

Kerlin Farm – 1050 Ashbourne Road Development Options

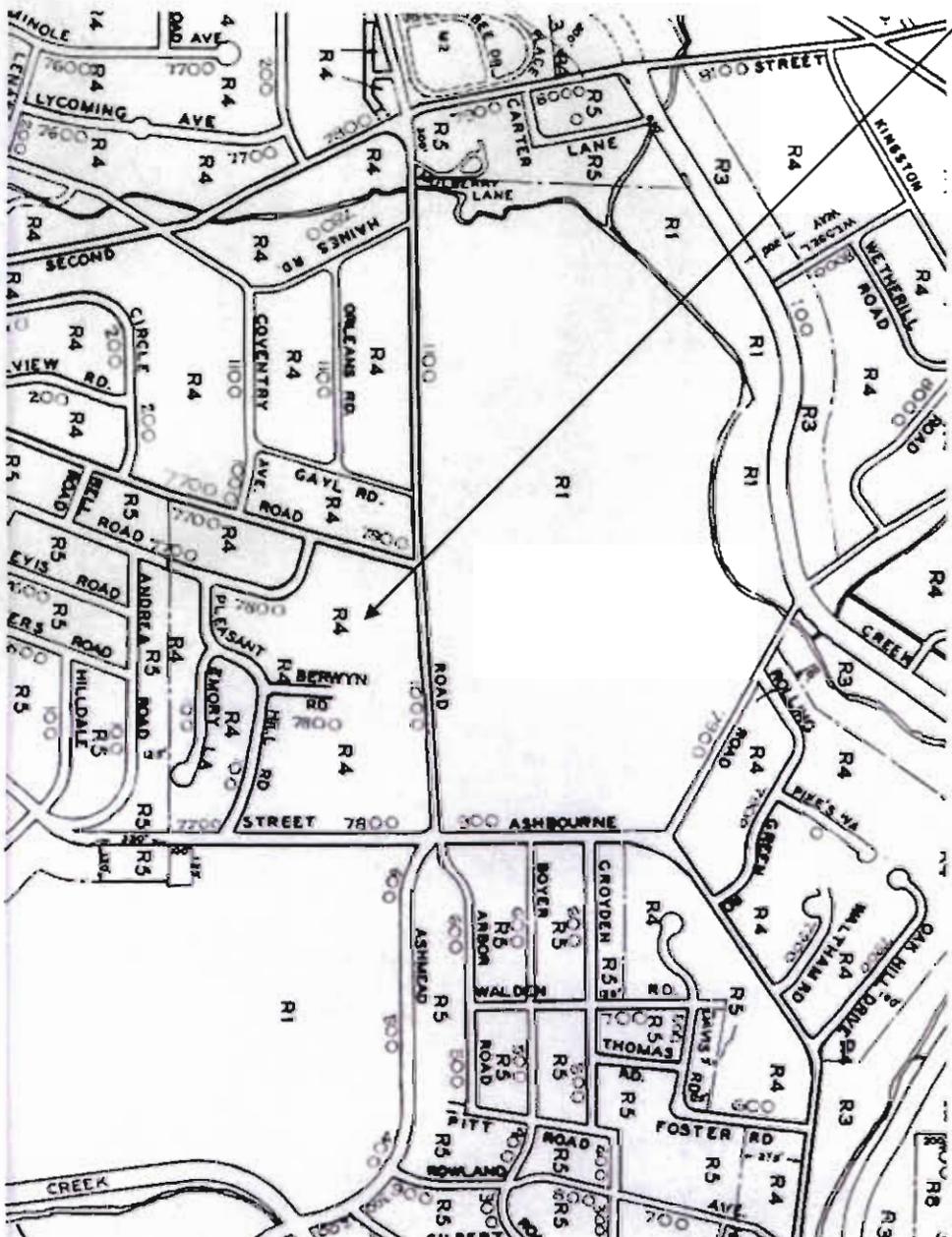
David L. Cohen, AICP

3.6.2013

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Zoning Context

- R-4 Zoning

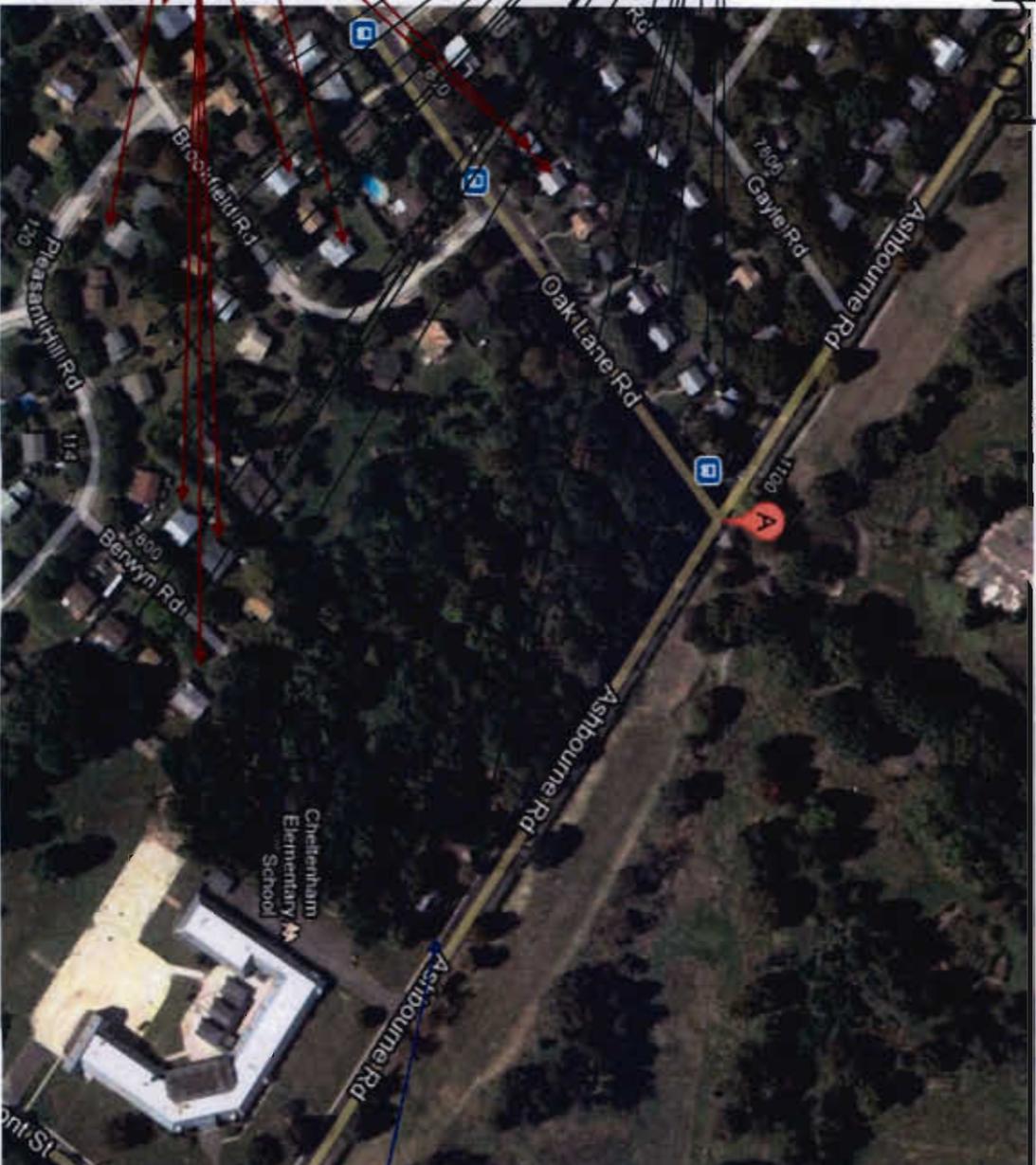


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Site Context and Number of Stories of Nearby Houses

(source: Montgomery County, PA Board of Assessment)

- Height, Land Use and Massing Incompatible With Neighborhood



2 Story Houses
N=18

1 Story Houses
N=9

1.5 Story Houses
N=1

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History of Development Proposals

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1977 Proposed Subdivision Plan (never approved)

- 25 parcels; **not** proposed by current owner.



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2011 Plan (not approved)

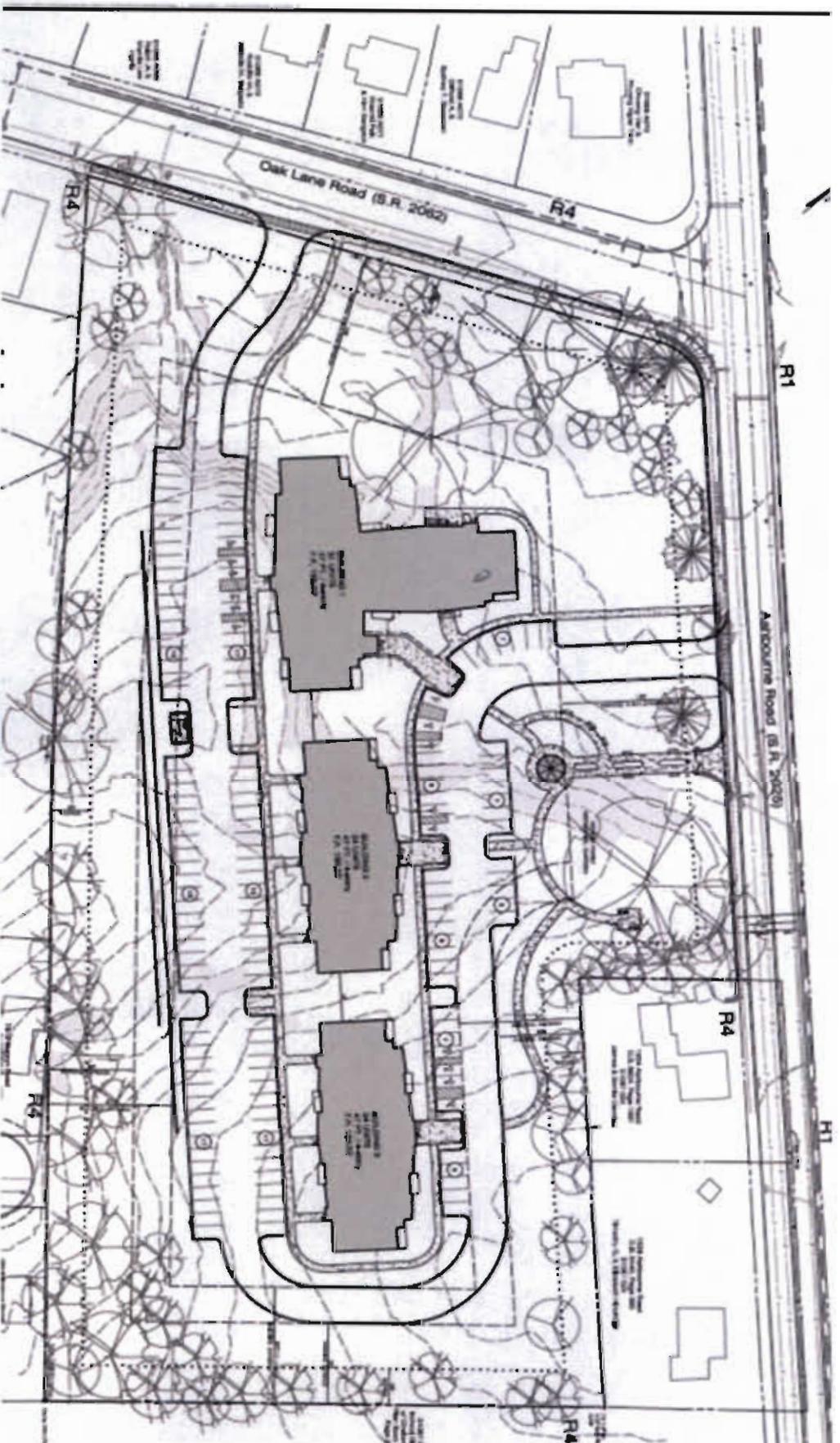
- 50 Townhouse Units.



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2012 Plan (Zoning Hearing Board Relief Granted)

- 79 Age Restricted Units in three four-story buildings.



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Concerns With 2012 Plan

(79 Age Restricted Apartment Units – Approved by Zoning Hearing Board)

- Land Use
 - Incompatible Land Use With Nearby Zoning and Land Uses
- Density
 - Massing and Size of Buildings
- Number of Units
- Height
 - Four Stories
- Appropriateness of Relief Granted
 - Questions as to Appropriateness and Basis for Decision.
 - Precedence set by relief.

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Potential Options

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Option Summary

Option 1: Single Family Houses (As of Right Plan)

Option 2: Three Four-Story Age Restricted Apartment Buildings
(Zoning Hearing Board Approved Plan)

Option 3: Three Three-Story Age Restricted Apartment Buildings

Option 4: Market Townhouses

Option 5: Office and/or Commercial

Notes:

- 1) Other Potential Options And Variables to These Options Exist
- 2) Options 3 – 5 Would Require a Degree of Compromise
- 3) Options Are Discussed On Next Slides

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Option 1: Single Family Houses (As of Right Plan)

- Use
 - Single Family Houses
- Number of Units
 - Reduce Number of Units to Approximately 12 - 18 Units.
- Stories
 - Two (note three stories are allowed under R-4 Zoning, but as shown, all of the nearby houses are two stories or smaller)
- Issues
 - Not Desired By Applicant
 - Variances and/or Zoning Code Changes Not Needed

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Option 2: Three Four-Story Age Restricted Apartment Buildings (Zoning Hearing Board Approved Plan)

- Use
 - Age Restricted Apartments
- Number of Units
 - 79 Units.
- Stories
 - Four
- Issues
 - Height, Land Use and Massing Incompatible With Neighborhood
 - Significant Variances Needed
 - Many More Units Than Allowed in Comparison to the Underlying R-4 Zoning

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Option 3: Three Three-Story Age Restricted Apartment Buildings

- Use
 - Age Restricted Apartments
- Number of Units
 - Reduce Number of Units to Approximately 55 Units.
- Stories
 - Three
- Issues
 - Height, Land Use and Massing Incompatible With Neighborhood
 - Significant Variances Needed
 - Many More Units Than Allowed in Comparison to the Underlying R-4 Zoning

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Option 4: Market Townhouses

- Use
 - Townhouses
- Number of Units
 - Reduce Number of Units to Approximately 25 - 30 Units.
- Stories
 - Two
- Issues
 - Not Desired By Applicant (had earlier proposed 50 townhouse units)
 - Still More Density Than Allowed Under Code
 - Variances and/or Zoning Code Changes Needed
 - Potential Impact On School District Finances

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Option 5: Office and/or Commercial

- Use
 - Office and/or Commercial
- Number of Units
 - N/A.
- Stories
 - One Story
- Issues
 - Not Desired By Applicant
 - Incompatible Land Use For Area
 - Variances and/or Zoning Code Changes Or Property Rezoning Needed
 - Positive Impact For School District Finances and Level of Township Services



PUBLIC ATTENDANCE LIST
Public Safety Committee, 7:30 p.m.
Public Affairs Committee, 7:45 p.m.
Building and Zoning Committee, 8:00 p.m.
Wednesday, March 6, 2013
Curtis Hall

NAME (Please Print Clearly)	ADDRESS	E-MAIL and/or TELEPHONE
Lorna Rosenberg	130 Wetherill Rd 19012	LSRosenberg28@gmail.com
Judith Gatz	510 Glenside Ave 19095	
Beverly Strubant Musely	820 Glenside	
TEO CERCHI	300 Maple Ave	
Edward CHUNG	7406 N. Front St.	usachj@yahoo.com
Kay chung	"	Kaychung66@yahoo.com
Kurt Ahrens	172 Fernbrook Ave.	Kfahrens@gmail.com
Rony Ahrens	11	
S. Strubs	921 Melrose	



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Public Affairs Committee, 7:45 p.m.
Building and Zoning Committee, 8:00 p.m.
Wednesday, March 6, 2013
Curtis Hall

NAME (Please Print Clearly)	ADDRESS	E-MAIL and/or TELEPHONE
MARTIN D. CAREY	427 LIMEXILN PK G SIDE PA 19038	267-825-2929
David Schultz	15 Waverly Rd Wynocke	
David Harrower	509 Fox Rd. Glenide 19038	



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NAME (Please Print Clearly)	ADDRESS	E-MAIL and/or TELEPHONE
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Sidney Kahn	401 Crescent	