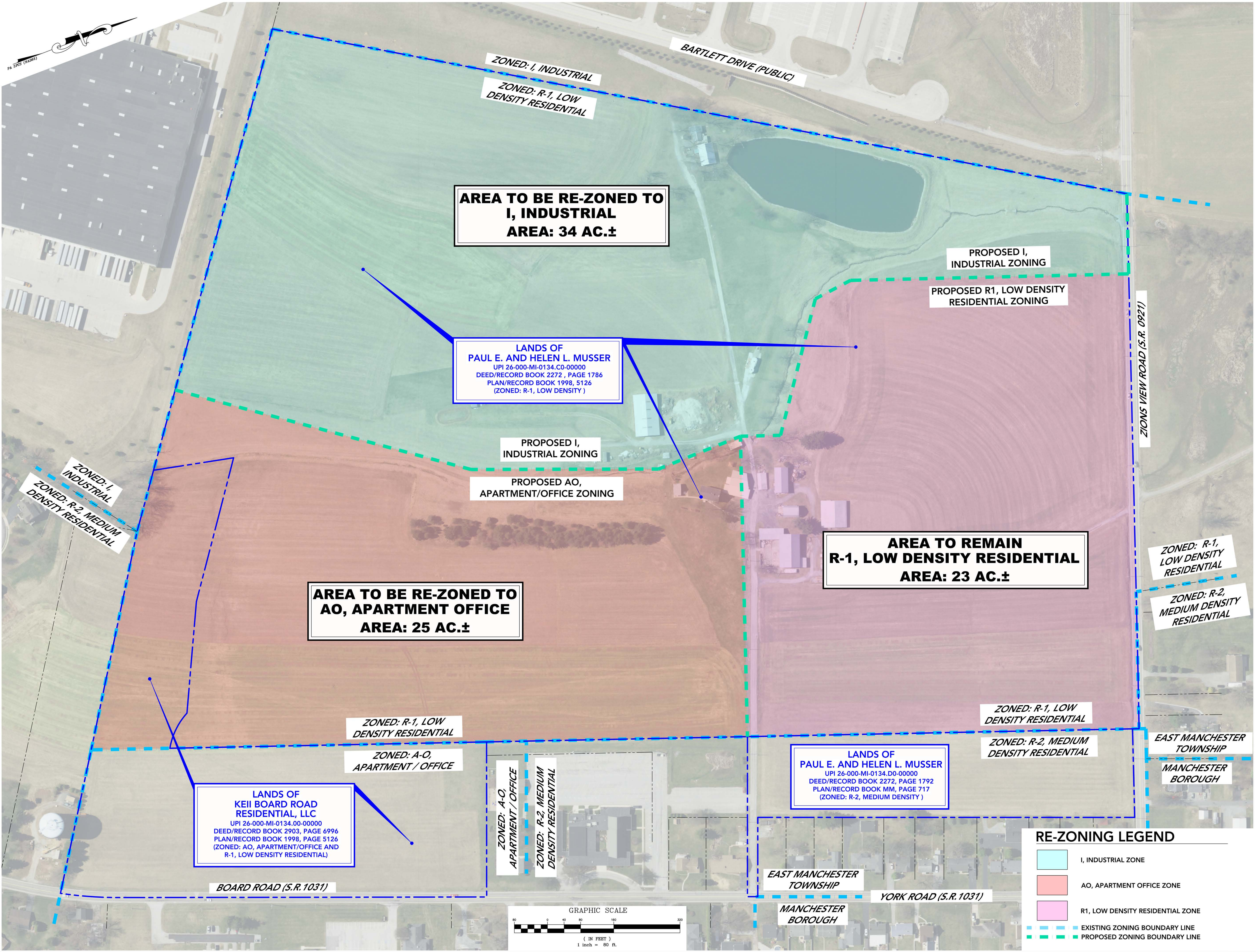
PA SPCS (NAD83)
BARTLETT DRIVE (PUBLIC)
ZONED: I, INDUSTRIAL
ZONED: R-1, LOW DENSITY RESIDENTIAL
AREA TO BE RE-ZONED TO I, INDUSTRIAL
AREA: 34 AC.±
PROPOSED I, INDUSTRIAL ZONING
PROPOSED R1, LOW DENSITY RESIDENTIAL ZONING
LANDS OF PAUL E. AND HELEN L. MUSSER
UPI 26-000-MI-0134.C0-00000
DEED/RECORD BOOK 2272 , PAGE 1786
PLAN/RECORD BOOK 1998, 5126
(ZONED: R-1, LOW DENSITY)
ZIONS VIEW ROAD (S.R. 0921)
PROPOSED I, INDUSTRIAL ZONING
PROPOSED AO, APARTMENT/OFFICE ZONING
ZONED: I, INDUSTRIAL
ZONED: R-2, MEDIUM DENSITY RESIDENTIAL
AREA TO REMAIN R-1, LOW DENSITY RESIDENTIAL
AREA: 23 AC.±
ZONED: R-1, LOW DENSITY RESIDENTIAL
ZONED: R-2, MEDIUM DENSITY RESIDENTIAL
AREA TO BE RE-ZONED TO AO, APARTMENT OFFICE
AREA: 25 AC.±
ZONED: R-1, LOW DENSITY RESIDENTIAL
ZONED: A-O, APARTMENT / OFFICE
ZONED: R-1, LOW DENSITY RESIDENTIAL
ZONED: R-2, MEDIUM DENSITY RESIDENTIAL
EAST MANCHESTER TOWNSHIP
MANCHESTER BOROUGH
LANDS OF KEII BOARD ROAD RESIDENTIAL, LLC
UPI 26-000-MI-0134.00-00000
DEED/RECORD BOOK 2903, PAGE 6996
PLAN/RECORD BOOK 1998, PAGE 5126
(ZONED: AO, APARTMENT/OFFICE AND R-1, LOW DENSITY RESIDENTIAL)
ZONED: A-O, APARTMENT / OFFICE
ZONED: R-2, MEDIUM DENSITY RESIDENTIAL
LANDS OF PAUL E. AND HELEN L. MUSSER
UPI 26-000-MI-0134.D0-00000
DEED/RECORD BOOK 2272, PAGE 1792
PLAN/RECORD BOOK MM, PAGE 717
(ZONED: R-2, MEDIUM DENSITY)
BOARD ROAD (S.R.1031)
EAST MANCHESTER TOWNSHIP
MANCHESTER BOROUGH
YORK ROAD (S.R.1031)
GRAPHIC SCALE
80
0
40
80
160
320
(IN FEET)
1 inch = 80 ft.

RE-ZONING LEGEND

🟦	I, INDUSTRIAL ZONE
🟥	AO, APARTMENT OFFICE ZONE
🟪	R1, LOW DENSITY RESIDENTIAL ZONE
- - - -	EXISTING ZONING BOUNDARY LINE
- - - -	PROPOSED ZONING BOUNDARY LINE

REVISIONS		
NO.	DATE	COMMENTS

KINSLEY PROPERTIES

site design concepts
LAND DEVELOPMENT CONSULTANTS
127 WEST MARKET STREET,SUITE 200 • YORK, PA 17401
t: 717.757.9414 • f: 717.840.8205 • WWW.SITEDC.COM
Civil Engineering • Surveying • Landscape Architecture • Land Planning • Environmental Consulting

TITLE
PROPOSED RE-ZONING EXHIBIT

PROJECT
PROPOSED MIXED USE DEVELOPMENT
FOR
KINSLEY PROPERTIES
BOARD ROAD AND ZIONS VIEW ROAD
EAST MANCHESTER TOWNSHIP, YORK COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	RMH
CHECKED BY	BEP
CONTACT	BEP
DATE	09.23.26
FILE NAME	150.75-SK-2.0
JOB NO.	150.75
SHEET NO.	ZE-1.0
REV.	

P:\CIVIL JOBS\150.75-Kinsley-Board Rd Tracts Schematic Planning-E Manchester Twp\DRAWINGS\SKETCH PLANS\150.75-SK-2.0.dwg 9/23/2026 11:33 AM

©2026, SITE DESIGN CONCEPTS, INC. – ALL RIGHTS RESERVED. THESE PLANS ARE THE PROPERTY OF SITE DESIGN CONCEPTS, INC. ANY USE OR REPRODUCTION OF THESE PLANS, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF SITE DESIGN CONCEPTS, INC. IS FORBIDDEN.