

ABINGTON TERRACE  
ABINGTON, PENNSYLVANIA

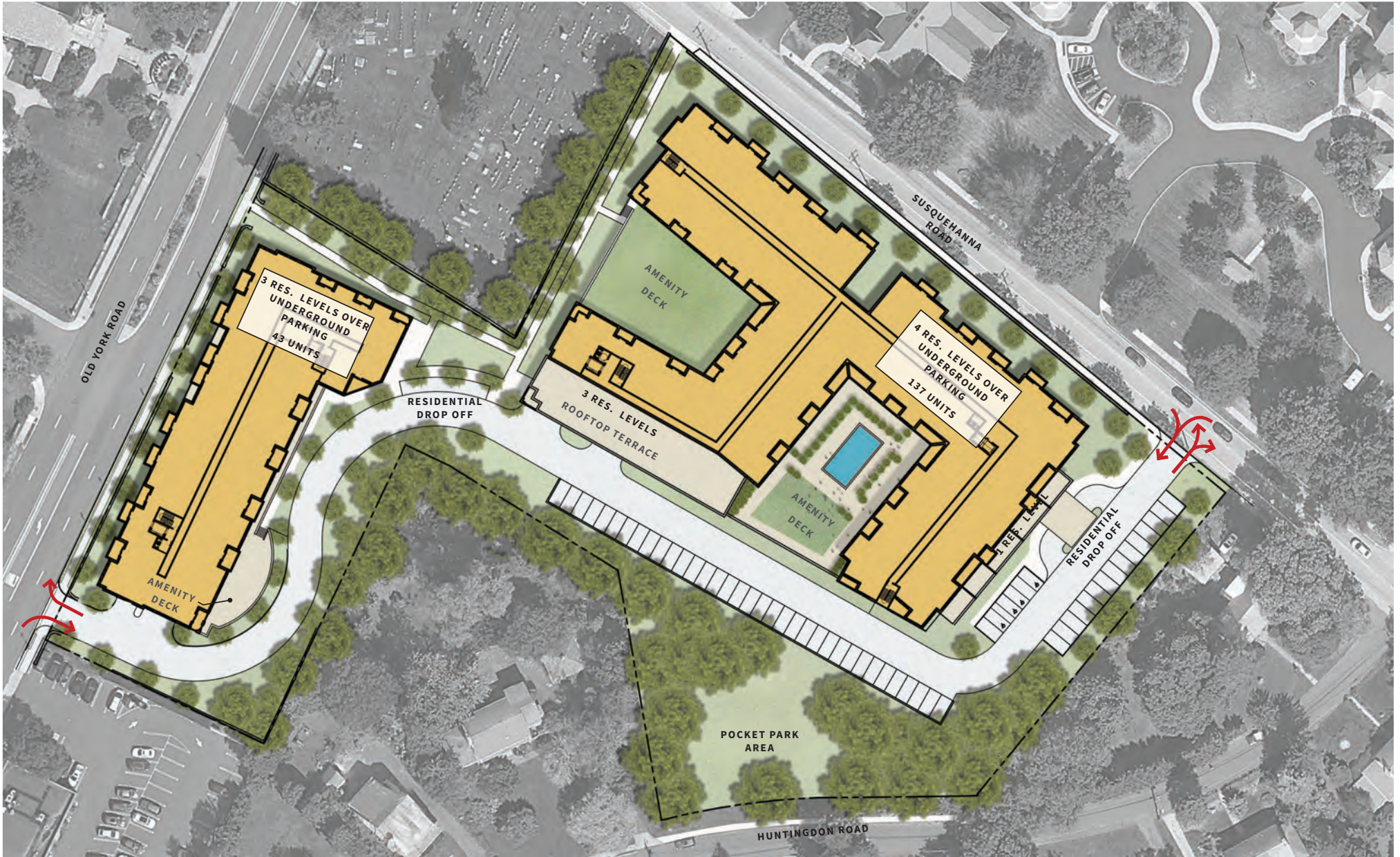
PREPARED BY  
MUSHINSKY VOELZKE ASSOCIATES

**mv+a**

IN COLLABORATION WITH

**bet** investments  
*Building Better Lifestyles*







VIEW FROM SUSQUEHANNA ROAD



VIEW FROM OLD YORK ROAD



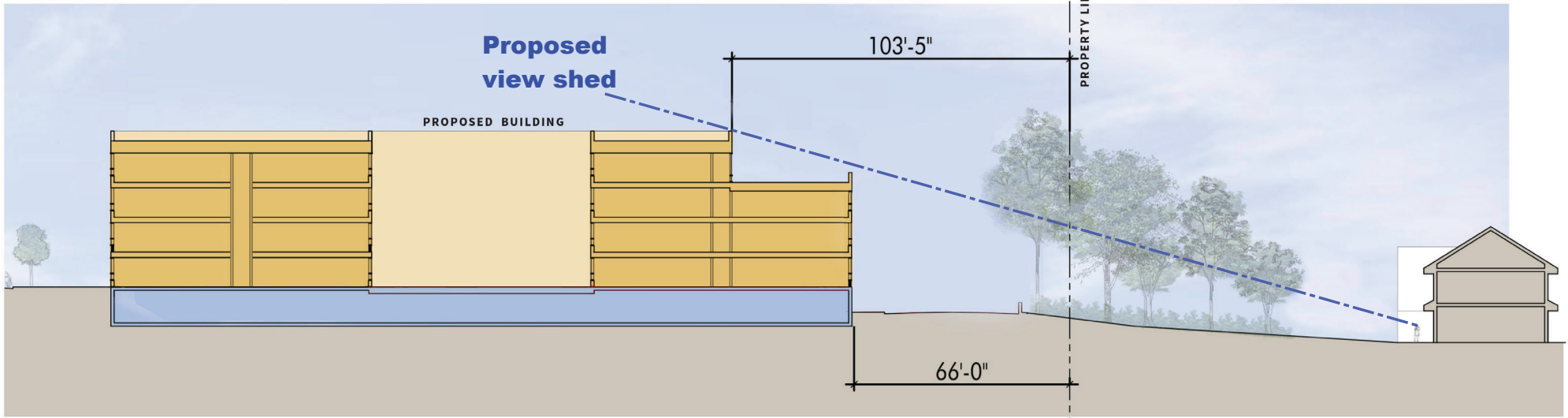
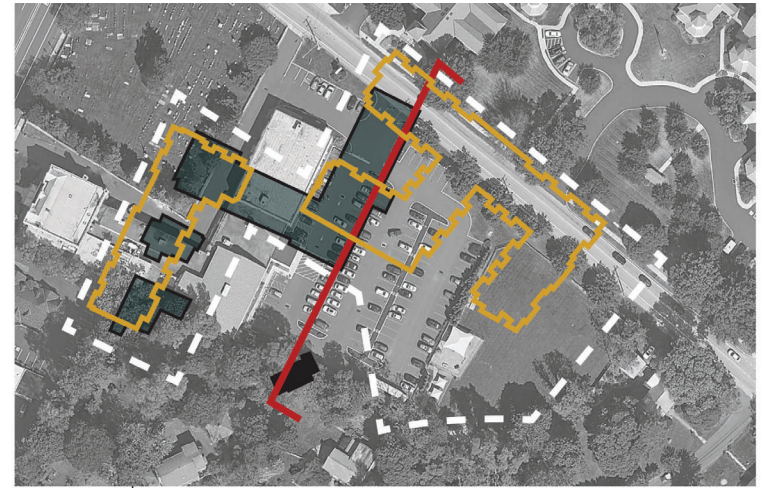
VIEW OF THE RESIDENTIAL DROP OFF AREA & RESIDENTIAL TOWER



VIEW FROM PARKING LOT OVERLOOKING THE POOL

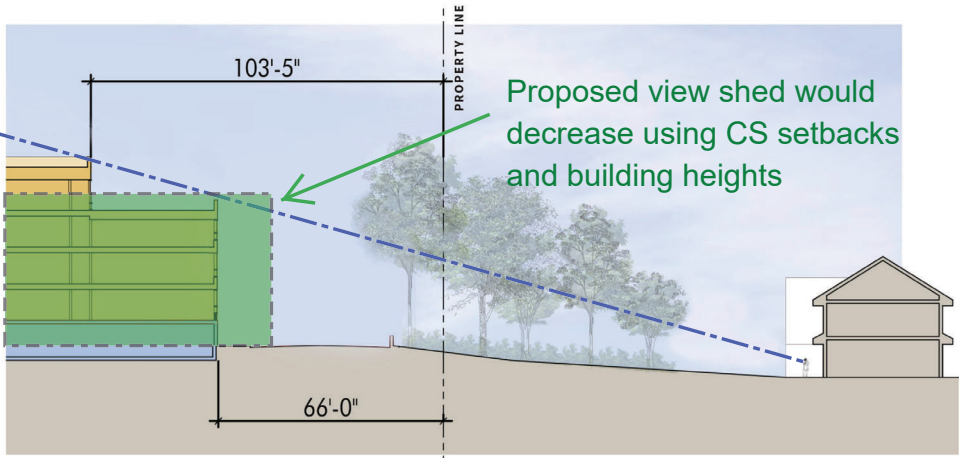


VIEW FROM HUNTINGDON ROAD IN THE SUMMER

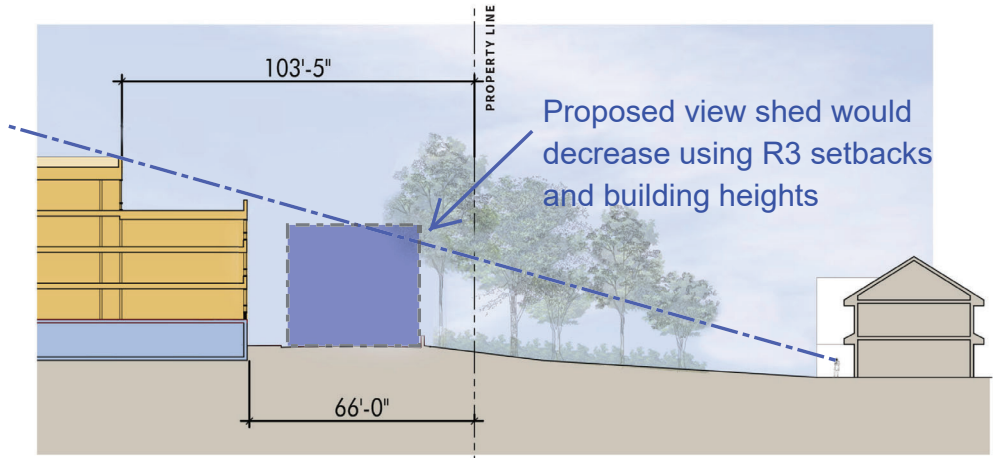


**EAST BUILDING SECTION**

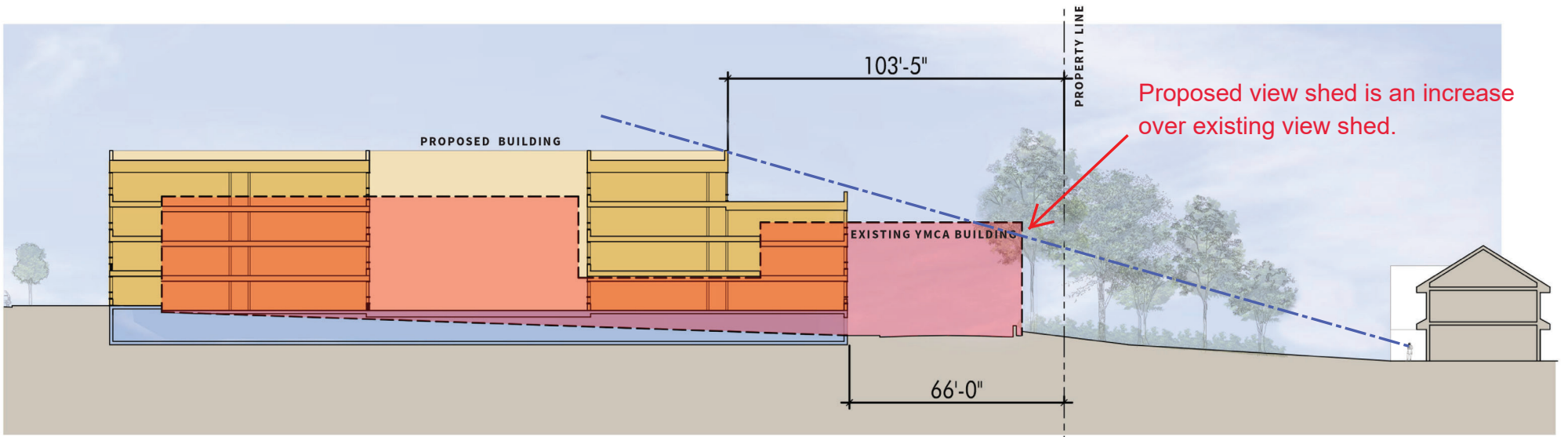




**CS Zoning - 45' building height and 50' setback**



**R3 Zoning - 35' building height and 12' setback**



**EAST BUILDING SECTION**

**Existing Conditions - 35' building height and 8' setback**

# Vehicular Trip Generation Characteristics <sup>(1)</sup>

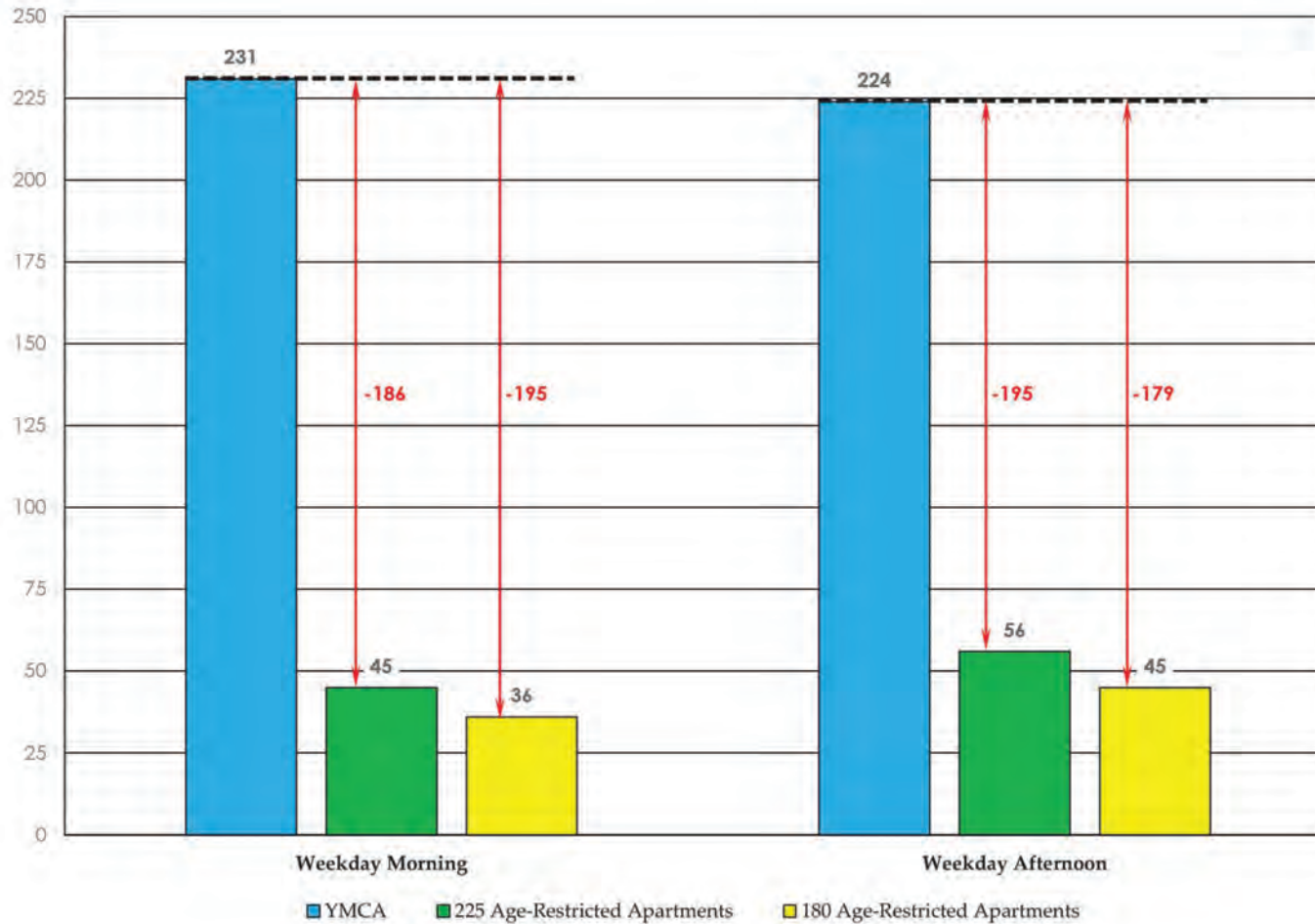
Description	Size	Daily	Weekday Morning			Weekday Afternoon		
			In	Out	Total	In	Out	Total
Proposed Age-Restricted Development <sup>(2)</sup>	180 units	698	13	23	36	25	20	45
<u>Existing YMCA</u> <sup>(3)</sup>	<u>33,600 s.f.</u>	<u>1,135</u>	<u>134</u>	<u>97</u>	<u>231</u>	<u>127</u>	<u>97</u>	<u>224</u>
Difference (Proposed less Existing)		-437	-121	-74	-195	-102	-77	-179

(1) Based on data from ITE's *Trip Generation Manual, Tenth Edition*.

(2) Based on the equations for ITE Land Use Code 252: Senior Adult Housing – Attached for weekday morning and afternoon and rates for daily.

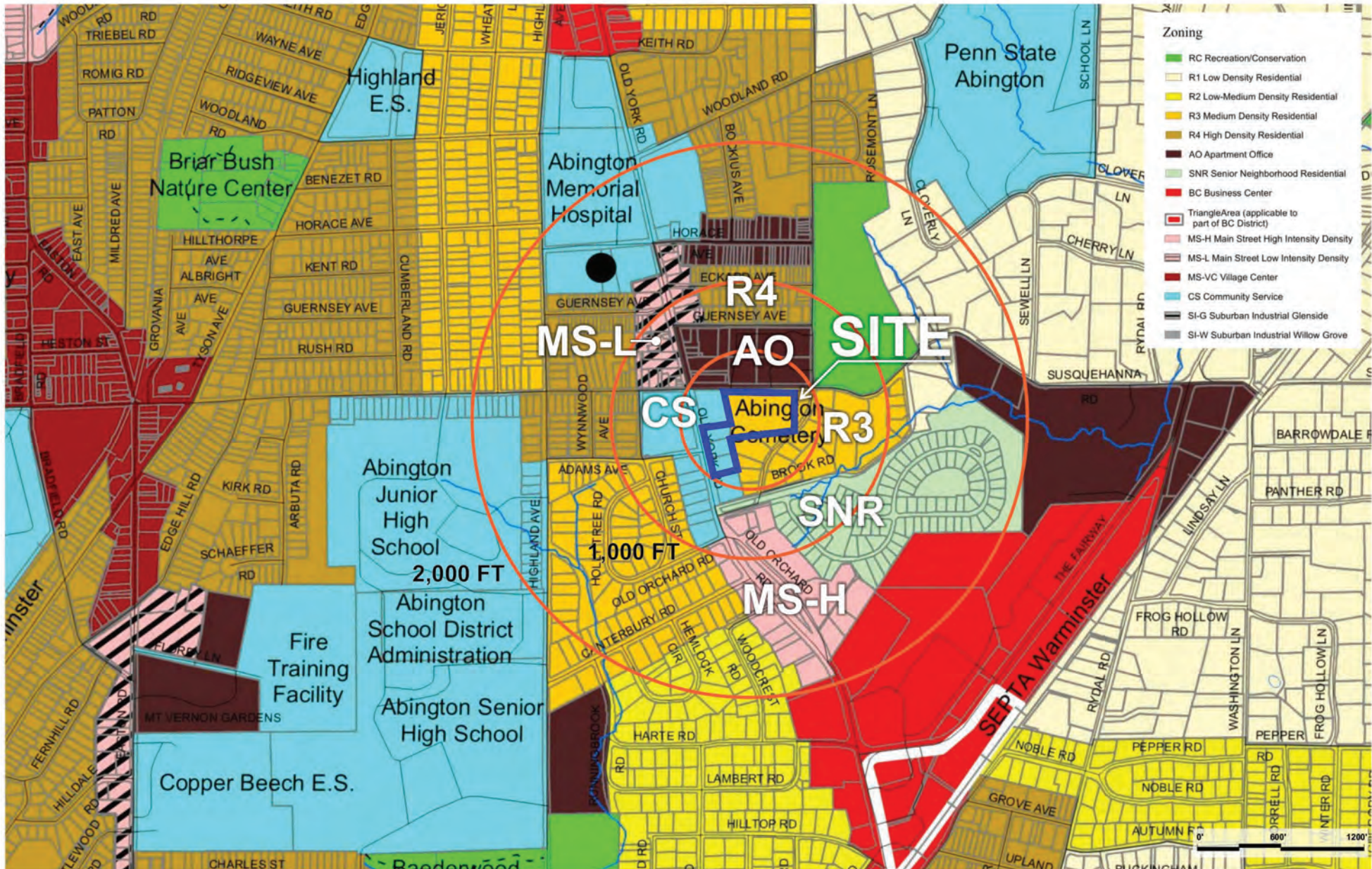
(3) Daily trips are based on the rates for ITE Land Use Code 495: Recreational Community Center from the *Trip Generation Manual, Ninth Edition*, and peak hour trips are based on the counts at the site access driveways conducted in June 2017.

# Peak Hour Trip Generation Comparison



## FISCAL IMPACT ANALYSIS

Proposed Use	Number of Units/ Spaces	Annual Net Township Impact	Annual Net School District Impact	<b>Annual Net Combined Impact</b>	Annual Net Combined Impact per Unit/Space
1 BR Apartments	54	\$25,071	\$140,356	<b>\$165,426</b>	\$3,063
2 BR Apartments	126	\$67,314	\$369,819	<b>\$437,133</b>	\$3,469
Structured Parking	288	\$7,360	\$54,971	<b>\$62,330</b>	\$216
<b>Total Proposed</b>	<b>180 /288</b>	<b>\$99,744</b>	<b>\$565,146</b>	<b>\$664,890</b>	--



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.*



ORDINANCE NO. \_\_\_\_

ABINGTON TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE OF ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE ABINGTON TOWNSHIP ZONING ORDINANCE OF 2017, AS AMENDED, BY AMENDING ARTICLE VII AO APARTMENT-OFFICE DISTRICT, ADDING H-12 SENIOR APARTMENT UNITS AS A USE PERMITTED BY CONDITIONAL USE IN AO APARTMENT-OFFICE DISTRICT; BY AMENDING ARTICLE XXI USE REGULATIONS, ADDING H-12 SENIOR APARTMENT UNITS AS A USE; AND BY AMENDING ARTICLE XXIII PARKING AND TRANSPORTATION TO INCLUDE USE H-12 SENIOR APARTMENT UNITS

BE IT ORDAINED AND ENACTED by the Board of Commissioners of Abington Township, Montgomery County, as follows:

**SECTION I. ZONING TEXT AMENDMENT.** The Abington Township Zoning Ordinance, as heretofore amended, is hereby amended to add the following use, permitted by conditional use approval following a hearing before the Board of Commissioners, to the AO Apartment-Office District (Article VII):

Use H-12 Senior Apartment Units

A. Section 700. Intent: E. –To provide a wider range of housing options for senior citizens at locations in the Township where medical facilities, access to arterial highways and public transportation options are readily available.

B. Section 703. Other District Regulations: H. – Special Regulations for **H-12 Senior Apartment Units.**

1. A hospital shall be located within 2,000 feet.
2. The tract shall have 300 feet of uninterrupted frontage on each of two public roads, at least one of which must be a primary road as defined in the township Subdivision and Land Development ordinance.
3. Access to public transportation, rail station or bus stop, shall be within 400 feet.
4. The tract shall not have more than one dwelling that was last used as a single family home.

C. Figure 7.5. AO Apartment-Office District: Dimensional Requirements

Type	Density	Tract		Lot	
		Minimum Area	Minimum Area	Minimum Width	Minimum Depth
H-12 Senior Apartment Units	24 DU/Ac. Density Bonuses permitted per Use Regulations	5 Ac.	5 Ac.	100 ft.	100ft.

Setbacks				Lot Coverage		
Front Yard Minimum	Side Yard Minimum	Rear Yard Minimum	Parking	Building Coverage Maximum	Impervious Coverage Maximum	Green Area Minimum
15 ft.*	25 ft.  From a Residential Zoned Property: 45 ft.	25 ft.  From a Residential Zoned Property: 45 ft.	Front yard: 25 ft.  Side yard: 15 ft.	50%	65%	35%

Building			Other
Maximum Height	Minimum Separation	Maximum Length	Comments
50 ft., 40 ft for portions of buildings within 100 ft. of residential district boundary	50 ft.	160 ft. (up to 380 ft. w/required break and offsets**)	<p>*Maximum Front Yard Setback: Frontages on Old York and Easton Roads shall have a maximum front yard setback of 25 ft.</p> <p>**Maximum Building Length Adjustment: Building facades greater than 160 ft. long but less than 300 feet long shall have at least one offset of 5 ft. in depth for every 100 ft. of building length, facades greater than 300 ft in length shall have one break in the facade creating a courtyard of no less than 400 sf and at least one offset of 5 ft. in depth for every 100 ft. of building length. A minimum of 40% of the courtyard shall be landscaped with trees, grass, shrubs, groundcover and/or vegetated planters.</p>

**SECTION II. ZONING TEXT AMENDMENT.** The Abington Township Zoning Ordinance, as heretofore amended, is hereby amended to add the following to the Use Regulations (Article XXI):

**Use H-12: Senior Apartment Units:** A senior apartment/condominium development is a residential building or buildings, each containing at least three, separate dwelling units, with units arranged in a variety of combinations, including side-by-side, over and under, or back-to-back with another dwelling unit. The regulations for this use category do not apply to townhouses or duplexes with a condominium form of ownership. The units shall be age restricted in compliance with the Federal Fair Housing Act. For the purpose of this Ordinance, the use of each unit of condominium real estate shall require a use permit and is subject to other regulations of the Township.

1. The base density for a Senior Apartment Unit development shall be 24 units per developable acre. To encourage higher quality environments, green technology and sustainable design features, increases in the base density and/or impervious coverage are permitted in accordance with the following table. Density increases are cumulative and may be combined up to a maximum density of 36 units per developable acre. Bonuses for an increase in density and/or impervious cover shall be approved by the Board of Commissioners as part of the conditional use hearing for the proposed H-12 use.

<b>Bonus Feature</b>	<b>Bonus Feature Standard</b>	<b>- Bonus</b>
Enhanced Building Materials	The use of decorative masonry for more than 40% of non-glazed sections of all proposed building facades. Decorative materials shall be contextual, based on; materials, color and texture of the surrounding buildings and structures. The use of concrete cinder blocks shall not qualify.	3 DU/AC Additional
Improved Public Space	The creation and maintenance of an improved public space. The minimum size of the improved space shall be no less than 2,000 sf. and shall be open to non-residents.	3 DU/AC Additional
Common Open Space	The creation of an improved outdoor landscaped area open to all residents of the development. For each 5,000 sf. provided an additional 2% of impervious coverage and 2% reduction in green space shall be permitted, up to a maximum of 6% additional impervious.	Up to 6% additional impervious cover
De-Emphasized Parking	All surface parking is located to the side and/or rear of the building.	1.5 DU/AC Additional
Structured Parking	A minimum of 60% of the required total parking is located in structured parking below grade, or above ground structured parking wrapped by occupied space.	3 DU/AC Additional
Decorative Streetscape	The installation of enhanced paving and street furniture such as decorative lighting, benches, trash containers and other items. The proposed streetscape shall be generally in accordance with the MS regulations of Article XXV with the conceptual design approved by the Board of Commissioners as part of the conditional use hearing.	2 DU/AC
Alternative Energy Sources	Install a solar, wind or other renewable power-generation facility that is designed to provide at least 10% of the expected annual energy use for the building. The facility shall be designed and installed under the direction of a professional with demonstrated expertise in the design and construction of such facilities.	1 DU/AC
Energy Efficient	Building designs, materials, systems and construction techniques that produce an Energy Star score of at least 75	1.5 DU/AC

Buildings		
Educational Resource	Creation and funding for a multi-year educational program that teaches local history and cultural heritage, as approved by the Board of Commissioners as part of the conditional use hearing. The minimum length of the program shall be 5 years.	1.5 DU/AC
Community Heritage Preservation	Funding and implementation of a preservation of an off-site community historic or cultural asset as approved by the Board of Commissioners as part of the conditional use hearing	1.5 DU/AC
Off-site Traffic Improvements	The provision or contribution to of one off-site traffic improvement As approved by the Board of Commissioners as part of the conditional use hearing.	2.0 DU/AC

2. The dwelling units may share outside access and internal hallways, lobbies and similar facilities.
3. Each dwelling unit shall be contained on one floor of the building.
4. Except as permitted under condominium law, the dwelling units cannot be individually lotted, but must share a lot or parcel on which the building is located
5. The building and grounds shall be under one operating unit, such as a rental or condominium ownership, to insure a centralized management arrangement.
6. Parking spaces shall be located as conveniently as possible to the dwelling units and may be located in common or shared areas.
7. Dimensional requirements unless otherwise specified in the zoning district containing the use, shall be as follows:
  - a. The minimum lot area per Senior Apartment Unit development shall be 4 acres.
  - b. The maximum lot area per Senior Apartment Unit development shall be 8 acres.
  - c. The minimum floor area per dwelling unit shall be calculated according to the following ratios:

Figure 21.11

**Minimum Floor Area/Dwelling Unit**

Unit Size	Minimum Floor Area/DU
Efficiency	400 s.f.
1 Bedroom	500 s.f.
2 Bedroom	650 s.f.
3 Bedroom	800 s.f.

8. Use of an apartment/condominium unit for any business activity is not permitted, except as expressly permitted by Use A-15: No-Impact Home-Based Business.
9. On a parcel(s) proposed to be re-developed which contains man-made steep slopes, up to 50% of precautionary slopes, may be disturbed and up to 50% of prohibitive slopes may be disturbed provided that the Applicant demonstrates that such disturbance does not create an increased erosion risk on said slopes.
10. Accessory Uses:
  - a. A-6 Clubhouse

- b. A-13 Fences and Walls
  - c. A-15 No-Impact Home-Based Business
  - d. A-24 Swimming Pool
  - e. A-25 Tennis and Sports Courts
11. Landscape and buffering shall be provided in accordance with Article 24, except as specified herein.
- a. In lieu of Section 2403.B.3.a, a buffer area of varying width may be utilized provided that the average buffer width over the length of the property line is in excess of 15 feet.
  - b. The requirement of Section 2403.B.3.f shall not apply if a fence or wall is constructed in accordance with section 2500.A.1.
  - c. The landscape requirements of Section 2402.A related to parking lot landscaping shall not apply to structured parking.

**SECTION III. ZONING TEXT AMENDMENT.** The Abington Township Zoning Ordinance, as heretofore amended, is hereby amended to add the following to the Parking and Transportation (Article XXIII):

Use H-12 Senior Apartment Units

Section 2304. Parking Use Requirements: H. 12. – Use H-12: Senior Apartment Units: 1.5 Spaces per dwelling unit.

- a. Up to 10 percent of required parking for Senior Apartment Units may be held in reserve, provided the reserve parking complies with all other provisions of this ordinance.
- b. Parking spaces may be reduced to 9 feet x 18 feet.
- c. Tandem parking, consisting of two parking spaces end to end, may be used for occupants of the same residential unit. Such tandem parking spaces shall measure 9 feet x 36 feet.

**SECTION IV. COMPREHENSIVE USE MATRIX TABLE.** The Comprehensive Use Matrix Table located in the the Appendix shall be revised as follows: Under Residential Uses a new row shall be added for Use H-12, Senior Apartment Units, see attached table.

**SECTION V. EFFECTIVE DATE.** This Ordinance shall become effective five (5) days from enactment.

**ENACTED AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2018 by the Board of Commissioners of Abington Township.

BOARD OF COMMISSIONERS  
 ABINGTON TOWNSHIP  
 MONTGOMERY COUNTY, PENNSYLVANIA

ATTEST:

By: \_\_\_\_\_

