

# MT 262-unit plan advances

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A large housing development proposed for Manheim Township won approval from the township commissioners Monday — at least in concept.

Worthington, a project that eventually is to include 262 homes plus several businesses, was given zoning clearance by the township's board of commissioners to proceed as a planned residential development.

Under the township's zoning ordinance, a planned residential development that includes mixed types of housing as

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## Plan: *Manheim Twp.*

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well as commercial and retail uses must be approved by the governing body of the municipality.

Approval of the planned residential development, or PRD, said commissioner chairwoman Carol Simpson, should not be construed as approval of any preliminary or final plans for the development itself.

"I think they are nowhere near ready to present any actual plans," she said.

What the developer, Keystone Custom Homes, showed the board at a meeting last month, Simpson said, was only "pretty pictures." Now the board is waiting to see what the developer will present.

Approval of the PRD concept also included several conditions, the most important of which was that the developer will comply with all state Department of Transportation road-improvement requirements.

Worthington is proposed for 83.5 acres that straddle Route 272 (Oregon Pike) south of the Village of Olde Hickory and north of Westminster Presbyterian Church and Lancaster Bible College.

At the April meeting, many residents spoke about traffic problems that already exist on that stretch of Oregon Pike, saying they feared the large development will only make things worse.

Commissioner Nancy Keebler said the township's approval

includes conditions to address traffic issues, concerns about population density and the threat to adjacent wetlands.

"We heard the concerns of the people," she said.

The Worthington plan calls for 197 single-family homes, 35 townhouses and 30 two-family semidetached units.

Thirty-four of the single-family homes will be on 21.7 acres west of Route 272, adjacent to the Jewish Community Center. The western tract also will contain 39,300 square feet of retail space.

The rest of the dwellings will be on 61.8 acres east of Route 272.

It is expected prices for the homes will be in the low \$200,000 to mid-\$500,000 range.

There will be two access roads into the development. The main road will be shared by Westminster Presbyterian Church and have a traffic signal at its intersection with Route 272.

The next step in the process will be for Keystone Custom Homes to present plans to the township's planning commission for review and recommendation.

Last month the developer said the subdivision will be built in phases and could take up to 10 years to complete.

Also Monday, the commissioners gave final plan approval to Brethren Village to construct 21 apartments on a 107-acre tract at Lititz Pike and Fairview Drive.