

Date: December 7, 2018
To: Abington Planning Commission
From: John H. Kennedy, AICP
Re: Use H-12 text amendment revisions.

The following is a summary of the revisions made to the proposed H-12 Senior Apartment Units text amendment since presented at the August Planning Commission meeting. These revisions were made in response to comments received by the Abington Planning Commission, the Montgomery County Planning Commission and Township staff. Explanations and additional comments are in italics.

1. The H-12 use is now permitted by Conditional Use. *This adds an extra step in the process for public input and will require an additional hearing to be held.*
2. Two additional development standards were added; a 300' uninterrupted frontage requirement and not more than one dwelling last used as a single family dwelling. *This was added to eliminate the possibility that a developer could assemble a site by purchasing single family dwellings either around Abington Hospital or Holy Redeemer Hospital. The BET site contains: the former YMCA building, two buildings used by the Funeral Home and one single family house on Huntingdon Road. Therefore, the site could not be expanded by acquiring addition single family dwellings.*
3. The maximum impervious coverage was decreased to 65% (from 70%) and the minimum green area was increased to 35% (from 30%). *It should be noted that in the zoning ordinance "Green Area" is simply the inverse on impervious cover. Therefore, it would not include areas such as a landscaped paved plaza. In order to encourage such improved outdoor spaces, a bonus provision was added to allow a small increase impervious cover (and decrease in green area) for creating improved common open space areas (see item 7 below).*

4. A maximum front yard setback of 25' was added for the frontage on Old York Road. *This was requested by MCPC and is in line with the MS Main District.*

5. The maximum building length was shortened to 380'. In addition two design elements were added to break up the façade. First, a requirement for a 5' offset for every 100' of length. Second, for facades of 300' or greater must have a large break that forms a courtyard of at least 400 sf. which must be landscaped. *This will insure that the street facades are broken up creating more visual interest.*

6. The bonus section was completely revised. *The bonuses themselves have been lowered and each bonus must be approved as part of the conditional use process. This allows greater review of the bonuses and allows the Commissioners to place conditions on various bonuses.*

7. The bonuses:

- The largest primary bonuses are now for Enhanced Building Materials and Improved Public Spaces. *Both of the items create a higher quality development that will enhance the built environment. It should be noted the Improved Public Space must be open to the public and not just residents of Abington Terrace.*
- A bonus for common open space allows an increase in impervious cover up to an additional 6%. *As noted above this is to encourage the creation of outdoor landscaped areas which are hardscaped and/or planted areas. These areas would not be counted as "green areas" under the definition in the zoning ordinance. This is similar to bonus provisions found in the BC Business Center District.*
- Bonuses to de-emphasize and hide parking. These bonuses help reinforce the streetscape by encouraging parking to be located out of sight for the street view. The structured parking bonus has now been based on locating the parking below grade. *While more costly, this has the result of lowering the height of the building. An additional option was added if the parking structure is "wrapped" by occupied finished space. These parking solution are similar to the bonus provisions found in the MS Main Street District.*
- The bonus for providing a decorative streetscape has been bolstered by tying requirement to a conceptual design based on the MS District streetscape standards. *The design itself*

would be approved as part of the conditional use process and would exceed Subdivision and Land Development Ordinance standards.

- Educational Resource and Community Heritage Preservation Bonuses will now need to be further defined as part of the conditional use process. *This will insure the content, goal and funding for the programs is presented to the Board and the public.*
- The off-site traffic improvement bonus will need to be described and approved as part of the conditional use process. *This will insure the extent and funding of the improvements is presented to the Board and the public.*

8. The building and grounds management clause was expanded. *This was to the management and maintenance format.*

9. Language was added to clarify the potential location of parking spaces and the size of tandem spaces.

10. A reference was added to update the Comprehensive Use Matrix Table. *Use H-12 would be added to the table and permitted by "CU"-Conditional Use in the AO district. At the suggestion of the MCPC the use would not be permitted in other districts at this time, but could easily be added to other districts the Township determined are appropriate.*