

**Application No. PD-53-20, Fenton Mill Associates, LLC:** Request to amend the York County Zoning Map by reclassifying approximately 376.8 acres of land from Rural Residential (RR) and Limited Business (LB) to Planned Development Residential (PDR), subject to voluntarily proffered conditions, for the purpose of establishing a residential development consisting of a mix of approximately 506 single-family detached homes, 230 townhouses, 100 age-restricted quadruplexes, and 40,000 square feet of commercial space totaling no more than 836 units (a maximum density of 2.2 dwelling units per acre). The property, located at 257, 307LL, and 309 Barlow Road (Route 604), and 156 and 188 Fenton Mill Road (Route 602), and 1000 Newman Road (Route 646) and further identified as Assessor's Parcel Nos. 2-82, 2-73, 2/72, 2/59, 2-60, and 2-6-B, is designated Low Density Residential and Limited Business in the Comprehensive Plan with a Mixed Use overlay designation. The Low Density Residential designation is intended to provide opportunities for single-family detached housing having a maximum density of 1.0 dwelling unit per acre and is appropriate in areas where physical or environmental constraints are prevalent and/or public services and facilities are limited. The Limited Business designation is intended to provide opportunities for commercial activities of low to moderate intensity such as business or professional offices, research, development and training facilities, and commercial activities oriented primarily toward serving the day-to-day needs of nearby residents. The scope of permitted commercial activities should be limited so as to discourage substantial traffic from outside the immediate neighborhood and/or to promote compatibility with the surrounding area. The Mixed Use overlay designation identifies potentially appropriate areas for a master-planned development approach that creates well-designed communities in which people can live, work, and recreate by providing opportunities for a mix of retail, office, and residential uses – and different types of residential uses (i.e., detached, attached, and apartments) – within a single, relatively compact development under a unified, coherent master plan. Proposed uses should have a high degree of physical and functional integration with one another, including extensive pedestrian and bicycle connectivity. **For more information contact: [Earl W. Anderson, AICP, Senior Planner.](#)**

- [Zoning Map](#)
- [Narrative \(Updated\)](#)
- [Proffers \(Updated\)](#)
- [Survey](#)
- [Master Plan \(Updated\)](#)
- [Pattern Book \(Updated\)](#)
- [Infrastructure Facilities](#)
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- [VRRM New Development Compliance](#)
- [Traffic Impact Analysis \(Updated\)](#)
- [Fiscal Impact Analysis \(Updated\)](#)