



PLANNING COMMISSION MEETING

AGENDA ITEM

January 26, 2021

DATE

Administration

DEPARTMENT

AGENDA ITEM NUMBER

FISCAL IMPACT

Cost > \$10,000

Yes

No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes

No

AGENDA ITEM:

PREIT Petition For Amendment of the Abington Township Zoning Ordinance

EXECUTIVE SUMMARY:

Item 6 in the Petition for Zoning Amendment makes reference to the proposed ordinance being prepared jointly with the Township's Planning Consultant. Relative to Paragraph 6 to the petition, this should in no way be considered as a recommendation or endorsement of the Petition or its contents. Per the request of the previous Ward 5 Commissioner, as well as neighboring Ward Commissioners, the proposed ordinance was reviewed on a staff level.

PREVIOUS BOARD ACTIONS:

December 10, 2020 - The Committee of the Whole made a motion to move the agenda item to the Board of Commissioners Regular Meeting on January 14, 2021, to approve the next step of the process in sending this matter to the Township Planning Commission for January 26, 2021 meeting.

RECOMMENDED BOARD ACTIONS:

Consider a motion to refer the requested and submitted petition to amend the Abington Township Zoning Ordinance by PREIT.

**BEFORE THE BOARD OF COMMISSIONERS OF ABINGTON TOWNSHIP,
MONTGOMERY COUNTY, PENNSYLVANIA**

PETITION FOR ZONING AMENDMENT

WG Park, L.P. and WG Park-Anchor B Limited Partnership (hereinafter collectively referred to as "**PREIT**"), by its attorneys, Kaplin Stewart Meloff Reiter & Stein, P.C., hereby submits this Petition for Amendment of the Abington Township Zoning Ordinance ("**Zoning Ordinance**"), and in support thereof avers as follows:

1. PREIT is the legal owner of the property upon which the Willow Grove Park Mall is located ("**Mall Property**").

2. Pursuant to the current Zoning Ordinance, the Mall Property is located in the BC-Business Center District, Willow Grove Park subdistrict.

3. PREIT seeks to construct a 365 unit apartment building on the eastern side of the Mall Property ("**Proposed Development**") in accordance with the Concept Plan attached hereto as Exhibit "A".

4. Under the existing Zoning Ordinance, the Proposed Development is not a permitted use in the BC-Business Center District, Willow Grove Park subdistrict.

5. In order to construct the Proposed Development, PREIT seeks an amendment to Section 2103.H and the comprehensive use matrix in the appendix of the Zoning Ordinance to include a transit-oriented apartment/condominium building as use [h-12], permitted upon conditional use approval in the BC-Business Center District, Willow Grove Park subdistrict. A true and correct copy of a proposed Zoning Amendment ("**Proposed Zoning Amendment**") is attached hereto as Exhibit "B".

6. The Proposed Zoning Amendment was prepared jointly by PREIT and the Township's planning consultant, Michael Narcowich of the Montgomery County Planning

Commission.

Justification for Proposed Zoning Amendment

7. PREIT seeks to construct the Proposed Development to preserve and enhance the future of the Willow Grove Park Mall through the creation of a multi-use destination.

8. Over the course of the past decade, in response to a multitude of changes that have occurred in the retail shopping environment, PREIT has reinvented its mall properties through the introduction of a variety of uses including entertainment venues, extensive dining programs, off-price and value purveyors, fitness centers and others.

9. The ongoing turbulent economic and retail environment has accelerated plans to deliver a mix of uses incorporating living space into the retail environment.

10. The addition of an apartment community to the Mall Property will preserve and enhance tax revenue and jobs, ensure the vitality of this historic focal point within the community and drive traffic within the various businesses by expanding the customer base.

11. Based upon the foregoing, Landowner respectfully requests that the Board of Supervisors adopt the Proposed Zoning Amendment attached hereto and made part hereof as Exhibit "B".

KAPLIN STEWART MELOFF REITER & STEIN, P.C.

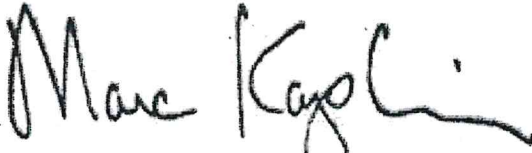
By  _____
MARC B. KAPLIN, ESQUIRE
Attorneys for PREIT

EXHIBIT "A"

EXHIBIT "B"

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, TO AMEND SECTION 2103.H AND THE COMPREHENSIVE USE MATRIX IN THE APPENDIX TO INCLUDE A TRANSIT-ORIENTED APARTMENT/CONDOMINIUM BUILDING AS USE [H-12], PERMITTED UPON CONDITIONAL USE APPROVAL.

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

SECTION 1. Zoning Text Amendment. Section 2103.H of the Abington Township Zoning Ordinance of 2017, as heretofore amended, is hereby amended to add the following new use:

Use H-12: Transit Oriented Apartment/Condominium Building. A Transit Oriented Apartment/Condominium Building [Use H-12] is a multifamily residential Apartment/Condominium Building or Buildings, each containing at least three, separate Dwelling Units, arranged in a variety of combinations, including side by side, over and under, or back and forth with another dwelling unit. A Transit Oriented Apartment/Condominium Building or Buildings shall be a permitted use within BC-Business Center District: Willow Grove Park, subject to the Developer/Applicant obtaining conditional use approval for such use in accordance with Section 1806 of the Zoning Ordinance.

SECTION 2. Zoning Text Amendment. The Abington Township Zoning Ordinance of 2017, as heretofore amended, is hereby amended to add the following new Section:

SECTION 1112.

A. **Master Plan.** All properties proposed for development as a Transit Oriented Apartment/Condominium Building [Use H-12] shall be developed in accordance with a master plan that has been approved by the municipal governing body as part of the conditional use approval process.

1. Master plans shall meet the following requirements:
 - a. A master plan shall be prepared when any property, existing at the time of adoption of this ordinance, is initially proposed for subdivision or land development. Subdivided properties that are intended to be developed at a later date shall be subject to this initial master plan.
 - b. Master plans shall meet the conditional use plan requirements in Section 1806 of the Abington Township Zoning Ordinance.

c. Master plans shall demonstrate that land use mix requirements of Figure 11.9 Dimensional Requirements have been met.

d. Master plans shall illustrate a pedestrian network that connects all buildings, parking areas, open space areas, and transit stops on-site, with public streets.

e. The municipal governing body may require, as a condition of the conditional use approval, changes in the master plan in order to meet the legislative intent and other standards of the Business Center District.

2. Development of property may be done in phases; however, any proposed subdivision or land development of a property or portion of a property must be consistent with the master plan. If a proposed subdivision or land development is not consistent with the master plan, the master plan as a whole may be revised, provided the following requirements are met:

a. The master plan complies with all BC Business Center District requirements, including the mix requirements of Figure 11.9 Dimensional Requirements

b. All owners of land within the original Master Plan development area, whose property is affected by the revised master plan, approve the revisions to the master plan that affects their properties. In the event that other property owners are unwilling to participate in the master plan process, the master plan may apply only to the applicant's property.

B. Intent. The purpose and intent of this Section is to encourage development and redevelopment of land within 2,500 linear feet of SEPTA's Regional Line Train Stations, to create a pedestrian-friendly environment and encourage walking, bicycling and transit use, and provide an alternative to traditional development by emphasizing mixed use, pedestrian-oriented development; promote a mix of retail and office uses, while allowing community service and higher-density residential uses within walking distance to retail, commercial, office and personal services; promote increased public transit ridership as an alternative to total reliance on the automobile for a variety of trip purposes; provide a range of housing options; create a neighborhood identity that promotes pedestrian activity, human interactions, safety and livability; and encourage development of underused tracts and parcels.

C. Governing Regulations. If elected by a Developer/Applicant, and subject to obtaining conditional use approval in accordance with Section 1806 of the Ordinance, an [H-12] Apartment/Condominium Use shall be subject to the regulations, requirements and standards set forth in this Section, and shall be subject to the regulations, requirements and standards of the BC Business Center District and other applicable regulations, requirements and standards set forth in the Ordinance, provided, however, to the extent that a regulation, requirement or standard of the Ordinance is inconsistent with the regulations, requirements and standards set forth in this Section, the regulations, requirements and standards set forth in this Section shall govern and control.

D. **Construction Standards.** All construction shall be governed by the standards contained in the most recent edition of the International Building Code and National Fire Protection standards, as adopted by the state of Pennsylvania. Wood frame construction shall be permitted, provided that it meets all International Building Code and National Fire Protection standards.

E. **Existing Legal Nonconformities.** All existing legal nonconformities on a site proposed for development shall be permitted to remain and shall not be required to be brought into conformity with current ordinance requirements, provided that no new nonconformities are created and the extent of any existing legal nonconformity shall not be increased unless the applicant obtains relief from the Zoning Hearing Board.

F. **Use Regulations: Use H-12:**

1. Qualifying Lot. An [H-12]: Transit-Oriented Apartment/Condominium Building shall be located within 2,500 linear feet of one or more of SEPTA's Regional Line Train Stations
2. Mixed Use. Retail, commercial office, and other uses permitted in the BC District Apartment/Condominium Building may be located on the first floor, penthouse or rooftop area of a Transit-Oriented Apartment/Condominium Building. If provided on the first floor, the first floor ceiling height must be a minimum of eleven (11) feet.
3. Accessory Uses. Accessory uses for Use [H-12]: Transit-Oriented Apartment/Condominium Building shall include those accessory uses permitted for Use H-1: Apartment/Condominium Building. Accessory uses:
 - a. Shall be located on the ground floor, penthouse or rooftop area.
 - b. There shall be no entrance to any accessory use located within a building except from inside the apartment/ condominium building.
 - c. Other than permitted signs, there shall be no display of merchandise or other manifestation of commercial use visible from the street.

F. **Dimensional Requirements.**

AREA AND BULK REGULATIONS:	
Minimum Mix Requirement	Minimum 20% Retail, Minimum 10% Apartment/Condominium
Maximum Floor Area Ratio (0.80; 1.0 with bonus
Minimum Floor Area Per Dwelling Unit	Not Applicable
Minimum Lot Size	Not Applicable
Minimum Lot Width	Not Applicable
Minimum Lot Depth	Not Applicable

Maximum Impervious Coverage	75%
Minimum Green Area	15%
Minimum Public Open Space	3 acres
BUILD-TO-LINE (BTL) REQUIREMENTS (RESIDENTIAL USES):	
BTL for Public Streets	Minimum: 20 feet Maximum: 75 feet
BTL for Main Access Drives/Private Streets	Minimum: 15 feet Maximum: 40 feet
BTL for Secondary Access Drives	Minimum: 0 feet Maximum 30 feet
SETBACK REGULATIONS:	
Minimum parking lot setback from public street	15 feet from the edge of the legal right-of-way
Minimum building setback from parking	15 feet
BUILDING REGULATIONS:	
Maximum Building Height	85 feet, plus the height of rooftop architectural enhancements and mechanical systems that do not exceed 20% of the footprint of the Building
Maximum Building Height for Buildings or portions of buildings within 100 feet of an R-1, R-2, R-3 or R-4 residential zoning district	35 feet, plus the height of rooftop architectural enhancements and mechanical systems that do not exceed 20% of the footprint of the Building
Maximum Building Height for Buildings or portions of buildings within 300 feet of an R-1, R-2, R-3 or R-4 residential zoning district	55 feet, plus the height of rooftop architectural enhancements and mechanical systems that do not exceed 20% of the footprint of the Building

G. **Public Open Space.** Transit Oriented Apartment/Condominium Buildings shall contain one or more common use areas that will serve as a focal point for the development and provide walkways, seating, and landscaping. Green areas, courtyards, and plazas are encouraged.

H. **Design Standards.**

1. Access Drives. Access Drives and their dimensions shall be designed to provide capacity for on-site traffic. Where new infrastructure meets existing improvements, the proposed improvements may be sized to facilitate the connection to that existing infrastructure.

2. Parking Garages. Cars in parking garages or structures when visible from the public right-of-way shall be screened from the right-of-way (rather than the street) using features such as grills, lattice, mock windows, louvers, or false facades. Sub-Section 1104.C.4 shall not apply to any garage ancillary to Transit Oriented Apartment/Condominium Buildings.

3. Corner Buildings. Sub-Section 1104.C.5.a shall not apply to any Transit Oriented Apartment/Condominium Buildings.

4. Roofs. Paragraph 11.04.C.8.b shall not apply to any Transit Oriented Apartment/Condominium Buildings.

I. **Bonuses.**

Bonus	Bonus Points	Bonus Points or Conditions Required to Qualify
Shared Parking	1	Make parking (min. 8 spaces per acre) available to other BC Business Center District properties through shared parking and easement agreements
Residential Uses Wrapping Parking Garage	1	Residential uses shall be located along at least 25% of garage perimeter.
Greening of parking lot to conform with zoning	4	Retrofitting one-half acre of existing parking lot to add planting islands, planting strips or other stormwater best management practices required by zoning's landscaping chapter.
Enhanced pedestrian	1	300 L.F. of off-site sidewalk and/or crosswalk

connections to Regional Rail Stations, or contribution to escrow account for same		improvements (replacing existing sidewalk with sidewalk and verge conforming to existing zoning) on Moreland Road or Easton Road leading to Willow Grove or Crestmont Regional Rail stations, or to Fitzwatertown Road bus route.
Electric vehicle charging stations	1	Charging stations for three vehicles
Provision of green wall on parking garage	1	For use of native vine species to create green wall facing perimeter street, or if not visible from perimeter street, from a public right-of-way.
Reduced of impervious area	1	For each 1,000 s.f. reduction of impervious area

J. Parking Access and Traffic Control.

1. Access Drives. The dimensions of Access Drives will be determined based upon the volume of traffic, required number of lanes and turning movements required. The final width of such access drives shall be approved by the Township Engineer.
2. Employee Parking. Employee parking spaces for Use [H-12]: Transit-Oriented Apartment/Condominium Building shall be coordinated with the principal use of the building, but such parking spaces shall not be required to be signed or striped differently from other on-site parking spaces.
3. Off-Street Loading Requirements. Loading berths shall not be required for Transit-Oriented Apartment/Condominium Buildings if loading and unloading will only be performed by trucks other than tractor trailers.

SECTION 3. Zoning Text Amendment. Section 2304 of the Abington Township Zoning Ordinance of 2017, as heretofore amended, is hereby amended as follows:

A. **Section 2304.C.33. Use C-34: Shopping Mall or Shopping Center Regional:**
Section 2304.C.33 is amended as follows:

1. By changing “1 parking space for every 220 square feet of gross leasable floor area” to “1 parking space for every 300 square feet of gross leasable floor area”.
2. By adding the following at the end thereof:

{01053702;v1}6

If and to the extent that any parking spaces are intended to be available for any Use in addition to Use C-34, the parking requirements for Use C-34 shall govern and control.

B. **Section 2304.H. Residential Uses:** Section 2304.H is amended by adding the following new paragraph:

- 12. Use [H-12]: Transit Oriented Apartment/Condominium Building: The parking requirements for Use H-2 shall apply. Perpendicular parking stalls in the Transit Oriented Shopping Village (TOSV) Overlay District shall be a minimum of 9 feet by 18 feet; angled parking stalls shall be a minimum of 9 feet by 20 feet; parallel parking stalls shall be a minimum of 8 feet by 22 feet.

SECTION 4. Zoning Text Amendment. The Comprehensive Use Matrix in the Appendix is amended to include a Transit Oriented Apartment/Condominium Building as Use [H-12], as a conditional permitted use within the Willow Grove Park area of the BC-Business District.

SECTION 5. Repealer. All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

SECTION 6. Effective Date. This Ordinance shall become effective five (5) days from enactment.

ORDAINED AND ENACTED by the Board of Commissioners of Abington Township on this day of _____, 2020.

Attest:

ABINGTON TOWNSHIP
BOARD OF COMMISSIONERS

, Secretary

, President

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, TO AMEND SECTION 2103.H AND THE COMPREHENSIVE USE MATRIX IN THE APPENDIX TO INCLUDE A TRANSIT-ORIENTED APARTMENT/CONDOMINIUM BUILDING AS USE [H-12], PERMITTED UPON CONDITIONAL USE APPROVAL.

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

SECTION 1. Zoning Text Amendment. Section 2103.H of the Abington Township Zoning Ordinance of 2017, as heretofore amended, is hereby amended to add the following new use:

Use H-12: Transit Oriented Apartment/Condominium Building. A Transit Oriented Apartment/Condominium Building [Use H-12] is a multifamily residential Apartment/Condominium Building or Buildings, each containing at least three, separate Dwelling Units, arranged in a variety of combinations, including side by side, over and under, or back and forth with another dwelling unit. A Transit Oriented Apartment/Condominium Building or Buildings shall be a permitted use within BC-Business Center District: Willow Grove Park, subject to the Developer/Applicant obtaining conditional use approval for such use in accordance with Section 1806 of the Zoning Ordinance.

SECTION 2. Zoning Text Amendment. The Abington Township Zoning Ordinance of 2017, as heretofore amended, is hereby amended to add the following new Section:

SECTION 1112.

A. Master Plan. All properties proposed for development as a Transit Oriented Apartment/Condominium Building [Use H-12] shall be developed in accordance with a master plan that has been approved by the municipal governing body as part of the conditional use approval process.

1. Master plans shall meet the following requirements:
 - a. A master plan shall be prepared when any property, existing at the time of adoption of this ordinance, is initially proposed for subdivision or land development. Subdivided properties that are intended to be developed at a later date shall be subject to this initial master plan.
 - b. Master plans shall meet the conditional use plan requirements in Section 1806 of the Abington Township Zoning Ordinance.

c. Master plans shall demonstrate that land use mix requirements of Figure 11.9 Dimensional Requirements have been met.

d. Master plans shall illustrate a pedestrian network that connects all buildings, parking areas, open space areas, and transit stops on-site, with public streets.

e. The municipal governing body may require, as a condition of the conditional use approval, changes in the master plan in order to meet the legislative intent and other standards of the Business Center District.

2. Development of property may be done in phases; however, any proposed subdivision or land development of a property or portion of a property must be consistent with the master plan. If a proposed subdivision or land development is not consistent with the master plan, the master plan as a whole may be revised, provided the following requirements are met:

a. The master plan complies with all BC Business Center District requirements, including the mix requirements of Figure 11.9 Dimensional Requirements

b. All owners of land within the original Master Plan development area, whose property is affected by the revised master plan, approve the revisions to the master plan that affects their properties. In the event that other property owners are unwilling to participate in the master plan process, the master plan may apply only to the applicant's property.

B. **Intent.** The purpose and intent of this Section is to encourage development and redevelopment of land within 2,500 linear feet of SEPTA's Regional Line Train Stations, to create a pedestrian-friendly environment and encourage walking, bicycling and transit use, and provide an alternative to traditional development by emphasizing mixed use, pedestrian-oriented development; promote a mix of retail and office uses, while allowing community service and higher-density residential uses within walking distance to retail, commercial, office and personal services; promote increased public transit ridership as an alternative to total reliance on the automobile for a variety of trip purposes; provide a range of housing options; create a neighborhood identity that promotes pedestrian activity, human interactions, safety and livability; and encourage development of underused tracts and parcels.

C. **Governing Regulations.** If elected by a Developer/Applicant, and subject to obtaining conditional use approval in accordance with Section 1806 of the Ordinance, an [H-12] Apartment/Condominium Use shall be subject to the regulations, requirements and standards set forth in this Section, and shall be subject to the regulations, requirements and standards of the BC Business Center District and other applicable regulations, requirements and standards set forth in the Ordinance, provided, however, to the extent that a regulation, requirement or standard of the Ordinance is inconsistent with the regulations, requirements and standards set forth in this Section, the regulations, requirements and standards set forth in this Section shall govern and control.

D. **Construction Standards.** All construction shall be governed by the standards contained in the most recent edition of the International Building Code and National Fire Protection standards, as adopted by the state of Pennsylvania. Wood frame construction shall be permitted, provided that it meets all International Building Code and National Fire Protection standards.

E. **Existing Legal Nonconformities.** All existing legal nonconformities on a site proposed for development shall be permitted to remain and shall not be required to be brought into conformity with current ordinance requirements, provided that no new nonconformities are created and the extent of any existing legal nonconformity shall not be increased unless the applicant obtains relief from the Zoning Hearing Board.

F. **Use Regulations: Use H-12:**

1. **Qualifying Lot.** An [H-12]: Transit-Oriented Apartment/Condominium Building shall be located within 2,500 linear feet of one or more of SEPTA's Regional Line Train Stations
2. **Mixed Use.** Retail, commercial office, and other uses permitted in the BC District Apartment/Condominium Building may be located on the first floor, penthouse or rooftop area of a Transit-Oriented Apartment/Condominium Building. If provided on the first floor, the first floor ceiling height must be a minimum of eleven (11) feet.
3. **Accessory Uses.** Accessory uses for Use [H-12]: Transit-Oriented Apartment/Condominium Building shall include those accessory uses permitted for Use H-1: Apartment/Condominium Building. Accessory uses:
 - a. Shall be located on the ground floor, penthouse or rooftop area.
 - b. There shall be no entrance to any accessory use located within a building except from inside the apartment/ condominium building.
 - c. Other than permitted signs, there shall be no display of merchandise or other manifestation of commercial use visible from the street.

F. **Dimensional Requirements.**

AREA AND BULK REGULATIONS:	
Minimum Mix Requirement	Minimum 20% Retail, Minimum 10% Apartment/Condominium
Maximum Floor Area Ratio (0.80; 1.0 with bonus
Minimum Floor Area Per Dwelling Unit	Not Applicable
Minimum Lot Size	Not Applicable
Minimum Lot Width	Not Applicable
Minimum Lot Depth	Not Applicable

Maximum Impervious Coverage	75%
Minimum Green Area	15%
Minimum Public Open Space	3 acres
BUILD-TO-LINE (BTL) REQUIREMENTS (RESIDENTIAL USES):	
BTL for Public Streets	Minimum: 20 feet Maximum: 75 feet
BTL for Main Access Drives/Private Streets	Minimum: 15 feet Maximum: 40 feet
BTL for Secondary Access Drives	Minimum: 0 feet Maximum 30 feet
SETBACK REGULATIONS:	
Minimum parking lot setback from public street	15 feet from the edge of the legal right-of-way
Minimum building setback from parking	15 feet
BUILDING REGULATIONS:	
Maximum Building Height	85 feet, plus the height of rooftop architectural enhancements and mechanical systems that do not exceed 20% of the footprint of the Building
Maximum Building Height for Buildings or portions of buildings within 100 feet of an R-1, R-2, R-3 or R-4 residential zoning district	35 feet, plus the height of rooftop architectural enhancements and mechanical systems that do not exceed 20% of the footprint of the Building
Maximum Building Height for Buildings or portions of buildings within 300 feet of an R-1, R-2, R-3 or R-4 residential zoning district	55 feet, plus the height of rooftop architectural enhancements and mechanical systems that do not exceed 20% of the footprint of the Building

G. **Public Open Space.** Transit Oriented Apartment/Condominium Buildings shall contain one or more common use areas that will serve as a focal point for the development and provide walkways, seating, and landscaping. Green areas, courtyards, and plazas are encouraged.

H. **Design Standards.**

1. Access Drives. Access Drives and their dimensions shall be designed to provide capacity for on-site traffic. Where new infrastructure meets existing improvements, the proposed improvements may be sized to facilitate the connection to that existing infrastructure.

2. Parking Garages. Cars in parking garages or structures when visible from the public right-of-way shall be screened from the right-of-way (rather than the street) using features such as grills, lattice, mock windows, louvers, or false facades. Sub-Section 1104.C.4 shall not apply to any garage ancillary to Transit Oriented Apartment/Condominium Buildings.

3. Corner Buildings. Sub-Section 1104.C.5.a shall not apply to any Transit Oriented Apartment/Condominium Buildings.

4. Roofs. Paragraph 11.04.C.8.b shall not apply to any Transit Oriented Apartment/Condominium Buildings.

I. **Bonuses.**

Bonus	Bonus Points	Bonus Points or Conditions Required to Qualify
Shared Parking	1	Make parking (min. 8 spaces per acre) available to other BC Business Center District properties through shared parking and easement agreements
Residential Uses Wrapping Parking Garage	1	Residential uses shall be located along at least 25% of garage perimeter.
Greening of parking lot to conform with zoning	4	Retrofitting one-half acre of existing parking lot to add planting islands, planting strips or other stormwater best management practices required by zoning's landscaping chapter.
Enhanced pedestrian	1	300 L.F. of off-site sidewalk and/or crosswalk

connections to Regional Rail Stations, or contribution to escrow account for same		improvements (replacing existing sidewalk with sidewalk and verge conforming to existing zoning) on Moreland Road or Easton Road leading to Willow Grove or Crestmont Regional Rail stations, or to Fitzwatertown Road bus route.
Electric vehicle charging stations	1	Charging stations for three vehicles
Provision of green wall on parking garage	1	For use of native vine species to create green wall facing perimeter street, or if not visible from perimeter street, from a public right-of-way.
Reduced of impervious area	1	For each 1,000 s.f. reduction of impervious area

J. Parking Access and Traffic Control.

1. Access Drives. The dimensions of Access Drives will be determined based upon the volume of traffic, required number of lanes and turning movements required. The final width of such access drives shall be approved by the Township Engineer.
2. Employee Parking. Employee parking spaces for Use [H-12]: Transit-Oriented Apartment/Condominium Building shall be coordinated with the principal use of the building, but such parking spaces shall not be required to be signed or striped differently from other on-site parking spaces.
3. Off-Street Loading Requirements. Loading berths shall not be required for Transit-Oriented Apartment/Condominium Buildings if loading and unloading will only be performed by trucks other than tractor trailers.

SECTION 3. Zoning Text Amendment. Section 2304 of the Abington Township Zoning Ordinance of 2017, as heretofore amended, is hereby amended as follows:

A. Section 2304.C.33. Use C-34: Shopping Mall or Shopping Center Regional:
Section 2304.C.33 is amended as follows:

1. By changing "1 parking space for every 220 square feet of gross leasable floor area" to "1 parking space for every 300 square feet of gross leasable floor area".
2. By adding the following at the end thereof:

{01053702;v1}6

If and to the extent that any parking spaces are intended to be available for any Use in addition to Use C-34, the parking requirements for Use C-34 shall govern and control.

B. **Section 2304.H. Residential Uses:** Section 2304.H is amended by adding the following new paragraph:

- 12. Use [H-12]: Transit Oriented Apartment/Condominium Building: The parking requirements for Use H-2 shall apply. Perpendicular parking stalls in the Transit Oriented Shopping Village (TOSV) Overlay District shall be a minimum of 9 feet by 18 feet; angled parking stalls shall be a minimum of 9 feet by 20 feet; parallel parking stalls shall be a minimum of 8 feet by 22 feet.

SECTION 4. Zoning Text Amendment. The Comprehensive Use Matrix in the Appendix is amended to include a Transit Oriented Apartment/Condominium Building as Use [H-12], as a conditional permitted use within the Willow Grove Park area of the BC-Business District.

SECTION 5. Repealer. All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

SECTION 6. Effective Date. This Ordinance shall become effective five (5) days from enactment.

ORDAINED AND ENACTED by the Board of Commissioners of Abington Township on this day of _____, 2020.

Attest:

ABINGTON TOWNSHIP
BOARD OF COMMISSIONERS

, Secretary

, President

