

August 28, 2015

TO: Jim Blanch
FROM: E. Van Rieker, AICP 
RE: Centre Square Commons Shopping Center, Land Development Review,
Last plan revision 6/10/15

1. Permitted use documentation.

A. The Community Shopping Overlay District establishes permitted uses, some of which are required to be coordinated with the "original Community Shopping Center Overlay Plan." It is suggested that the zoning requirements schedule on the site plan Sheet #4 of 16 be expanded to document the following:

- 1) At subsection B, up to three drive-through facilities or restaurants of less than 2,500 s.f. are permitted.
 - It appears that Building #7, having 1,850 s.f. would qualify.
 - Building #4 states retail/restaurant, 4,600 s.f. which appears to be attached to a bank (3,200 s.f.). It should be made clear that it is the bank which is provided with a drive-through facility.
- 2) Subsection B also states "Restaurant...and including outdoor dining at any restaurants, if designated on the original Community Shopping Center Plan."
 - Restaurant is referred to at six distinct locations on the site plan. Some of these designations may be place holders until final tenant mix is determined.
 - However, in order to qualify under this section for in effect "pre-assigned outdoor dining" some area should be identified adjacent to the restaurant in a safe and acceptable location. Each outdoor area should respect the needs of the travelling public.
 - Areas not on this original plan will not be permitted to have outdoor dining unless a separate conditional use approval is granted by the Board of Supervisors.
 - In order to have a clear record, the site plan that actually receives "original" approval should be noted in the zoning file for this development.

B. Additional Zoning Documentation

- 1) Section 160-260.C provides that no single tenant or building shall occupy more than 40% of the total gross ground floor area for all of the buildings. This provision and a statement of compliance should be added to the zoning requirement schedule.
 - 2) Section 160-260.D provides in part that “at least three buildings must be located within 120 feet of the ultimate right-of-way of adjoining road frontages. This provision should be added to the zoning requirement schedule and indication of compliance: Building #1, 6 and 7 provide compliance on the current site plan.
 - 3) Section 160-261.A provides that no more than 22% of the net lot area (after dedication or deed restriction of open space) shall be occupied by buildings. The building coverage category should be foot-noted to state this requirement in its entirety.
 - 4) Section 160-261.E provides specific requirements for off-street parking areas and shade trees along the right-of-way frontage. This information should be included on the zoning requirements schedule and then specific compliance enumerated in the planting schedule of the Landscape Plan Sheet #7 of 16.
 - 5) Section 160-261.K provides that if eating and drinking establishments are (at any time) to comprise more than 30% of the total square footage of the community center a conditional use to provide required parking spaces must be obtained.
 - This requirement should also be noted in the parking category in the zoning requirements schedule.
 - It is likely that if all the current building areas identified for restaurant purposes are actually implemented that this particular requirement will be triggered. If this subject has not been treated in the initial conditional use decision then the applicant should be required to maintain a running tabulation and the Township Zoning Official should be notified of the status of this requirement on a regular basis.
2. It should be noted that Section 160-259 of the Community Shopping Center Overlay District establishes design criteria for conditional use approval, which states in part:
- “Having exterior spaces accessible to the general public and designed to achieve the following goals:
- “Promote walkability” (subsection #1)
 - “...develop a comprehensive circulation plan both for vehicles and pedestrians...” (subsection #5)
 - “Create a plan where, once parked, the consumer can walk comfortably and safely through the center.” (subsection #6)

In order to further these goals it is suggested that the applicant consider the preparation of a specific routing plan along with appropriate details indicating the manner in which persons with disabilities could gain mobility access throughout the center. Of particular concern would be the ability to walk in front of the various store/building fronts and one or two routing plans through the parking lot where walkability has been encouraged as part of the overall Master Plan.

I would suggest that the plan indicate that surface types along these major routing plans will not be cobbled or deep-stamped concrete-like surfaces, but rather attractive generally smooth surfaces that can accommodate persons with ambulatory limitations. In addition, the width of movement in front of stores between planters and bollards and other types of ornamentation such as tree wells should be determined to make certain that persons using wheelchairs and walkers will have proper access.

In addition, the more obvious references to required handicapped parking spaces should also be identified and those spaces should be provided along and/or parallel to store frontages or as close to safe walking areas as practicable to make access by persons with disabilities more convenient.

Such an approach would result in a plan that is proactive when it comes to taking all reasonable precautions in order to provide for ADA Compliance and convenient mobility for those persons who are either disabled or require assistance in achieving mobility.

3. Lighting Plan (Sheet #8 of 16)

A. It is anticipated that the Township Lighting Consultant will perform a complete review of the photometrics. However, I would offer the following comments:

- 1) The Architectural Design Guidelines Submission, revised date 6/4/15, includes numerous perspective exhibits, which illustrate extensive use of bollards. If the bollards are to be provided with illumination, then a detail and manufacturer's design specifications should be included as part of the Lighting Plan.
- 2) The lighting schedule indicates category B pole-mounted light fixtures to have a height of 25 feet. These light fixtures are positioned along the perimeter of the site development. It is suggested that a note be provided that indicates that these light fixtures will provide or are designed to equal a residential cut-off feature.

4. Landscape Plan (Sheet #7 of 16)

A. In general, this plan looks good so far, but I need a little more time to create a full evaluation and will follow up with more detailed comments next week.

Call with questions.

Cc: Roman Pronczak
Jim Garrity
Ken Corti
Maser Consulting