

February 16, 2015

TO: Whitpain Staff

FROM: E. Van Rieker, AICP

RE: Zoning Text Amendment to the RE District to permit Corporate Residential Suite by Conditional Use

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As a follow up to our meeting last Friday with representatives of the Korman Communities regarding the change of use for the Welex site. My notes indicate the following recommended adjustments to the Zoning Draft:

1. Section 1
  - Increase the minimum size of suites/occupancy units from 350 sf to 650 sf.
2. Section 1
  - Think about revising the last sentence to read as follows: Use of facilities by guests shall be accessory to the occupant's use of such facilities, and no such accessory services or amenities offered by the facility shall be considered a destination for consumers or customers who are not registered occupants of the facility or their invited guests.
3. Section 2
  - Revise at Section 111.D subsection 1, minimum tract size to read as follows: Qualifying tract. The minimum size of any parcel to be used as corporate suites development shall have a minimum developable area of 10 contiguous acres and shall have a maximum developable area of 15 contiguous acres; and shall have a minimum of 1000 feet of frontage on a public street.
4. Section 3 at subsection 4: Green Space should be revised to provide that the minimum green space shall be equal to 50%.
5. Section 3 at subsection 6: Building Height. Please note that current language is "no building shall exceed 50 feet in height, or 4 habitable stories, whichever is greater..." I think we want it to read that no building shall exceed 4 habitable stories, but in no event shall exceed a maximum height of 50 feet.
6. Section 3 at subsection 7: Amenities Space. In order to avoid any confusion, I defer to Jim and Andy on this section, but it seems to me that it would be helpful to add a section following Amenities Space (as this term is defined at Subsection 1 herein).

The concern is that somehow because this is a separate section that it introduces new or different “Amenity Spaces” that are not included in the aforementioned section.

7. Section 3 at subsection 8: Traffic Impact Study. I agree with Jim, most of this seems to be unnecessary and unintentionally complex. Perhaps, if deemed appropriate, then this section could simply say “If requested by the Township, the applicant shall provide a traffic study as part of their Conditional Use Application and shall include an analysis of nearby intersections as requested by the Township Engineer.
8. Ordinance name: given the fact that Jim has a concern for any future exit strategy for this use not being for residential purposes, then perhaps it would be appropriate to not refer to this use as “Corporate Residential Suites Ordinance” but rather perhaps as “Corporate Rental Suites Ordinance” and all references to residential in the ordinance text be changed to rental.

While the overall plan looks good so far, we had discussed the need to look at the following additional items:

- a. The plan should show sidewalk improvements along the road frontages and demonstrate connectivity to adjacent corporate businesses within the neighborhood.
- b. Jim Blanch mentioned that the Stormwater Management Plan would have to undergo additional scrutiny and the existing basin is likely in need of total renovation and/or redesign and reconstruction.
- c. The proposed plans should demonstrate compliance with a maximum height of 50 feet established under the current standards for the RE District and comply with the 50% green space regulations (see prior references under recommended zoning modifications above.)

These comments and recommendations do not necessarily reflect comments and recommendations from other Staff members.

Please call with questions.

VAN