

PROFESSIONAL LAND PLANNER

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PLANNER-IN-CHARGE PENNSYLVANIA

REGISTERED PROFESSIONAL PLANNER - NJ

VIA E-MAIL

February 12, 2018

TO: Whitpain Township Planning Commission 

FROM: E. Van Rieker, Township Planning Consultant

RE: Township Planning Commission Meeting – February 13, 2018

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Regular Session – 7:30 P.M.

1. Approval of Minutes
2. Review Ordinance Ordinance #4-248 – An Ordinance amending (1) Article IV, Section 160-11 [Enumeration of Districts] of the Township's Zoning Ordinance and associated Township Map by changing the P-R and Recreation District from a Zoning district classification to an overlay classification; (2) Article VI [P-R Park and Recreation District] by changing the applicability of the article from a Zoning District to an Overlay, and deleting Section 160-28 [Severability]; and (3) Amending the Township's Zoning Map by rezoning the properties currently zoned P-R Park and Recreation to respective zoning classifications that permit broader uses, which are better physically-suited for the respective properties and more consistent with adjoining, similarly situated properties, as well as providing for application of the Park and Recreation Overlay.

*Comment:*

- *The P-R Park and Recreation Zoning District has been on the books for more than 40 years. The 1976 existing Land Use Plan prepared as a component of the 1980 Township Comprehensive Plan indicates that 7 of the 8 privately held properties currently zoned P-R existed in the mid 70s. With the exception of 152 Mathers Rd. all were used for park and recreation purposes.*
- *The permitted uses and legislative intent of the P-R Park and Recreation District are limited in focus on permitting public and privately owned properties for park and recreation purposes. Over the years expanded development regulations were provided to require adequate screening, green areas and buffers when those park and recreation districts are in close proximity to residential neighborhood.*
- *However, over time the ownership and/or economics of park and recreation uses have evolved to challenge the durability of some of the privately owned properties which may*

*no longer be properly regulated under the P-R District. Therefore, the Township has proposed a unified zoning text and map amendment wherein all of the properties previously zoned P-R would be reassigned an underlining zoning district. Following that, the P-R Park and Recreation District would be reapplied as an "Overlay District" which in effect would apply to the property so long as the owner wishes to utilize the premises for park and recreation purposes.*

- In the event that a private owner elects to cease operations of an existing park and recreation purpose then the underlining residential district shown on Table I would apply to future uses of the property.*
- The recommendations of Table I all make good sense. The Table views all of those underlying districts based on an analysis of immediately adjacent zoning districts. The only exception being The Beachcomber property (#9 on Table I) in order to reflect the fact that the property is adjacent to a multitude of both residential and nonresidential uses while having limited access only via DeKalb Pike. In this instance the designation of R-3B Low-Intensity Multifamily district has been recommended. This is a zoning district that had previously been created in order to reflect in-fill sites along a major highway (Skippack Pike) but that were generally limited only to a single access from a major street and situated adjacent to a mix of adjoining uses as well.*

- 3. Review of a Land Development Plan for Kidz Konnect Daycare (LD-2-17).** This application involves the renovation of the existing building and the construction of a 3,846 square ft. building addition on a lot of approximately 2.45 acres of property located at 1302 Union Meeting Road, which is located on the eastern side of Union Meeting Road between Hoover Road and Jolly Road. Access to the land development is proposed from a new driveway located off of Union Meeting Road. The property is zoned R-1 Residential District.

*Comment:*

- Background – You may remember that the initial authority for this Daycare Proposal was created pursuant to Ordinance #4-246 enacted August 15, 2017, which created the authority for extended daycare subject to specific locations limited in the overlay pursuant to a text amendment and a "Extended Day-Care Center Overlay Option".*
- Previously (October , 2017), a number of issues remained and action on the proposal was deferred until comments were addressed to the satisfaction of the Township Engineer and Township Traffic Engineer.*
- However, based on the last review from Jim Blanch (see letter of February 1, 2018) a number of recommendations remain open.*
- Some waivers request that buffer and screening requirements be provided but at a rate less than required in the SALDO. I would not support these as currently listed.*

4. Review of Minor Subdivision plan for 1422 Daws Road (S-1-18). This application involves a 2-lot minor subdivision of approximately 0.90 acres of property located at 1422 Daws Road. The property is zoned R-2 Residential Zoning District.

*Comment:*

*(See memo to Jim Blanch attached)*

5. Review pertinent planning issues.

cc: Jim Blanch  
Kent Conway  
Ken Corti  
Joseph Fay  
Kurt Zintner

Greg Monte  
Joe Habboush  
Otis Hightower  
Cathy McGowan

John O'Hara  
Roman Pronzak  
Richard Shorin  
Rachel Streit

## Van Rieker

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**From:** Van Rieker <VanPlan@verizon.net>  
**Sent:** Wednesday, January 31, 2018 3:10 PM  
**To:** 'Greg Monte'  
**Cc:** 'Jim Blanch'  
**Subject:** RE: 1422 Daws Road Review

Greg,

I have looked over the resubmitted final plan for 1422 Daws Road.

Jim has covered basically all the items that I view relevant from a planning point of view. Looking ahead, the Township should determine the appropriate address for new Lot #1 and I concur with his comment relative to proposed street trees. A recommended species with acceptable alternate and a planting detail should be provided for new street trees along the frontage of both lots in those locations where existing trees of an acceptable size do not exist.

Thanks,  
VAN

E. VAN RIEKER, AICP

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**From:** Greg Monte [mailto:gmonte@whitpaintownship.org]  
**Sent:** Monday, January 29, 2018 1:17 PM  
**To:** Van Rieker <vanplan@verizon.net>  
**Subject:** 1422 Daws Road Review

Hi Van,

Jim wanted me to check with you to see if you had a chance to review the 1422 Daws Road Subdivision (S-1-18). Attached is the plan.

If you require any additional information, please let me know.

Thank you,

**Greg**

**Gregory Monte**  
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Engineering Department  
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