

MIDDLESEX TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA
APPLICATION FOR ZONING ORDINANCE AMENDMENT (per Zoning Ordinance Article XIX)

I. IDENTIFICATION

	Name	Mailing address – number, street, city, state, zip code	Telephone No.
1. Applicant	KMWW Partnership	10776 Wilshire Boulevard, Suite 207, Los Angeles, CA 90024	310-770-3007
2. Owner of Land	KMWW Partnership		
	Club Road Properties, LP	400 Deer Path Road, Suite 201, Harrisburg, PA 17110	

I hereby certify that this proposal is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent.

Signature of Applicant

Application Date:
4-23-25

II. TYPE OF REQUEST

- X 1. AMENDMENT
☐ 2. SUPPLEMENT
☐ 3. CHANGE
☐ 4. MODIFICATION
☐ 5. REPEAL
☐ 6. OTHER

III. BRIEF DESCRIPTION OF REQUEST

The Applicant requests a zoning amendment to establish a Data Center Overlay District together with standards for data center uses and development and to place the subject lands within the Data Center Overlay District.

The proposed amendment is consistent with current planning and zoning efforts of the Township, which propose to create a Data Center Overlay District and to place the subject lands within such overlay.

The proposed amendment is being submitted at this time due to delay in the enactment of the Township's new Zoning Ordinance. Data center projects are being proposed across the Commonwealth at an increasing rate. Although PPL and other electric utilities are able to readily upgrade transmission facilities, upgrades to power generation facilities are not readily made. As a result, each electric utility (PPL in this case) has only so much power generation that it can allocate for data centers, and this power is allocated on a first available basis. Securing the zoning for a data center project is the critical step for securing an allocation of power generation. Given the growth in planned data center projects in the Commonwealth, it is imperative that the zoning for this data center project be put in place as soon as possible (or else the availability of power is jeopardized and with it, the viability of the data center project).

IV. PROPERTY INFORMATION (IF APPLICABLE)

Property Location including County Tax PIN:

246, 248, 250 and 256 Country Club Road (Nos. 21-06-0015-001, 21-06-0015-013, 21-06-0015-014, and 21-06-0015-015)

Zoning District: RF and UDA	
Date purchased: 1-29-85 for all parcels except No. 21-06-0015-013 of which KMWW is the equitable owner	Lot area (sq.ft.): 694 acres
Present use: Vacant/Ag	Lot width: Variable (in excess of 1,400 feet)
Proposed use: Data centers	Lot depth: Variable (in excess of 2,300 feet)

Note: Attach survey or legal description of property, if necessary.

V. CERTIFICATION BY APPLICANT

I hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.



Signature

Dated: April 23, 2025

VI. REQUEST FOR ZONING ORDINANCE AMENDMENT

THE PROPOSED USE IS CLAIMED BY THE APPLICANT TO BE JUSTIFIED FOR THE FOLLOWING REASONS (Attach additional sheets if necessary):

1. To be in harmony with the various elements and objectives of the Comprehensive Plan (Cite specific sections):

The proposed Data Center Overlay is consistent with current planning and zoning efforts that are underway in the Township.

2. Not to be detrimental to the character of the neighborhood:

The subject property is uniquely suited for data center development. Power and fiber utilities already are available to the property. Existing natural buffering is on and around the property.

Data centers developments are low impact/high tax revenue projects. The proposed project will generate less than one-fifth of the traffic impact of residential development that previously had been approved for the subject lands. Traffic consists of predominately passenger vehicles (not trucks). There are no direct impacts to schools. In terms of tax revenue generation, virtually no other use generates this level of tax revenue, which is multiples of other types of commercial or industrial real estate tax revenue.

3. For public necessity, public convenience or general public welfare:

The proposed Data Center Overlay is consistent with current planning and zoning efforts within the Township and protects and promotes the public necessity, convenience and general welfare.

4. To be consistent with such other standards as required by the Zoning Ordinance in Section(s)_____ .
(List Zoning Ordinance sections with required standards and provisions for better compliance)

See draft of the proposed Data Center Overlay District.

5. Other Reasons: