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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

January 19, 2019

Mr. Rich Manfredi, Manager
Abington Township
1176 Old York Road
Abington, Pennsylvania 19001-3713

Re: MCPC #18-0273-003
Zoning Text & Map Amendment: Abington Terrace
Abington Township

Dear Mr. Manfredi:

We have reviewed the above-referenced zoning text and map amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 11, 2019. We forward this letter as a report of our review.

BACKGROUND

BET Investments, Inc., proposes a zoning text and map amendment to expand and modify the AO Apartment Office District and create a new land use called "Senior Apartment Units", which would be permitted by conditional use in the AO Apartment Office District. The amendment would rezone 4.64 acres from the CS Community Service and R3 Medium Density Residential District to the AO Apartment Office District. The maximum density allowed, when qualifying for bonuses, would be 26 dwelling units per acre.

COMPREHENSIVE PLAN COMPLIANCE

The proposed zoning map amendment is generally consistent with *MONTCO 2040: A Shared Vision, The Comprehensive Plan for Montgomery County*. The proposed zoning text amendment would affect an area where the future land use categories "Community Mixed Use and Services", "Town Residential" and "Town Center" converge; all of which are growth areas.



Multifamily uses are envisioned in these areas by MONTCO 2040, provided that development is “compatible with residential areas,” that it has residentially-scaled buildings next to residential areas, and that it emphasizes the importance of an adequate buffer.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) recommends approval of the proposed zoning text and map amendments, however, in the course of our review we have identified the following issues that the applicant and Township may wish to consider prior to final plan approval:

REVIEW COMMENTS

RELEVANT COMMENT FROM PREVIOUS REVIEW LETTER

- A. Wide Sidewalk and Verge. High-density development in walkable areas should have wide sidewalks, and should have a verge comprised of landscaping or decorative paving, consistent with the Old York Road Corridor Improvement Study. We recommend requiring that the provisions of §2504: Sidewalks and Crosswalks requiring wide sidewalks and a verge for the BC, MS and CS Community Service Districts also apply to the AO District frontages on Old York Road.

CONCLUSION

We wish to reiterate that MCPC supports the proposed zoning map and text amendments. Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body adopt this proposed zoning ordinance amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



Mike Narcowich, AICP
Assistant Section Chief, Community Planning
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610-278-5238

- c: Lucy Strackhouse, Chair, Township Planning Commission
- Richard J. Manfredi, Township Manager
- Michael P. Clarke, Esq., Rudolph Clarke, LLC; Township Solicitor
- Amy Montgomery, P.E., Township Engineer