFORMATION**

The site sits within the Bridgewater Golf Club (previously the Springwood Golf Club). It is located southeast of the City of York, within Dallastown school district. It is immediately east of I-83 and is to the north of the key thoroughfare of Springton Road in suburban York Township.

The section of the I-83 corridor where the property sits is between the key interchanges of Queen Street and Mt. Rose Avenue. This area has a concentration of suburban retail, medical offices, care facilities and educational institutions.

A mix of small residential communities and agricultural parcels are to the north, east and south of the property.

The site is convenient to York County's employment hubs.

York Township is 15 miles north of Baltimore County, Maryland and 30 miles north of Baltimore County's Hunt Valley employment hub. It sits 32 miles south of Harrisburg and 30 miles west of Lancaster.

By 2022 it is estimated that the market area's population will increase by 2,262 persons (an annual increase of 452 persons or 0.4%. This would bring the total population to 106,867 by 2022. The number of households will increase at an average annual rate of 0.4% or 152 new households per annum, resulting in a projected 41,711 households within the market area by 2022.

# CHESTNUT HILL ROAD • YORK TOWNSHIP, PA

## ZONING

*Township of York, PA  
Wednesday, July 10, 2019*

### Chapter 265. ZONING

### Article VII. Special Exception and Other Selected Uses

#### § 265-115. Cluster developments.

Cluster developments may be approved as a special exception at the discretion of the Zoning Hearing Board in the RM5, RH9 and F-O Districts, according to the following regulations:

- A. Purpose. In addition to the general goals listed elsewhere in this chapter, it is the purpose of this section to add flexibility in providing for future Township needs, in keeping abreast of new building methods and materials and in providing for the proper planning of dwellings and groups thereof, allowing variety in lot arrangement, orientation and lot size, yet maintaining an overall density close to that which would result from more orthodox development strictly according to the area and bulk regulations herein. This will necessitate variation in the use and area requirements otherwise prescribed in this chapter and in the regulations applying to buildings and yard areas without deviating from prescribed coverage regulations. When certain conditions and requirements contained herein are met and after favorable recommendation by the Township Planning Commission and approval, after public hearing, by the Zoning Hearing Board, the following regulations shall apply:
- B. Cluster developments. In a cluster development, the following minimum lot size, minimum setback, minimum lot width and maximum coverage regulations shall apply:  
[Amended 9-14-1999 by Ord. No. 9-14-1999]
  - (1) The development area shall:
    - (a) Be not less than 20 acres.
    - (b) Have a density not greater than otherwise permitted in the applicable districts.
    - (c) Contain only those uses permitted in the district or districts in which the cluster development exists.
    - (d) Contain not less than 40% of the total area of the cluster development in common open space, not over 1/3 of which may be used for stormwater management facilities.
  - (2) The applicable district minimum lot size, width and setback regulations shall be modified sufficiently to achieve the permitted density, but the coverage regulations shall remain unchanged.
  - (3) Common open space may be used or reserved for park, woodland, golf course, playground and other similar recreational use; provided, however, that no single parcel shall be less than four acres exclusive of public utility rights-of-way which may exist; park structures and recreation equipment or apparatus may be included as accessory use structures.
  - (4) Ownership, location, design and layout and maintenance of common open space shall be in accordance with the requirements of open space in Article IX.



# CHESTNUT HILL ROAD • YORK TOWNSHIP, PA

## ZONING

- (5) As a condition of approval of the cluster development in the RM5 and RH9 Districts, all uses shall be served with Pennsylvania Department of Environmental Protection approved public water and public sewer.
- C. Development plan. For each cluster development, a land development plan shall be prepared, submitted and approved in accordance with the requirements of the York Township Subdivision and Land Development Ordinance.  
*Editor's Note: See Ch. 220, Subdivision and Land Development.*

### § 265-116. Multifamily dwellings.

#### A. Area and bulk regulations.

- (1) The minimum lot area shall be one acre. An additional lot area per dwelling unit shall be provided as follows:
  - (a) Efficiency units: 2,000 square feet.
  - (b) One-bedroom units: 3,000 square feet.
  - (c) Two-bedroom units: 4,000 square feet.
  - (d) Three- or more bedroom units: 5,000 square feet.
- (2) The minimum lot width for apartment structures shall be 150 feet.
- (3) Setbacks.  
[Amended 9-14-1999 by Ord. No. 99-14]
  - (a) The minimum setback requirements shall be as follows:
    - [1] Front yard: 40 feet.
    - [2] One side yard: 25 feet.
    - [3] Total side yards: 50 feet.
    - [4] Rear yard: 35 feet.
  - (b) In the case of apartment buildings over three stories in height, these minimum setback requirements shall be increased by two feet for every additional one foot of building height in excess of 35 feet.
- (4) For apartment buildings three stories and under, the maximum building height shall not exceed 35 feet.
- (5) For apartment buildings over three stories, the maximum building height shall not exceed 65 feet. Said maximum may be increased to not more than 100 feet by special exception from the Zoning Hearing Board.

#### B. Parking requirements.

- (1) Parking requirements shall be as follows:
  - (a) Efficiency units: 1.50 spaces per unit.
  - (b) One-bedroom units: 2.00 spaces per unit.



# CHESTNUT HILL ROAD • YORK TOWNSHIP, PA

## ZONING

- (c) Two-bedroom units: 2.00 spaces per unit.
  - (d) Three- or more bedroom units: 2.50 spaces per unit.
- (2) In addition, designated parking for visitors, including handicapped accessible spaces meeting the requirements of § 265-55L, and for storage of residents' boats, trailers, etc., shall be provided. The number of such additional parking spaces shall be not less than 20% of the number of off-street parking spaces required for the dwelling units in the development.
- C. Supplemental regulations.
- (1) Public water and public sewer service shall be provided.
  - (2) No building shall exceed 200 feet in length.
  - (3) The minimum distance between principal buildings shall be in accordance with the requirements of § 265-77 of this chapter. The minimum distance between a principal building and a detached accessory building shall be at least 20 feet.  
[Amended 11-12-1996 by Ord. No. 96-11]
  - (4) There shall be provided on the same lot suitably equipped and landscaped play spaces and usable open space subject to Zoning Hearing Board approval and in accordance with the following schedule:

Type of Unit	Play Space (square feet)	Open Space (square feet)
Efficiency unit	75	360
One-bedroom unit	100	785
Two-bedroom unit	125	895
Three- or more bedroom unit	175	1,125

# CHESTNUT HILL ROAD • YORK TOWNSHIP, PA

## DEMOGRAPHICS

All Topics ▼	York township, York County, Pennsylvania	York County, Pennsylvania
Population estimates, July 1, 2018, (V2018)	28,704	448,273
<b>Population</b>		
Population estimates, July 1, 2018, (V2018)	28,704	448,273
Population estimates base, April 1, 2010, (V2018)	27,977	435,008
Population, percent change - April 1, 2010 (estimates base) to July 1, 2018, (V2018)	2.6%	3.0%
Population, Census, April 1, 2010	27,793	434,972
<b>Age and Sex</b>		
Persons under 5 years, percent	△ 4.1%	△ 5.7%
Persons under 18 years, percent	△ 19.4%	△ 22.1%
Persons 65 years and over, percent	△ 23.9%	△ 17.4%
Female persons, percent	△ 52.3%	△ 50.6%
<b>Race and Hispanic Origin</b>		
White alone, percent	△ 88.6%	△ 88.8%
Black or African American alone, percent (a)	△ 5.2%	△ 7.0%
American Indian and Alaska Native alone, percent (a)	△ 0.0%	△ 0.4%
Asian alone, percent (a)	△ 4.0%	△ 1.5%
Native Hawaiian and Other Pacific Islander alone, percent (a)	△ 0.0%	△ 0.1%
Two or More Races, percent	△ 1.2%	△ 2.2%
Hispanic or Latino, percent (b)	△ 3.3%	△ 7.9%
White alone, not Hispanic or Latino, percent	△ 86.1%	△ 82.9%
<b>Population Characteristics</b>		
Veterans, 2013-2017	2,421	31,064
Foreign born persons, percent, 2013-2017	5.7%	3.8%
<b>Housing</b>		
Housing units, July 1, 2018, (V2018)	X	184,869
Owner-occupied housing unit rate, 2013-2017	68.9%	74.4%
Median value of owner-occupied housing units, 2013-2017	\$184,100	\$170,300
Median selected monthly owner costs -with a mortgage, 2013-2017	\$1,627	\$1,494
Median selected monthly owner costs -without a mortgage, 2013-2017	\$650	\$565
Median gross rent, 2013-2017	\$981	\$915
Building permits, 2018	X	916

# CHESTNUT HILL ROAD • YORK TOWNSHIP, PA

## DEMOGRAPHICS

All Topics ▼	York township, York County, Pennsylvania	York County, Pennsylvania
Population estimates, July 1, 2018, (V2018)	28,704	448,273
<b>Families &amp; Living Arrangements</b>		
Households, 2013-2017	11,648	169,667
Persons per household, 2013-2017	2.39	2.55
Living in same house 1 year ago, percent of persons age 1 year+, 2013-2017	85.3%	86.8%
Language other than English spoken at home, percent of persons age 5 years+, 2013-2017	8.1%	7.2%
<b>Computer and Internet Use</b>		
Households with a computer, percent, 2013-2017	88.0%	85.5%
Households with a broadband Internet subscription, percent, 2013-2017	80.3%	76.4%
<b>Education</b>		
High school graduate or higher, percent of persons age 25 years+, 2013-2017	91.9%	89.1%
Bachelor's degree or higher, percent of persons age 25 years+, 2013-2017	32.3%	23.7%
<b>Health</b>		
With a disability, under age 65 years, percent, 2013-2017	8.7%	9.5%
Persons without health insurance, under age 65 years, percent	⚠ 5.2%	⚠ 6.5%
<b>Economy</b>		
In civilian labor force, total, percent of population age 16 years+, 2013-2017	63.1%	66.1%
In civilian labor force, female, percent of population age 16 years+, 2013-2017	57.7%	61.4%
Total accommodation and food services sales, 2012 (\$1,000) (c)	70,610	593,286
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	415,174	2,604,360
Total manufacturers shipments, 2012 (\$1,000) (c)	2,004,198	11,489,433
Total merchant wholesaler sales, 2012 (\$1,000) (c)	260,482	4,340,824
Total retail sales, 2012 (\$1,000) (c)	352,515	5,192,354
Total retail sales per capita, 2012 (c)	\$12,603	\$11,859
<b>Transportation</b>		
Mean travel time to work (minutes), workers age 16 years+, 2013-2017	25.6	27.1
<b>Income &amp; Poverty</b>		
Median household income (in 2017 dollars), 2013-2017	\$64,509	\$61,707
Per capita income in past 12 months (in 2017 dollars), 2013-2017	\$38,928	\$30,178
Persons in poverty, percent	⚠ 7.5%	⚠ 9.4%

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Per capita income in past 12 months (in 2017 dollars), 2013-2017	\$38,928	\$30,178
Persons in poverty, percent	7.5%	9.4%
<b>BUSINESSES</b>		
<b>Businesses</b>		
Total employer establishments, 2016	X	8,646
Total employment, 2016	X	164,632
Total annual payroll, 2016 (\$1,000)	X	6,974,982
Total employment, percent change, 2015-2016	X	0.3%
Total nonemployer establishments, 2017	X	26,281
All firms, 2012	2,106	30,435
Men-owned firms, 2012	1,242	17,577
Women-owned firms, 2012	614	9,569
Minority-owned firms, 2012	74	2,376
Nonminority-owned firms, 2012	1,882	26,851
Veteran-owned firms, 2012	186	3,169
Nonveteran-owned firms, 2012	1,763	25,844
<b>GEOGRAPHY</b>		
<b>Geography</b>		
Population per square mile, 2010	1,101.2	481.1
Land area in square miles, 2010	25.24	904.18
FIPS Code	4213387056	42133