

BEFORE THE BOARD OF SUPERVISORS FOR THE TOWNSHIP OF EAST LAMPETER,
LANCASTER COUNTY, PENNSYLVANIA

IN RE:	Application of	:	
	Keystone Custom Homes, Inc. &	:	
	Brookfield Development Corp. for	:	
	Conditional Use Approval	:	ELT No. 2026-14
		:	
PROPERTY:	Southeast corner of New Holland	:	
	Pike (S.R. 0023) and Hornig Road	:	
	(T-620) consisting of 49 acres +/-	:	
		:	
ZONING		:	
DISTRICT:	Residential R-2; Optional Density	:	
	Incentive Overlay	:	

DECISION

I. FINDINGS OF FACT.

1. The applicants are Keystone Custom Homes, Inc. and Brookfield Development Corp., Pennsylvania corporations with the same address of 227 Granite Run Drive, Suite 100, Lancaster, PA 17601 (collectively referred to as "Applicant").

2. The property that is the subject of this application is the approximately 49-acres of land located generally at the southeast corner of New Holland Pike (S.R. 0023) and Hornig Road (T-620) in East Lampeter Township (the "Property") and within the Residential R-2 Zone under the East Lampeter Township Zoning Ordinance (the "Zoning Ordinance"). The Applicant is the owner of the Property.

3. The Applicant previously received conditional use approval by this Board's decision dated June 17, 2008, for a development on the Property to be then known as Warrington, now known as Devon Creek. The approval for the conditional use development was

granted pursuant to the Township's then applicable Optional Density Incentive provisions of the Zoning Ordinance and as a regional impact development. The prior approval was for a mixed-use project consisting of 134 single-family detached dwelling units, 59 townhouse dwelling units, 32 duplex dwelling units, 180 multi-family dwelling units, 20,000 sq. ft. of commercial/retail space, and approximately 9 acres of open space for a mix of active and passive recreation.

4. In November 2014, Applicant submitted an amendment to the conditional use decision to request a revised phasing plan and to request approval for a revision of the mix of residential dwellings permitted by the prior conditional use decision. By decision dated February 23, 2015, this Board approved reducing the number of single-family detached dwellings from 134 dwelling units to 129 dwelling units, reducing the total number of townhouse dwelling units from 59 to 37, and increasing the number of duplex dwelling units from 32 to 50. The proposed unit type revisions resulted in fewer dwelling units and an overall reduction in the density of the development. The decision also approved realignment of the phasing for Devon Creek.

5. The Applicant now seeks to further revise the prior conditional use approval to revise the mix of dwelling units previously granted to consist of 144 single-family detached dwellings, 24 duplex dwelling units, 29 townhomes, and 202 multi-family dwelling units. The density of the project will remain unchanged at 399 dwelling units.

6. Additionally, the Applicant requests a design modification from Section 375-23550.O(3)(e) to permit 67% of all garage doors within the project to face an alley or access drive where 75% is required.

7. Notice of the hearing was duly posted and advertised in accordance with the provisions of the Pennsylvania Municipalities Planning Code and the Zoning Ordinance.

8. The hearing on the application was held before the Board of Supervisors on July 8 and 27, 2026 at the Township's office located at 2250 Old Philadelphia Pike, Lancaster, Pennsylvania, 17601 with all Supervisors in attendance.

9. Applicant was represented at the hearings by Craig Robert Lewis, Esquire.

10. Christopher Venarchick, a Registered Landscape Architect with RGS Associates, and Jodie Evans, PE, Senior Project Manager with Bowman testified on behalf of the Applicant.

11. Township staff was represented by Melvin E. Newcomer, Esquire.

12. The witnesses together described in detail, both orally and with the benefit of exhibits, the proposed amendments to the conditional use approval relating to the proposed mix of residential dwellings and the proposed design modification within Devon Creek. The Applicant's exhibits included the following: (1) June 17, 2008 Conditional Use Approval Decision; (2) February 19, 2010 Conditional Use Decision; (3) Preliminary Plan Approval dated February 19, 2010; (4) February 23, 2015 Conditional Use Decision; (5) July 20, 2020 Conditional Use Decision; (6) Ordinance 386 of 2026 amending Optional Density Incentive Overlay; (7) Application; (8) Conditional Use Plan dated May 8, 2026; (9) Rendered Conditional Use Plan; (10) April 14, 2026 Water Confirmation; (11) April 22, 2026 Sewer Confirmation; (12) Fire Truck Turning Movements Exhibit; (13) Buffer Yard Exhibit; (14) Parking Calculation Exhibit; (15) Traffic Analysis Memo dated April 30, 2026; (16) Townhouse and Single-Family Elevations; (17) Revised Multi-Family Elevations; (18) CV of Chris Venarchick; and (19) CV of Jodie Evans.

13. The Applicant has constructed Phase 1 in its entirety (12 townhomes, 4 duplex dwellings and 14 single-family detached dwellings). The majority of Phase 2 has been constructed (7 townhomes, 20 duplex dwellings and 22 single-family detached dwellings.)

14. The proposed revisions to the layout, housing types and phasing for Devon Creek are set forth in the conditional use plans for Phases 3 and 4 (Exhibit A-8).

15. The Applicant request for modification as it relates to the mix and type of dwelling units is based upon a need to provide for a greater variety of housing types and to account for changes in market demand. The Applicant will continue to offer four dwelling types.

16. The plan submitted with the application complies with the objective criteria for Optional Density Incentive Development under the Zoning Ordinance with the exception of Section 375-23550.O(3)(e) for which Applicant seeks a modification.

17. Applicant's plan provides for 67% or 132 of all garage doors within Devon Creek will face an alley or access drive where 75% or 148 is required by the Ordinance.

18. The proposed single-family dwellings generally form a perimeter buffer between the project and the adjoining, existing residences. Requiring strict compliance with the Zoning Ordinance would require an additional alley between the single-family residences and the adjoining neighborhood.

19. Applicant's traffic engineer prepared a trip generation and compared it to the 2008 traffic impact study (TIS) prepared by TPD and PennDOT TIRE's most recent historic traffic volume data for New Holland Pike to the east and west of the site.

20. The adjacent State route traffic was lower in the most recent count data compared to data collection from the similar timeframe of the previously approved TIS.

21. The updated site plan is estimated to generate less trips than previously assumed in the TIS.

22. The Applicant and Township staff agreed to six (6) conditions of approval. As part of those conditions of approval, the Applicant and Township staff agreed the updated traffic

study in condition number 1 will include the following eleven (11) intersections:

- a. New Holland Pike (SR 0023) and Hornig Road
- b. New Holland Pike (SR 0023) and Mondale Road
- c. New Holland Pike (SR 0023) and Hartman Station Road
- d. Creek Hill Road and Stumpf Hill Road
- e. Creek Hill Road and Hornig Road
- f. Creek Hill Road and Hartman Station Road (North)
- g. Creek Hill Road and Hartman Station Road (South)
- h. Hornig Road and Hampshire Avenue
- i. Hornig Road and Harmony Hill Drive/Kolb Drive
- j. New Holland Pike (SR 0023) and Proposed Warrington Boulevard
- k. New Holland Pike (SR 0023) and Duquesne Drive

II. CONCLUSIONS OF LAW.

Ordinance 386 of 2026 amended the provisions of the Optional Design Density Incentive Development to accommodate greater variety of housing types and to account for changes in market demand. Section 375-23550.O(3)(e) of the Zoning Ordinance provides that at least 75% of all garage doors shall face an alley and/or access drive. Granting the proposed modification of 67% eliminates the need to add an alley between the single-family dwellings and the adjoining neighborhood. The proposed modification will not result in greater adverse impact to adjoining properties or future inhabitants of the project.

As set forth in the Findings of Fact, inclusive of the testimony and evidence submitted, the Board finds that the proposed amendments to the conditional use approval are consistent with the applicable Zoning Ordinance requirements for Optional Density Incentive Development. The Board finds by credible evidence that, with the granting of a design modification, all other requirements of the Zoning Ordinance relating to the Applicant's proposed amendments have been met, that all the reasonable questions involving the mix and types of dwelling units have been resolved, and further recognizes that the conditions proposed by Township staff and

accepted by the Applicant support the conclusion that the Application deserves approval.

III. DECISION.

Based upon the foregoing Findings of Fact and Conclusions of Law, the Board of Supervisors of East Lampeter Township hereby grants the application to amend the prior conditional use approval to revise the number and mix of dwelling types under the Option Density Incentive Development provisions of the Zoning Ordinance and the requested design modification subject to the terms and conditions attached hereto as Exhibit A. The Applicant is bound by its testimony and exhibits from the hearing.

All prior decisions and conditions of those decisions as they apply to this Property remain in full force and effect unless expressly modified by this Decision. Any violation of the approval or any of the conditions imposed by this Decision shall be considered violations of the Zoning Ordinance and shall be subject to enforcement in the same manner as Zoning Ordinance violations.

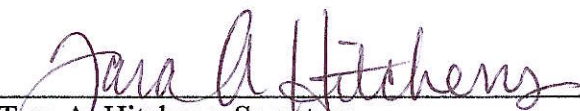
Decision made this 27th day of July, 2026 by a vote of 5-0.

BOARD OF SUPERVISORS FOR THE
TOWNSHIP OF EAST LAMPETER

By: _____


(Vice) Chairman

The undersigned certifies that a copy of this Decision has been, personally or by First Class Mail, postage prepaid, served upon Applicant c/o Craig Robert Lewis, Esquire, Kaplin Stewart, P.O. Box 3037, Blue Bell, PA 19422.


Tara A. Hitchens, Secretary

Date: AUGUST 17, 2026