

ABINGTON TOWNSHIP

MAY 24, 2022



COMPREHENSIVE PLAN CONSISTENCY COMMITTEE



TOWNSHIP OF ABINGTON

COMPREHENSIVE PLAN CONSISTENCY COMMITTEE

A G E N D A **May 24, 2022** **7:00 PM**

There are three ways for the public to participate in the meeting: online, by phone, or an in-person viewing room. Residents can access the meeting online, by a computer, iPad, iPhone or Android at <https://us06web.zoom.us/j/83167250909>. This link will enable residents to hear the meeting and see presentations. There will be no video capabilities. Residents, who are unable to join online, can listen to the meeting by calling 1-929-436-2866 and entering the meeting ID number 831-6725-0909 when prompted. Residents, who are unable to join online or by phone, can watch, hear, and participate in the meeting in a viewing room at the Abington Township Municipal Building located at 1176 Old York Road, Abington, PA 19001.

CALL TO ORDER

CONSIDER APPROVAL OF MINUTES

- a. Motion to approve the Minutes from the Comprehensive Plan Consistency Committee Organization Meeting of January 19, 2022 and February 2, 2022.

UNFINISHED BUSINESS

NEW BUSINESS

- a. Consider the request by Toll Mid-Atlantic, L.P. Company, Inc. i.e. Toll Brothers, as it pertains to the potential redevelopment of a property situated at 711 Fox Chase Road ("St. Basil's") and their request for a proposed zoning text and map amendment creating an age-restricted carriage home overlay district.

PUBLIC COMMENT ON NON-AGENDA ITEMS ONLY

ADJOURNMENT

BOARD POLICY ON PUBLIC PARTICIPATION

For Information Purposes Only

The Township shall conduct business in accordance with the Commonwealth of Pennsylvania Laws governing the conduct of public meetings and only establish guidelines that shall govern public participation at meetings consistent with the law.

Each commenter shall:

- Direct their comments to the Presiding Officer;
- Speak from the podium or into a microphone designated by the presiding officer;
- State their name for the record;
- Either orally or in writing provide their address for the record;
- Have a maximum of three minutes to make their comments. Each commenter when speaking to a specific agenda item, is to keep their comments relative to that identified agenda item;
- Speak one time per agenda item;
- When commenting on non-agenda items, the commenter is to keep their comments related to matters of the Township of Abington, Montgomery County, Pennsylvania.
- State a question to the Presiding Officer after all commenters have spoken, and;
- Be seated after speaking or upon the request of the presiding officer;
- Not engage in debate, dialogue or discussion;
- Not disrupt the public meeting, and;
- Exercise restraint and sound judgement in avoiding the use of profane language, and the maligning of others.

The stated Comprehensive Plan Consistency Committee Organization Meeting of the Board of Commissioners of the Township of Abington was held on Wednesday, January 19, 2022, via webinar with President Hecker presiding.

CALL TO ORDER: 6:35 p.m.

ROLL CALL: Present: Commissioners BOWMAN, DiPLACIDO, ROTHMAN, THOMPSON

Excused: Commissioner VAUGHN

Also Present: Vice President VAHEY
Township Manager MANFREDI

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT ON AGENDA ITEMS ONLY:

Lora Lehmann expressed concern that “the new creation of the committees was not explained; and the difference between this committee and the Comprehensive Plan Team has not been made clear,” and she is opposed to that being called a “team.”

NEW BUSINESS:

Election of Officers:

President Hecker opened nominations for selection of Chair.

Commissioner DiPlacido nominated Commissioner Michael Thompson as Chairman of the Comprehensive Plan Consistency Committee, seconded by Commissioner Rothman.

President Hecker asked for any other nominations. There were none.

Commissioner Rothman made a MOTION, seconded by Commissioner Bowman to close nominations.

MOTION was ADOPTED 4-0. Nominations were closed.

By a vote of 4-0, Commissioner Michael Thompson was appointed Chairman of the Comprehensive Plan Consistency Committee on this 19th day of January 2022.

Chairman Commissioner Thompson opened nominations for Vice Chair.

Commissioner Rothman nominated Commissioner Jimmy DiPlacido as Vice Chairman of the Comprehensive Plan Consistency Committee, seconded by Commissioner Bowman.

Chairman Commissioner Thompson asked for any other nominations. There were none.

Commissioner Rothman made a MOTION, seconded by Commissioner Bowman to close nominations.

MOTION was ADOPTED 4-0. Nominations were closed.

By a vote of 4-0, Commissioner Jimmy DiPlacido was appointed Vice Chairman of the Comprehensive Plan Consistency Committee on this 19th day of January 2022.

ADJOURNMENT: 6:41 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary

The stated meeting of the Comprehensive Plan Consistency Committee of the Board of Commissioners of the Township of Abington was held on Wednesday, February 2, 2022, via webinar with Chairman Commissioner Thompson presiding.

CALL TO ORDER: 7:00 p.m.

ROLL CALL: Present: Commissioners Chairman THOMPSON,
Vice Chairman DiPLACIDO, BOWMAN (7:14 p.m.)
ROTHMAN, VAUGHN

Also Present: Township Manager MANFREDI
Assistant Township Manager WEHMEYER
Commissioners HECKER, VAHEY, BOLE,
SPIEGELMAN, WINEGRAD, SCHREIBER

CONSIDER APPROVAL OF MINUTES:

There were no minutes to approve as this was the first meeting of the Committee.

UNFINISHED BUSINESS:

There was no unfinished business as this was the first meeting of the Committee.

NEW BUSINESS:

Introduction of the Comprehensive Plan Consistency Committee, its role and scope:

Commissioner Thompson said the Comprehensive Plan Consistency Committee has as its core scope and duties ensuring relevance and consistency as measured against the Township’s mission and vision to enhance the quality of life for residents. It shall consider any amendments to zoning or subdivision and land development ordinance and ensure the focus area relative to creating a safe, inclusive, sustainable, and connective community is attained with emphasis on the Housing, Future Land Use Compatibility with Development and Plans of surrounding areas and chapters of the Comprehensive Plan.

Also, the charge of this committee is to evaluate land use proposals and future policy against the Comprehensive Plan that is currently being developed. This committee is not fully engaged with the development of that plan itself as the Comprehensive Plan Development Team is a separate team charged with compiling and completing that vision.

Commissioner Thompson asked for any comments from Commissioners. There were none.

Commissioner Thompson asked for any public comments.

Lora Lehmann expressed concern about the name of the committee causing confusion, and she asked for “circles to be superimposed on the GIS map.”

Mike Tobin, Kirkwood Avenue, commented that members of the Comprehensive Plan Development Team should be representing every neighborhood before putting this plan together as well as considering the goals of the residents. Also, he expressed concern about high density housing, infill and redevelopment in the R-3 and R-4 Districts and why the R-1 District was excluded. Also, does this plan consider the Township’s stance on greenhouse gases from residential properties because overdeveloping will increase not decrease it.

Cakky Evans clarified that this committee reviews anything that comes before the Planning Commission for new development, and since this committee meets quarterly, will that slow down the timeframe? Also, will approval of the Climate Action Plan or any policies related to environmental quality come before this committee?

Manager Manfredi replied that land development plans will continue to go before the Planning Commission and the full Board of Commissioners.

The Comprehensive Plan Consistency Committee will review any proposed text/map amendments to the zoning ordinance and SALDO as well as any matter that the Board of Commissioners would like the Comprehensive Plan Consistency Committee to further review making sure it is consistent with the Comprehensive Plan, and the process will not affect current timelines. Approval of the Climate Action Plan will go before the Board of Commissioners.

Jeanette DiMeo, Martin Road, commented that she believes many residents do not know about proposed zoning changes and the vision, and she suggested sending by U.S. mail proposed changes along with maps and how the zoning would impact neighborhoods.

Report on the timeline of the update to the Township’s Comprehensive Plan:

Mr. Narcowich, County Planner of the MCPC, said we begun working on the Comprehensive Plan in 2019, and at that time, a public outreach workshop of the four corners of the Township was held on goals and vision and the specific chapters have been completed as noted in the timeline. An online survey was taken on transportation including interactive mapping and a workshop was held at the Crestmont Clubhouse on future land use, which will be followed up with an online survey on that same topic.

Going forward, the focus will be on future land use and the following chapters to be worked on are “Compatibility with Development and Plans of Surrounding Areas and Implementation” where we will put all recommendations into one matrix by priority as well as implementation partners.

First draft of the Comprehensive Plan will be completed by April 2022, and then there will be opportunity for further discussion and evaluation by the Board of Commissioners as well as the public. Edits will be made and there is a procedure specified by the MPC (Municipality Planning Code) for the adoption of the plan.

Once the plan is completed to the satisfaction of the Township, it needs to be sent to the Abington School District and neighboring municipalities for review/comments, and then a public hearing will be held, following that is the adoption.

Commissioner Thompson said because there are a number of steps to move into the adoption process more than likely this will not come before the Board of Commissioners until late summer, early fall of 2022. Is that a good approximation?

Mr. Narcowich replied yes, and the plan also needs to be brought before the Planning Commission as required by the MPC and circulated to the Shade Tree Commission and EAC for review/comments.

Manager Manfredi noted that in preparing for the launch of the Comprehensive Plan Consistency Committee and to clarify the work being done by the Comprehensive Plan Development Team, information tabs were added to the Township’s website, and as work continues, additional information will be posted.

Also, the schedule for all public meetings as well as videos of the public workshops have been posted on Township’s website and there will be plenty of opportunities for the various Boards and Committees to review and provide input as well as for the public to make comments before adoption by the Board of Commissioners. Also, there is a document informing the makeup of the members of the Comprehensive Plan Development Team and its scope and duties as required by the MPC.

Commissioner Thompson asked for any comments from Commissioners. There were none.

Commissioner Thompson asked for any public comments.

Mike Tobin asked how will the online survey be published?

Commissioner Thompson replied there was success with the previous online survey, and he asked Mr. Narcowich to explain that process.

Mr. Narcowich replied there were over 500 responses, and it was advertised on the Montgomery County Planning Commission's website and its social media as well as the Township's website and its social media and distributed by individual Commissioners. It was also posted at the public library and other locations.

Mr. Tobin asked about any future surveys and how will the public be informed about the Comprehensive Plan?

Mr. Narcowich replied there will be a future land use survey.

Ms. McIlvaine added that in trying to get the word out, the survey will be posted on Township's website, TV Channel, Twitter, Instagram, and Facebook pages; it will be included in the E-Newsletter and flyers are posted in public buildings. Also, the Commissioners share it with various community groups.

Commissioner Thompson noted that the next meeting of the Comprehensive Plan Development Team will be held on February 15th and the next survey will be conducted towards the end of this month.

Cakky Evans commented that regarding LEED for Cities re-certification under the quality-of-life category for civic and community engagement; there is a survey asking residents whether they believe they have a positive impact on community and whether they feel positive levels of neighborhood cohesion, and she questioned whether the timeline for the Comp Plan would be able to incorporate another survey.

Jeanette DiMeo suggested prerecorded telephone messages notifying Township residents about the Comp Plan and proposed zoning changes.

Lora Lehmann expressed concern about the "rushed timeline for the Comp Plan."

Dr. Gene Geld said he sent a letter to his Commissioner regarding the Comp Plan in which he read into the record noting his opposition to any high-density housing that would affect the economy, schools, and taxes, and that it would add to greenhouse gases and climate change. He requested that emails or flyers be sent out to residents.

PUBLIC COMMENT ON NON-AGENDA ITEMS:

Lora Lehmann asked for a concise summary of each chapter along with GIS maps for TOD's and multi-units, also for open mic roundtables and mailings. And she asked for an explanation of what the Comprehensive Plan Consistency Committee does and when it meets.

Manager Manfredi replied the CPCC (Comprehensive Plan Consistency Committee) will review any proposed changes to the zoning ordinance as well as proposed changes to the SALDO making sure they are consistent with the Comp Plan that will eventually be adopted by the Board of Commissioners.

The CPDT (Comprehensive Plan Development Team) will continue to have engagement with the public and take into consideration all comments on the proposed plan prior to sending it to the various Boards, Committees and Commissions where there will be additional opportunity for public comment. Prior to the Board of Commissioners voting to adopt the plan, all public comments will be taken into consideration.

Once the CPDT completes the Comp Plan and it is adopted by the Board of Commissioners, any proposed changes to the zoning ordinance, SALDO as well as any proposed text/map amendments will go through the CPCC making sure it is consistent with the adopted plan.

All information about the CPCC including its scope and duties as well as its meeting schedule is readily available on the Township's website. There is also a tab on the Home page titled "Update on Vision 2035 Abington's Comprehensive Plan," which includes all the information, and he encouraged residents to sign up for the Township's E-Newsletter.

Mike Tobin requested that a roundtable meeting be held to discuss the Comp Plan as many residents do not want rowhouses, duplexes, triplexes, and twins, and if we do not want it, why is it being put into the plan?

Commissioner Thompson replied that at least one roundtable will be held as soon as the draft is completed.

Jeanette DiMeo suggested communicating with a prerecorded message by telephone to all Abington citizens and she asked for that commitment prior to February 15th.

Commissioner Thompson replied that getting estimates for an automated calling service prior to the 15th would not be possible; however, we will work with the Manager to see if that is possible at some point during the year.

Marlene Kessler, resident of Crosswicks area, commented that no one wants duplexes, triplexes, high-rises on parking lots at malls in Abington.

Cakky Evans thanked the residents who commented on the increase of greenhouse gas emissions in which the Board of Commissioners have been supportive of curtailing, and the EAC has been working with the CPDT on environmental management as well as the Township's forthcoming Climate Action Plan. To get on the EAC's email list, please send an email to eac@abingtonpa.gov.

Lora Lehmann expressed concern about the confusion of the name of the Comprehensive Plan Consistency Committee; also, about high-rise infill.

Manager Manfredi said the public's input is meaningful and will be considered by the CPDT as it develops recommendations going through the review process and the Board of Commissioners will also consider it prior to becoming a formal document. Also, the Board of Commissioners have an obligation to give property owners the right to be heard regarding their property, and the MPC (Municipalities Planning Code) guides the Board on that procedure.

Commissioner Thompson reminded everyone that the Comprehensive Plan is not a developer-driven plan. It is a plan led by the Township to manage change as we move forward in the next 10-15 years, and it is a requirement of the Municipalities Planning Code. We would not be doing our due diligence if we were not considering transit housing, transit transportation, transit business development and community development, which is not being considered elsewhere in the State.

ADJOURNMENT: 8:04 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary



COMPREHENSIVE PLAN CONSISTENCY
COMMITTEE

AGENDA ITEM

May 24, 2022

DATE

Administration

DEPARTMENT

AGENDA ITEM NUMBER

FISCAL IMPACT

Cost > \$10,000

Yes

No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes

No

AGENDA ITEM:

Toll Brothers Text Amendment

EXECUTIVE SUMMARY:

The request by Toll Mid-Atlantic, L.P. Company, Inc. i.e. Toll Brothers, as it pertains to the potential redevelopment of a property situated at 711 Fox Chase Road (“St. Basil’s”) and their request for a proposed zoning text and map amendment creating an age-restricted carriage home overlay district

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Consider the request by Toll Mid-Atlantic, L.P. Company, Inc. i.e. Toll Brothers, as it pertains to the potential redevelopment of a property situated at 711 Fox Chase Road (“St. Basil’s”) and their request for a proposed zoning text and map amendment creating an age-restricted carriage home overlay district.

LOUIS J. COLAGRECO, JR.
Lou@rrhc.com
 Extension 203



January 20, 2022

via Email and Overnight Mail

Richard J. Manfredi, Township Manager
 Abington Township
 1176 Old York Road
 Abington, PA 19001

Re: Toll Brothers, Inc./Abington Township
 Our File: 138-189

Dear Rich:

As you know, this firm represents Toll Mid-Atlantic, L.P. Company, Inc. as pertains to the potential redevelopment of property situated at 711 Fox Chase Road ("St. Basil's"). In accordance therewith, I submit the following for consideration by the Township:

1. Three (3) copies of an Application for Contract for Professional Services ("Application") dated January 4, 2022 executed by Toll together with a check in the amount of \$5,000.00 made payable to Abington Township. I request that once you have signed the Application, you return one original to my attention;
2. A copy of a proposed zoning text and map amendment creating an Age-Restricted Carriage Home Overlay District;
3. A concept plan prepared by ESE Planning dated January 19, 2022 depicting potential development of the subject property pursuant to the proposed text and map amendments.

Pursuant to direction from Terry Castorina, I am submitting one hard copy of all the attached (inclusive of the \$5,000) check as well as an electronic copy of these materials.

Richard J. Manfredi, Township Manager
Abington Township
January 20, 2022
Page 2 of 2

When we last spoke a few weeks ago, you were not certain as to the procedural path that this proposal would follow. I will be in touch early next week to discuss further as we would like to keep this matter moving as expeditiously as possible. We remain available to meet at any time with Township staff and Solicitor to discuss the enclosures in more detail and as always, if you need more information from our client, please don't hesitate to call.

Very truly yours,



LOUIS J. COLAGRECO, JR.

LJC,JR/kch
Enclosures

cc: Michael Clark, Esquire, Township Solicitor (via email, w/encls.)
Terry Castorina, Assistant to Township Manager (via email, w/encls.)
Brian Thierrin (via email, w/encls.)
Jon Crabtree (via email, w/encls.)
Jim Kniele (via email, w/encls.)
Mike Downs (via email, w/encls.)
Erin DeRocini, RLA, Land Planner III (via email, w/encls.)
Alyson M. Zarro, Esquire (via email, w/encls.)

**TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 162 – “ZONING”, BY ADDING A NEW ARTICLE XVIIIA TO ESTABLISH AN AR AGE-RESTRICTED CARRIAGE HOME OVERLAY DISTRICT, BY ADDING A NEW LAND USE CATEGORY IDENTIFIED AS AGE-RESTRICTED CARRIAGE HOME DWELLING UNIT, AND TO ADD AGE-RESTRICTED CARRIAGE HOME DWELLING UNIT TO THE COMPREHENSIVE USE MATRIX, AND BY AMENDING THE ABINGTON TOWNSHIP ZONING MAP TO ESTABLISH AN AR AGE-RESTRICTED CARRIAGE HOME OVERLAY DISTRICT.

WHEREAS, the Township of Abington is a Township of the First Class, duly organized and existing pursuant to the applicable laws of the Commonwealth of Pennsylvania; and

WHEREAS, pursuant to Section 1502.44 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. § 56544 and Section 609 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10609, the Board of Commissioners has the authority to enact and amend provisions of the Abington Township Code (“Code”) at any time it deems necessary for the health, safety, morals, general welfare, cleanliness, beauty, convenience and comfort of the Township and the inhabitants thereof; and

WHEREAS, the Board of Commissioners of the Township has determined that the Code of Ordinances of the Township of Abington shall be amended at Chapter 162 – “Zoning” to create a CH Carriage Home Overlay District and the Zoning Map of Abington Township shall be amended to establish a CH Carriage Home Overlay District on a property located on the northeast side of Fox Chase Road for the health, safety, morals, general welfare, cleanliness, beauty, convenience and comfort of the Township and the inhabitants thereof.

NOW, THEREFORE, the Board of Commissioners of the Township of Abington does hereby **ENACT** and **ORDAIN** as follows:

SECTION I. ZONING TEXT AMENDMENTS. The Code of the Township of Abington is amended at Chapter 162 – “Zoning” as follows:

1. The Revised Abington Township Zoning Ordinance, as heretofore amended, Section 2310 (entitled “Categories of Permitted Uses”), Subsection H (entitled “Residential Uses”) thereof, is hereby amended to add a new Article XVIIIA as follows:

ARTICLE XVIIIA: AR AGE-RESTRICTED CARRIAGE HOME OVERLAY DISTRICT

SECTION 1709. PURPOSE: The purpose and intent of the AR Age-Restricted Carriage Home Overlay District is to provide a specialized overlay district to facilitate residential living by persons that qualify for housing under The Housing for Older Persons Act of 1995, in areas of the Township that are otherwise zoned for certain institutional uses.

SECTION 1710. USE REGULATIONS: A building may be erected, altered or used, and a lot may be occupied or used, in whole or in part, for the following uses and no other, provided that such uses shall comply with the Overlay District regulations established in this Article and all applicable sections of this Ordinance:

A. *See Comprehensive Use Matrix, Appendix.*

B. Accessory uses including clubhouse, swimming pool, bocce, indoor and outdoor recreational uses, trails, fitness center, guest parking, dog park, outdoor grilling, picnic areas and other similar uses to the foregoing.

SECTION 1711. DIMENSIONAL REGULATIONS: The dimensional regulations in the following chart are the Overlay District standards, which must be achieved any use, addition or alteration:

Figure 17.2

AR Age-Restricted Carriage Home Overlay District: Dimensional Requirements

MINIMUM LOT DIMENSIONS			
Minimum Site Area		Lot Width	Lot Depth
40 acres gross		N/A	N/A
MINIMUM YARD DIMENSIONS			
Perimeter	Front	Side	Rear
Set back from tract perimeter:	30’ dwelling set back from face of	N/A	N/A

- From ultimate right-of-way: 100 feet - From other tract boundary line: 125 feet	curb/edge of cartway		
COVERAGE (percentage of gross site area)			
Maximum Building Area		Maximum Impervious	Minimum Green Area
25%		50%	50%
OPEN SPACE			
Gross Site Area (in acres) x .40			
DENSITY			
Gross Site Area (in acres) x 3.4			
BUILDING DIMENSIONS			
Maximum Height		Maximum Length	Minimum Separation
35' maximum, as defined by the Building Code of Abington Township (ICC)		160'	20'

SECTION 1712. SPECIAL DEVELOPMENT REGULATIONS:

- A. No retail operations or land uses are permitted even as accessory uses.
- B. Residential green area and buffer: Along any boundary line of the tract adjoining an existing residential use, an 85 foot wide green area shall be provided. In addition, a screening buffer conforming to the specifications of a high intensity buffer set forth in § 2403.B.4 **Buffer Specifications**, with a depth of not less than 40 feet, shall be provided between the green area and any structure in the age-restricted carriage home development.
- C. Open Space Requirements: Land preserved for open space purposes shall be in compliance with **Open Space Standards of the SALDO** for the Township Zoning Ordinance; provided however that age-restricted carriage home accessory uses such as clubhouse, swimming pool, bocce, indoor and outdoor recreational uses, trails, fitness center, guest parking, dog park, outdoor grilling, picnic areas and other similar uses to the foregoing shall be permitted in the open space.

SECTION 1714. SEVERABILITY: If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

- 2. The Revised Abington Township Zoning Ordinance, as heretofore amended, Section 2310 (entitled “Categories of Permitted Uses”), Subsection H (entitled “Residential

Uses”) thereof, is hereby amended to add a “Use H-12: Age-Restricted Carriage Homes” as follows:

Use H-12: Age-Restricted Carriage Home Dwelling Unit (Single-Family Attached): A single-family attached dwelling unit that is age-restricted as provided for by The Housing for Older Persons Act of 1995, as amended. A age-restricted carriage home dwelling unit is a single-family attached dwelling within a multi-dwelling unit building consisting of at least 3 such dwelling units, but not more than 6 such dwelling units, with each unit occupying the total space from ground to roof, and joined to each other by not more than 2 vertical, common party walls, which also serve as the lot line dividing the properties.

1. Age-restricted carriage homes may be one-, two-, or three-level dwelling units, provided they do not exceed the district height limitation.
2. All age-restricted carriage home dwelling units must connect to public water and sewer.
3. Age-restricted carriage homes may be defined by the footprint of the dwelling unit. There is no minimum lot size requirement.
4. Age-restricted carriage homes shall be a minimum of 24’ wide and 50’ in depth.
5. Age-restricted carriage homes shall be setback at least 30’ from the face of curb/edge of cartway.
6. Age-restricted carriage homes shall have a minimum building separation of 20’.

3. The Revised Abington Township Zoning Ordinance, as heretofore amended, the Comprehensive Use Matrix thereof, is hereby amended to add a new residential use category, H-12, Age-Restricted Carriage Home Dwelling Unit (Single-Family Attached), which shall only be permitted in the AR Overlay District, as follows: **See Attachment “A”**.

SECTION 2. ZONING MAP AMENDMENT.

The Abington Township Zoning Map, Montgomery County, as heretofore amended, is hereby amended as follows:

An AR Age-Restricted Carriage Home Overlay District is established on a property located the northeast side of Fox Chase Road, Montgomery County,

Pennsylvania, as delineated on Attachment “B”, which shall overlay all existing and hereafter created underlying districts applicable to the property in the area designated as “AR Age-Restricted Carriage Home Overlay District” on Attachment “B” hereto.

SECTION 3. All other ordinances, portions of ordinances, or any section of the Code inconsistent with this Ordinance are hereby repealed.

SECTION 4. This Ordinance shall become effective five (5) days after enactment.

ORDAINED AND ENACTED this _____ day of _____, 2022.

TOWNSHIP OF ABINGTON
BOARD OF COMMISSIONERS

Attest:

, Secretary

By: _____
, President

ATTACHMENT "A"

Code	Use	Class (for MS Districts)	AO	BC: Lot < 1 Ac	BC: Abington Towne Center	BC: Foxcroft	BC: Huntingdon Valley	BC: Noble	BC: Willow Grove Park	CS	LP Overlay	MS-H	MS-L	MS-VC	R1	R2	R3	R4	RC	SI-G	SI-W	SNR	AR Overlay
H-12	Age-Restricted Carriage Home Dwelling Unit (Single-Family Attached)	N/A	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y

ATTACHMENT "B"

Abington Township Jenkintown and Rockledge Boroughs Montgomery County, Pennsylvania

Proposed AR
Age-Restricted
Carriage Home
Overlay District

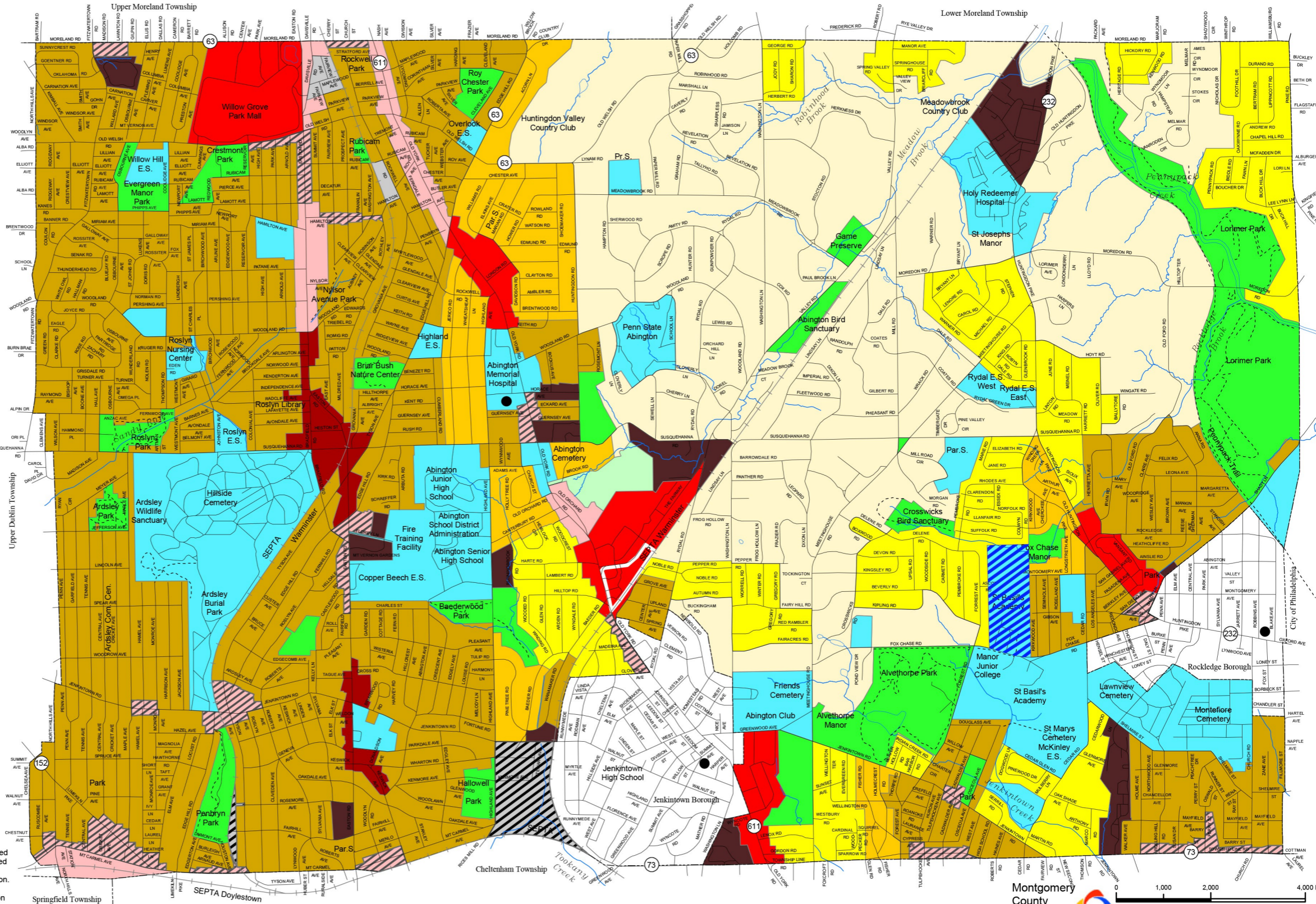


Zoning Map

- streets
- railroads
- Triangle Area (Applicable to part of BC District)
- municipal
- Trail
- Streams
- Water Bodies
- RC Recreation/Conservation
- R1 Low Density Residential
- R2 Low-Medium Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- AO Apartment Office
- SNR Senior Neighborhood Residential
- BC Business Center
- MS-H Main Street High Intensity/Density
- MS-L Main Street Low Intensity/Density
- MS-VC Village Center
- CS Community Service
- SI-G Suburban Industrial Glenside
- SI-W Suburban Industrial Willow Grove

Zoning boundaries as of April 2017

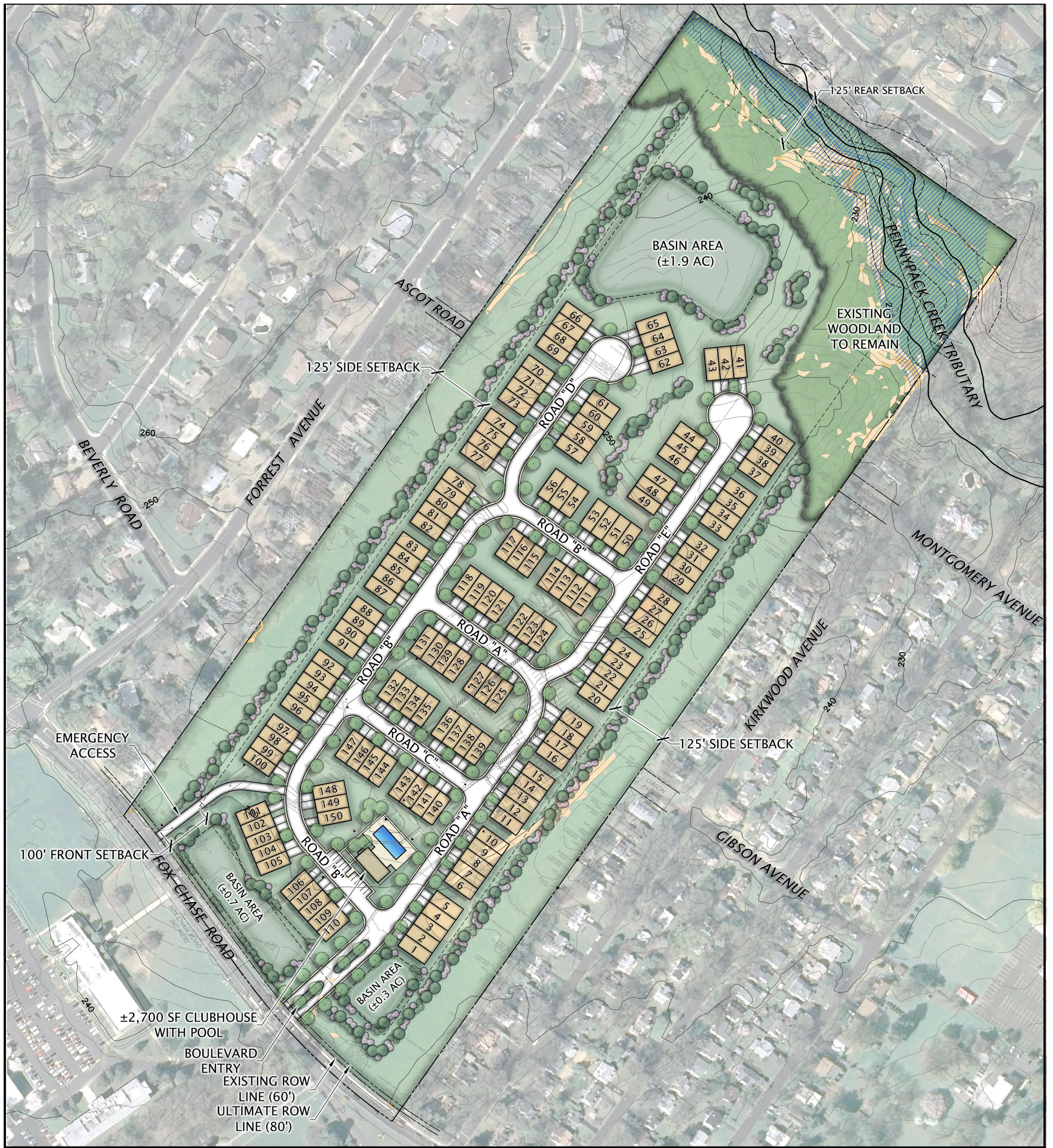
The Zoning Districts displayed on this map were determined by the Zoning Code of Abington Township. The date printed on this map is the latest information received from the Township by the Montgomery County Planning Commission. This information should not be considered the official "Adopted Zoning Map". Any question regarding the location of a district boundary should be directed to the Township.



- Pennsylvania Route
- Municipal Building
- Multiuse Trail
- P.S. Parochial School
- Pr.S. Private School

Montgomery County Planning Commission
 Montgomery County Courthouse - Planning Commission
 PO Box 311 ■ Norristown PA 19404-0311
 (p) 610.278.3722 ■ (f) 610.278.3941
 www.montcopa.org/plancom

This map is based on 2015 ortho photography and official sources. Property lines were compiled from individual block maps from the Montgomery County Board of Assessment Appeals, with no verification from the deed. This map is not meant to be used as a legal definition of properties or for engineering purposes.

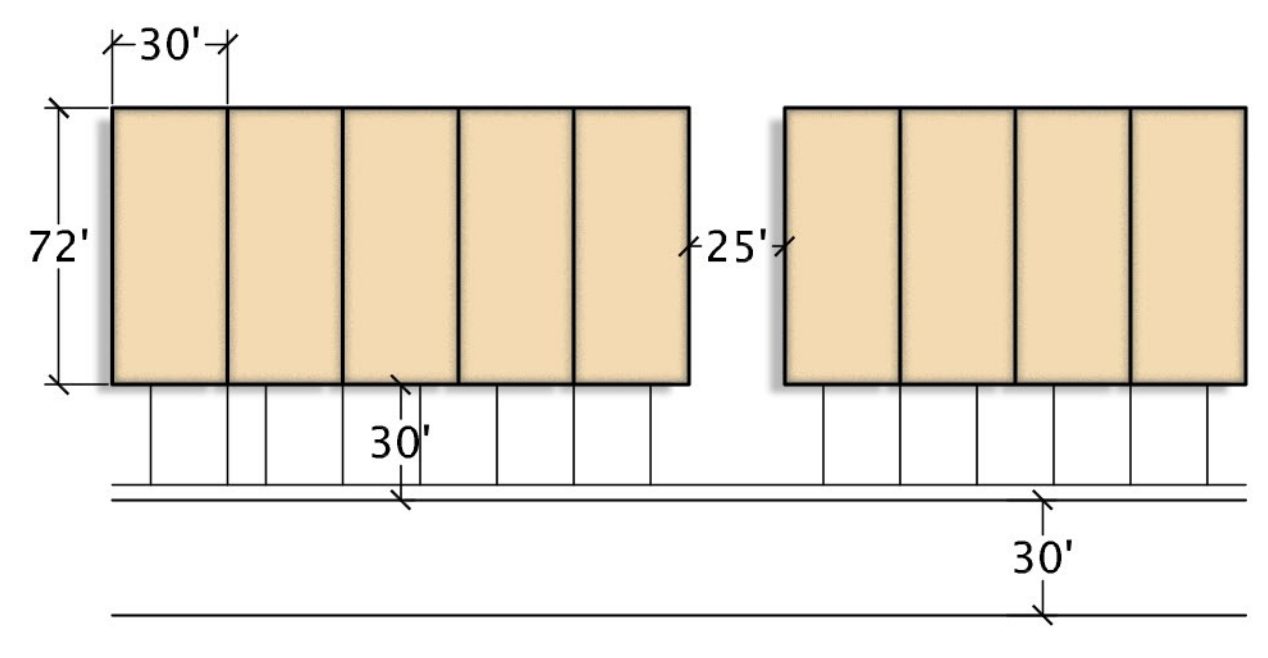


PROPERTY DATA:

TOTAL SITE AREA:	± 46.37 AC
60' ROW AREA:	± 0.62 AC
GROSS SITE AREA:	± 45.75 AC

PROPOSED DATA BASED ON GROSS SITE AREA:

PROPOSED PERIMETER SETBACKS:	
FRONT:	100'
SIDE:	125'
REAR:	125'
PROPOSED INTERNAL FRONT SETBACKS (FROM FACE OF CURB):	
	30'
PROPOSED BUILDING COVERAGE:	±7.5 AC (16%)
PROPOSED IMPERVIOUS COVERAGE:	±13.8 AC (30%)
PROPOSED OPEN SPACE:	±23.3 AC (51%)
PROPOSED DENSITY:	150 DU (3.3 DU/AC)
PROPOSED BUILDING HEIGHT:	<35'
PROPOSED BUILDING LENGTH:	150'
PROPOSED BUILDING SEPARATION:	25'

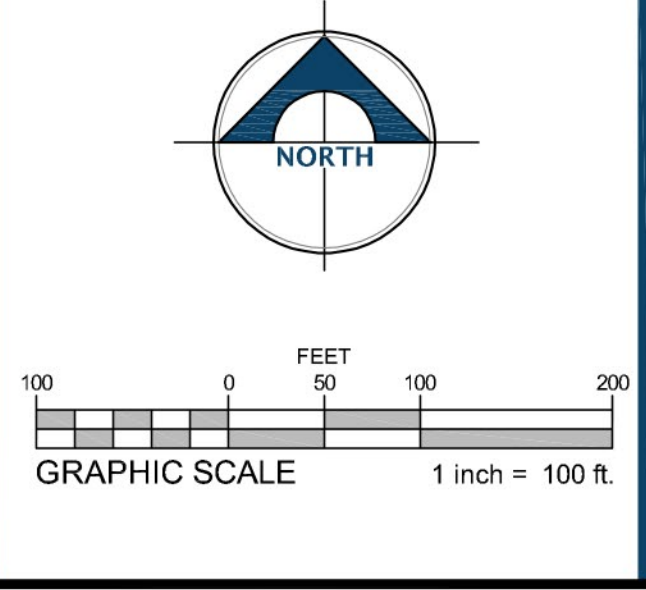


- SOURCES:**
- THIS PLAN IS THE EXCLUSIVE PROPERTY OF ESE CONSULTANTS INC., AND TOLL BROTHERS INC. ALL RIGHTS AND REMEDIES ARE HEREBY RESERVED. THIS PLAN MAY NOT BE REPRODUCED OR DISTRIBUTED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF ESE CONSULTANTS INC., AND TOLL BROTHERS INC.
 - AERIAL PHOTOGRAPH PROVIDED BY: MONTGOMERY COUNTY AERIAL IMAGES DATED: 2010.
 - TOPOGRAPHIC INFORMATION PROVIDED BY: PAMAP PROGRAM - 3.2" DIGITAL ELEVATION MODEL 2006-2008 DCNR - PASDA DATE ACCESSED: 01.25.2019.
 - FLOODPLAIN LOCATION TAKEN FROM FEMA COMMUNITY PANEL: 403 OF 451 MONTGOMERY COUNTY PA DATED: MARCH 2, 2016.
 - SOILS INFORMATION TAKEN FROM NATURAL RESOURCE CONSERVATION SERVICES.
 - PENNYPAK CREEK TRIBUTARY CLASSIFIED AS A TROUT STOCKING WATER RESOURCE ACCORDING TO PA DEP.
 - PARCEL BOUNDARY AND ADDITIONAL SITE INFORMATION TAKEN FROM PLAN OF SURVEY LANDS N/F SISTERS OF ST. BASIL THE GREAT BY NAVE NEWELL DATED 3.17.21.
 - ALL BASE INFORMATION IS CONSIDERED PRELIMINARY AND SUBJECT TO FIELD VERIFICATION AND SURVEY. SITE PLAN MAY VARY PENDING MORE ACCURATE INFORMATION.

LEGEND:

	FLOODPLAIN		STEEP SLOPES (15-25%)		STEEP SLOPES (>25%)		OPEN SPACE ±23.3 AC (51%)		STREAM
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LIBERTY COLLECTION
CAREY, RADLEY, AND VINLAND
2,000 SF LIVING AREA
SCALE: N.T.S.



CONCEPT "L"
150 ACTIVE ADULT CARRIAGE HOMES
SISTERS OF ST. BASIL
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA

PLAN SUMMARY
(150) TOTAL DWELLINGS

- ±3,925 LF OF CARTWAY
- ±285 LF OF BOULEVARD
- ±330 LF OF EMERGENCY ACCESS
- ±2.9 AC STORM WATER**
- PROP. ZONING DISTRICT TBD

**INCLUDED IN OPEN SPACE CALCULATION

SITE DATA:

ADDRESS: 711 FOX CHASE ROAD, JENKINTOWN, PA 19046

PARCEL(S): 30-00-22424-001
30-00-22420-005

SITE AREA: ± 45.75 AC

CURRENT ZONING: COMMUNITY SERVICE

OFFICE DATA:

PROJECT NUMBER: 7662

DATE: 2022.01.19

SCALE: 1" = 100'

DRAWN BY: EED

March 7, 2022

ABINT17000.19

Mr. Richard Manfredi, Township Manager
Abington Township
1176 Old York Road
Abington, PA 19001

RE: 711 Fox Chase Road (Sisters of St. Basil the Great)
PARID: 30-00-22424-001 & 30-00-22420-005
Proposed Zoning Text Amendment Review

Dear Mr. Manfredi

We have received a copy of the 'Concept L' Plan dated January 19, 2022, as prepared by ESE Planning; a Traffic Impact Assessment dated February 10, 2022, as prepared by McMahon Associates, Inc.; and a draft Text Amendment for the site; as received on February 22, 2022 for the above referenced project.

Under this Application, the Applicant is proposing to amend the current CS - Community Service zoning district to establish a new AR - Age-Restricted Carriage Home Overlay District and Age-Restricted Carriage Home Dwelling Unit land use category.

The Applicant is seeking a future land development application to demolish the existing parochial school facility and associated parking lot and access drive; to construct 150 new age-restricted carriage dwellings with front facing 2-car garages; and associated driveways, curbing, sidewalks, a clubhouse with pool, parking, landscaping, stormwater facilities, and an internal roadway network that includes two (2) cul-de-sacs. Access to the site will be by way of a new 'Road A' accessed off of Fox Chase Road.

The entire site consists of approx. 46.37 acres and is located within the CS – Community Service Zoning District. The site is fronted by Fox Chase Road to the southwest; residential properties zoned in the R-2 – Low Medium Density Residential Zoning District to the north or northeast; residential properties zoned in the R-3 – Medium Density Residential Zoning District, as well as, the RC – Recreation/Conservation Zoning District, to the southeast; and residential properties zoned in the R-4 – High Density Residential Zoning District to the south. In addition, a tributary of the Pennypack Creek traverses from north to south within the eastern corner of the tract. This tract is identified in Figure 15.2 as a parcel intersecting a Riparian Corridor.

In accordance with the FEMA, Flood Insurance Rate Map (FIRM) Panel No. 42091C0403G, effective March 2, 2016, the tract is identified to be primarily located within Zone X, an area outside the 0.2% chance flood and minimal flood hazard. However, the area where the Pennypack Creek tributary traverses the site is located within Flood Zone X, an area of 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.

We have been requested by the Township to perform a review of the text amendment and concept plan for the above referenced site. Based on our review of the Abington Township Zoning Ordinance for this submittal, we offer the following comments for your consideration:

CURRENT ZONING ORDINANCE COMMENTS

1. Per the Abington Comprehensive Use Matrix, Uses E-15-Senior Living Community and H-9 – Townhouse Dwelling Unit (Single-Family Attached) are not permitted uses within the CS – Community Service Zoning District. However, Use E-15-Senior Living Community is a permitted use within the SNR – Senior Neighborhood Residential Zoning District.
2. The Applicant has not provided the base zoning district on the concept plan.

PROPOSED ZONING TEXT AMENDMENT COMMENTS

3. The dimensional regulations align closely with the dimensional requirements as set forth in the SNR-Senior Neighborhood Residential Zoning District.
4. Section I.1. & Section I.2- The Applicant shall correct the referenced Section 2310 for Categories of Permitted Uses to Section 2103.
5. Section 1710.B. – Use Regulations – the following noted Accessory Uses for recreational use are permitted uses within the CS – Community Service and SNR – Senior Neighborhood Residential Zoning Districts as follows:
 - a. Use A-6 – Clubhouse
 - b. Use A-16 – Nonresidential Accessory Structure*
 - c. Use A-18 - Outdoor Recreation, Uses Accessory to*
 - d. Use A-24 – Swimming pool
 - e. Use A-25 – Tennis/Sports Courts

**Note: No determination indicated in the Comprehensive Matrix for the SNR Zoning District.*

In addition, the entertainment uses noted for fitness center or indoor recreation are not permitted uses within the CS- Community Service and SNR – Senior Neighborhood Residential Zoning Districts. The Comprehensive matrix does not specify “dog park” and will be considered outdoor recreation.

6. In Figure 17.2 – AR - Age-Restricted Carriage Home Overlay District: Dimensional Requirements table for the minimum front yard setback, is missing the rest of the reference statement to reference the 30’ dwelling setback from face of curb/edge of cartway.
7. In Figure 17.2 – AR - Age-Restricted Carriage Home Overlay District: Dimensional Requirements table for the maximum building dimension length is proposing 160’. The SNR maximum dimensional building length criteria is only 120’. To reduce the density of the site, we would suggest not changing the maximum length to 160’ as proposed. In addition, since each carriage home is 30’ wide and the proposed maximum number of carriage homes in a group is 5, the total length would add up to 150’ rather than 160’. However, we would suggest keeping the existing SNR maximum dimensional building length criteria is only 120’ to reduce the proposed density.

8. Section 1712.C – Open Space Requirements – Consider adding a restriction or distinction between the recreational and entertainment uses to the list of recreational uses proposed so that future development of recreational facilities overcrowd the intent of open spaces.
9. Use H-12.3 – A minimum lot size requirement should be defined, or this sentence line item should be removed.
10. Use H-12.4 – The minimum 24' wide carriage home width appears to be narrow for a carriage home. This appears to be more in line with a townhome width.
11. Use H-12.6 – The minimum 20' building separation is double the existing 10' SNR maximum dimensional building separation distance. However, should suggest 30' separation to align with residential cluster development guidelines.
12. We are concerned that this proposal may be subject to "spot zoning", however, we defer to the Township solicitor's office to confirm.

GENERAL COMMENTS

13. The proposed improvement to the site constitutes land development by definition. Therefore, this project would be subject to land development; and the Applicant shall be required to submit a land development application for land development approval in accordance with §149-9.
14. Additional stormwater bmps should be considered for the area along the southern tract abutting the residential properties zoned in the R-4 High Density Residential zoning district.
15. Traffic calming measures should be considered within the site due to the long stretches of straight roadway. However, clear sight triangles should be provided at the intersection of Road A at Road E and Road B at Road D due to the curved alignment at those locations.
16. Pedestrian accommodations, including marked crosswalks and signage should be provided as appropriate within the site.
17. A signage and pavement marking plan should be provided for the internal site roadways and intersections.
18. More parking may be needed at the clubhouse facility.
19. An off-road multi-use trail should be considered along the frontage of the property.
20. Due to the age-restricted nature of the proposed development, left-turn lanes should be provided on Fox Chase Road for traffic turning onto the main site entrance/Manor College driveway.
21. The signal at Fox Chase Road and the main site entrance/Manor College driveway must be fully modernized and including ADA compliant pedestrian facilities.
22. During the design process of the modernized traffic signal, a speed study should be conducted along Fox Chase Road to verify the need for dilemma zone protection and confirm sight distance requirements.

If you have any questions or comments with this submittal, please do not hesitate to contact me.

Sincerely,

PENNONI



Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Executive Assistant to the Township Manager
Ashley McIlvaine, Special Assistant to the Township Manager

U:\ACCOUNTS\ABINT\ABINT17000 - ZONING REVIEWS\ADMIN\PHASE 19 - 711 FOX CHASE RD (ST. BASIL'S TEXT AMENDMENT)\ZR01030722 ST. BASIL TEXT AMENDMENT.DOCX

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 6, 2022

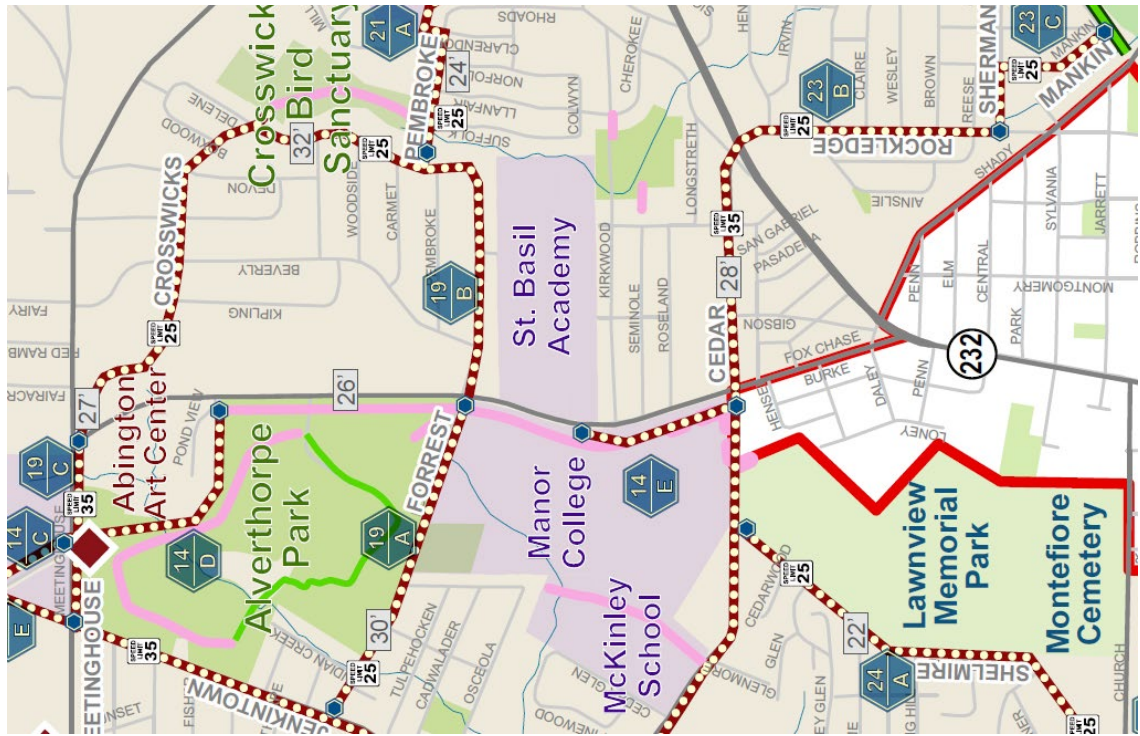
SUBJECT: Sketch Plan and Zoning Ordinance: Age-Restricted Carriage Homes on Fox Chase Road

TO: Rich Manfredi, Manager

Cc: Michael P. Clarke, Esq., Solicitor; Terry Castorina, Executive Assistant to the Township Manager

FROM: Mike Narcowich, AICP, Community Planning Assistant Manager
and Abington Township Planning Consultant

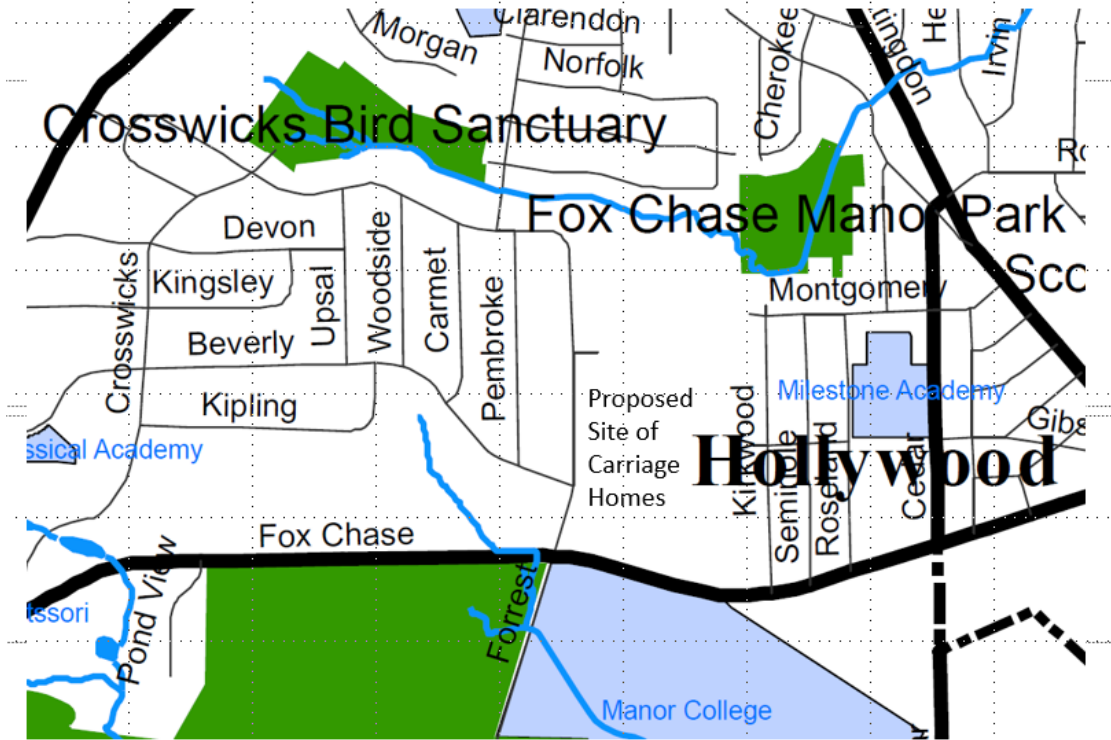
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1. Spot-Zoning. We defer to the solicitor, but to us, this appears to be a case of spot zoning. It would allow townhomes/carriage homes in an area that is not distinguishable from the surrounding area. Why not have the SNR Senior Neighborhood Residential zoning district apply to this site? The SNR allows a density of 3.2 dwelling units (DU) per acre; this proposal is for only slightly more (3.4 DU/Ac.).
 2. Transportation and Parking.
 - a. The street grid, including sidewalks, should be interconnected. There are existing streets that should be continued onto the site to strengthen the vehicular and pedestrian transportation network. This would improve access for residents and emergency vehicles, promote walking and healthy lifestyles, and make it easier to access the bus routes, amenities, and services on Huntingdon Pike.
 - b. The curving road intersections appear as if they are intended to calm traffic. Calming traffic is a desirable goal, but this design appears unnatural and may be confusing and disruptive to traffic flow (example: intersection of Roads A and E).
 - c. The Abington Township Master Bicycle Plan (see p.94) recommends that a bicycle route "14E-Manor College Trail Extension Shared Use Path" be added, that would connect the site to the Cedar Road bicycle route to the east (see map). The full route would connect McKinley Elementary to Seminole Road. It would consist of a 10-foot asphalt trail, wayfinding signage and bicycle crossing bollards.
 - d. Parking. We should clarify parking requirements for this use. Subdivisions for the purposes of building townhouses require 2 spaces (not counting garages) plus $\frac{1}{4}$ space per unit for developments over 16 units.



3. Open Space.

- a. There is not enough usable open space.
- b. Open space is subject to the requirements of §2601.K.
 - i. Open space shall be visible from dwellings and roadways.
 - ii. Open space area must have safe and convenient pedestrian and maintenance access, without obstruction of an intervening lot(s), structures, fences, or other impediments.
 - iii. No more than three noncontiguous areas may count towards the open space requirements.
- c. Guest parking should not be allowed in the open space.

- d. Could a trail be located in the stream corridor? Eventually it might connect to Fox Chase Manor Park. Short, through-block trails might also be considered.



- e. Proposed amendment, section 1712.C.: Land preserved for open space purposes shall be in compliance with Open Space Standards of the SALDO for the and Township Zoning Ordinance; provided however that ...
- f. The tract buffer seems unnecessarily large. We recommend locating a trail in the buffer.

4. Housing Types and Design.

- a. Zoning’s H-9 Townhouse Dwelling Unit (Single-Family Attached) Use should be used as a point of reference and should influence this text amendment. Some requirements from that use should be added to this text amendment. For example, the requirement that end units have side-loaded garages (intended to prevent a “snout house” development, with garages and driveways dominating the façade/front of house). There is a requirement that off-street parking spaces be located to the side or rear, and for a small planting strip to separate adjacent driveways. Internal townhouse units have a limit on the percentage (30%) of the front façade that the garage may occupy.
- b. Types. We recommend the ordinance be more flexible regarding permitted unit types, so that more than simply townhomes are permitted. What about duplexes? Triplexes? Quadruplexes? Twins? Adding those uses would make the site more adaptable to changing real estate market conditions and housing unit type preferences.

- c. Design.
 - i. Will there be room for street trees, interspersed throughout the development?
Street trees are shown, but space appears limited. When sidewalks are added to the plans it may turn out that there is not room for some of the trees.
 - ii. Garages. The siting of the garages may create a façade dominated by garage doors. Are renderings available?
- 5. County Comprehensive Plan. The site lies in the “Suburban Residential Area” future land use category of MONTCO2040: A Shared Vision, the Comprehensive Plan for Montgomery County. This land use category says that appropriate landscaping and street trees should be provided by all developments, and that recreation facilities and central open space should be provided.
- 6. Landscaping.
 - a. Stormwater Basin. The basin along Fox Chase Road will be located in a prominent location, and should be sufficiently naturalized and landscaped.
 - b. Where the backs of two rows of homes abut one another, we recommend adding landscaping for buffering the homes and creating a greater sense of privacy and visual interest, similar to that behind units # 57-61.
 - c. The pool and clubhouse should be screened from units #140-143.
- 7. Riparian Corridor. The site is subject to the requirements of Article XV: the Riparian Corridor Conservation District. We recommend the boundaries of the corridor be designated on the plan.
- 8. Fiscal Impact Study. The township may wish to request a fiscal impact study from the applicant.