

February 1, 2019

TO: Planning Commission Members

FROM: Jillian Dierks, Planner, Building & Planning Department

SUBJECT: PRELIMINARY LAND DEVELOPMENT PLAN – 39-41 E. Montgomery Avenue & 108 Glenn Road, Ardmore, LD# 3765, Ward 5.

Proposal

The applicant, Cas Holloway, of Glen–Montgomery Holdings, L.P., is seeking Preliminary Land Development Plan approval for the following:

- Demolition of three existing homes;
- Consolidation of three existing lots into one;
- Construction of a new four-story, 21-unit condominium building with a 44-space parking garage beneath the building and five surface parking spaces;
- Installation of a one-way driveway with a separate entrance and exit onto Montgomery Avenue;
- Installation of a five-foot-wide sidewalk along Montgomery Avenue and Glenn Road; and
- Construction of two underground stormwater management systems.

The proposal is illustrated on the attached plan set that includes twenty-three (23) sheets, dated November 30, 2018, last revised January 17, 2019, prepared by Momenee, Inc. The proposal also includes landscape plans, prepared by Orsatti & Stuart Associates, Inc., dated November 5, 2018, last revised January 18, 2019 and architectural elevations, which includes seven (7) sheets, dated June 18, 2018, last revised November 28, 2018, prepared by Blackney Hayes Architects.

Changes to the Plan Since the Last Planning Commission Review

Since the Planning Commission reviewed the plan in November 2018 the plans have been revised to include the following changes:

- The proposed sidewalk was extended the entire length of the frontage along Glenn Road;
- The location and size of the stormwater management system was adjusted;
- Pavers were added to the driveway entrance and exit along Montgomery Avenue;
- A mountable curb island is provided at the Glenn Road drive access;
- The impervious surface was reduced by 20 square feet; and
- A landscape plan was provided.

Application History

- On May 18, 2016, the Board of Commissioners approved a Tentative Sketch Plan for 39-41 E. Montgomery Avenue & 108 Glenn Road showing the demolition of three existing homes, consolidation of three existing lots into one and the construction of a new four-story, 21-unit condominium building with a front porch and a 30-space parking garage beneath the building and 14 surface parking spaces.
- Following the Tentative Sketch Plan approval, the properties came under equitable ownership of the current applicant who revised the plan to alter the size and height of the buildings. He also applied for a special exception from the Zoning Hearing Board to locate five parking spaces and two driveways in the front yard

setback and to locate portions of the underground parking garage below open yard areas. On July 26, 2018, the Zoning Hearing Board approved the special exception.

- On November 19, 2018 the Board of Commissioners approved an amended Tentative Sketch Plan showing the proposed layout.

Property Description

The development area consists of three separate parcels. The property at 39 E. Montgomery Avenue contains 18,486 sq. ft and a single family residence that was constructed in 1923. The property at 41 E. Montgomery Avenue contains 18,485 sq. ft. The existing dwelling was constructed circa 1925 and is divided into four apartments. The property at 108 Glenn Road contains 17,554 sq. ft. The existing dwelling contains four apartments and was constructed in 1925. The proposal increases the number of residential units on the site from nine to 21. Although likely eligible, none of the homes are listed on the Township's Historic Resource Inventory.

Bulk, Area and Setback Requirements

The following table details the bulk, area and setback requirements of the proposal. As noted in the table below, the height of the building (48' feet) triggers setback, building coverage and impervious surface penalties.

R7 Zoning Requirements		Existing	Proposed
Maximum Density	2,500 sq. ft. per unit (54,525 sq. ft / 2,500 sq. ft. = 21 Units)	9 units	21 Units
Minimum Lot Width	125'	Multiple	181' & 393'
Maximum Building Area	30% (26.7% with Height Penalties)	16.7% (9,108 sq. ft.)	26.3%* (14,316 sq. ft.)
Minimum Front Yard	30' (43' with Height Penalties)	Multiple	43'***
Minimum Side Yard	20' (33' with Height Penalties)	Multiple	33'***
Minimum Rear Yard	25' (38' with Height Penalties)	Multiple	58'***
Maximum Impervious Surface	40% (45.25% or 24,672 sq. ft. permitted with Height Penalties)	47.5% (25,897 sq. ft.)	45% (24,538 sq. ft.)*** (134 sq. ft. remaining)
Building Height	35' - 65' maximum****	Not Provided	48'
Buffer Area	20'	-	20' north & west property lines
Parking Spaces	2 Spaces per Unit (42 Parking Spaces)	-	49 Parking Spaces (7 additional) (44 underground & 5 surface)

* The maximum building coverage for apartment buildings in the R7 zoning district is 30%; however, per 155-137.C the maximum building area shall be decreased ¼ of 1% of the lot area for each foot or portion thereof by which the building exceeds 35 ft. in height. The proposed building height is 48 ft. so the maximum building coverage has been decreased 4% $((48-35) \times \frac{1}{4}) = 26.75$.

**The minimum yard requirement for apartment buildings in the R7 zoning district include a 30 ft. front yard, a 20 ft. side yard and a 25 ft. rear yard; however, per 155-137.A(2) the depth of the front, side and rear yard setbacks shall be increased by one foot or portion thereof by which the building exceeds 35 ft. in height. The proposed building height is 48 ft. so each yard requirement has been increased by 13 ft. $(48-35=13)$.

***The maximum impervious surface coverage for apartment buildings in the R7 zoning district is 40%. The existing impervious surface coverage is either within 1% or existing non-conforming to the requirement. After applying the 1% impervious expansion (permitted by 155-1414.5.B) the maximum impervious surface permitted is 48.5%. After applying the height penalties associated with 155-137.C, the maximum impervious surface is decreased by ¼ of 1% of the lot area for each foot or portion by which the building exceeds 35 ft. in height. The proposed building height is 48 ft. so the maximum impervious surface has been decreased by 3.25%, making it 45.25%.

****Subject to height penalties.

Montgomery County Planning Commission Review

The County review letter is attached. The County recommendations have been either addressed on the attached plan or have been incorporated into the issues below as well as into the recommended conditions of approval.

Environmental Advisory Council

At their meeting on January 15, 2019, the EAC recommended the applicant consider using the landscaped verge to capture runoff from the sidewalk by creating a gentle swale planted with deciduous native shrubs. The applicant revised their landscape plan to incorporate perennials in the verge.

Relationship to Surrounding Residential Neighborhood

In reviewing the landscape plan, staff considered the North Ardmore Civic Association's "A Vision for Ardmore," which recommended a lush green corridor be provided with redevelopment along Montgomery Avenue. The Civics' vision also included pedestrian enhancements along and design solutions to further green Montgomery Avenue and address cut-through traffic on Glenn Road. The "A Vision for Ardmore" prepared by the North Ardmore Civic Association is attached to this memo.

Issues

Apartments are permitted along this section of Montgomery Avenue which is zoned R-7 where multifamily housing is an appropriate use given the proximity to transit and shopping. Staff's review is focused on ensuring that the scale and design of the proposed development provides an appropriate transition between the mixed-use corridor along Montgomery Avenue and the single-family homes located to the rear of the site.

1. Architecture

A condition of the Amended Tentative Sketch Plan approval requires the applicant to "work with staff and the HARB [Historical Architectural Review Board] to ensure that the design of the building is compatible with the existing neighborhood with

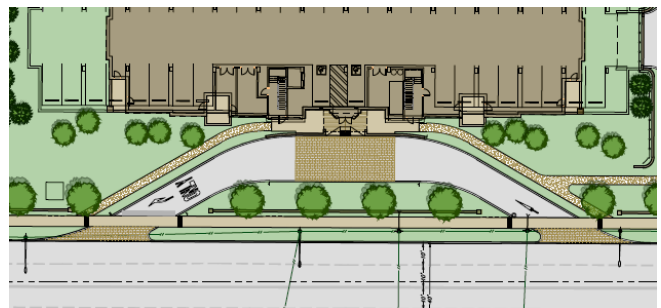


respect to scale, rhythm and mass and should include or reference elements of the architectural styles found in the adjacent neighborhoods." The applicant is scheduled to appear before HARB at their meeting on February 5, 2019. Within the architectural elevations, the applicant has provided illustrative renderings and a design chronology to demonstrate how the design has evolved over time working with the adjacent neighbors.

Staff recommends that the applicant bring samples of the proposed materials to the HARB meeting for their review and comment. If the Planning Commission has comments or recommendations regarding the proposed architecture, they should be expressed at the Planning Commission and staff will provide them to HARB to consider at their meeting the following day.

2. Access

The Township Engineer requested that left turns from eastbound Montgomery Avenue into the proposed Montgomery Avenue access driveway be prohibited and adjustments be made to the angle that the driveway exits onto Montgomery Avenue to improve the driver's sight line. The Township Engineer also recommended that a post development study of the signalized intersections be provided and include an evaluation for timing optimization. The signal timings should be adjusted if/as directed by the Township and



permitted by PennDOT. These recommendations have been incorporated into the conditions of approval.

Staff has also included a condition requiring the applicant to reduce the width of portions of the proposed one-way driveway from 14 feet to 12 feet to reduce the visual impact of the driveway on the Montgomery Avenue viewshed and reduce the amount of impervious surface proposed on the site.

3. Slopes

The proposed building and areas of proposed grading are shown in areas of man-made steep slopes. Relief from the Natural Features Code, Section 101-5.C.2.b is required. Staff supports the relief due to the de minimus nature of the disturbance.

4. Action

The Planning Commission must take the following action for this application:

- A. Provide a recommendation on the Preliminary Land Development Plan.
- B. Provide a recommendation of the following relief:
 - 1. Natural Features Code Section 101-5.C.2.b, to disturb areas of man-made steep slopes.