

TOWNSHIP OF LOWER MERION
Finance Committee
Issue Briefing

Topic: Ardmore MUST District Amendments

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Date: March 29, 2017

I. Action To Be Considered By The Board:

Consider authorizing the advertisement for a public hearing and consideration for adoption of an ordinance to amend the Ardmore Mixed-Use Special Transportation (MUST) Overlay Zoning District and the Ardmore Special Development District.

II. Why This Issue Requires Board Consideration:

Amendments to the zoning code must be authorized by the Board of Commissioners after holding a public hearing to receive public input.

III. Current Policy Or Practice (If Applicable): NA

IV. Other Relevant Background Information:

The Ardmore MUST District was originally adopted in 2006. This zoning overlay district will receive a comprehensive evaluation with the zoning code update to be performed by the Township's retained consultant DPZ, but there are a few amendments staff would like the Board to consider now. The proposed amendments also include one amendment to the Ardmore Special Development District (ASDD). The amendments include:

1. Create a definition for Personal Service Shop – This use is permitted in most of our commercial zoning districts, but there is currently no definition for this use in the code.
2. Amend permitted uses in Section 155-87.21 B – A dance, music, personal fitness training or art studio are currently permitted uses, but are subject to a 300-foot separation requirement. A new Section 155-87.21 C is being created to establish a reduced 100-foot separation requirement between these uses. A new 100-foot separation requirement is also proposed between Personal Service Shops to encourage a better mix of uses in the MUST commercial area.
3. Section 155-87.23 E (3) allows up to 75 public parking spaces in the vicinity of the property to be counted as required parking for a private mixed use development. The proposed amendment reduces this to 10 parking spaces and does not allow any public parking spaces to be counted for new construction projects.

4. Section 155-87.23 F allows on-street parking spaces in front of the property to be counted as required parking. This section is being amended to permit these spaces to be counted for rehabilitating and expanding existing buildings only. New construction will not be eligible.
5. Section 155-87.10 B in the ASDD also permits public parking spaces to be counted to meet the required parking for a private development. The proposed amendment will prohibit these spaces to be counted for new construction. It will also limit the number of public parking spaces that can be counted for existing buildings to 10.

Amendments 1 & 2 above are designed to clarify the Personal Service Shop use definition and separation requirement. The separation amendment for dance, music, personal fitness, and art studios will provide more flexibility to fill vacant stores by reducing the separation requirements for these uses.

Amendments #3, 4 & 5 reduce the public parking spaces that can be counted to meet a private development's parking requirement. This provision was included in the original MSUT zoning district to spur new development in Ardmore. We have seen several recent developments using this provision, but we should now step back and evaluate the parking impact of these developments. As these projects are built out and we see the impact on the public parking lots in Ardmore, staff can determine whether there is enough available parking in Ardmore to bring this concept back to the Board for consideration.

V. Impact On Township Finances:

There is no impact on Township finances.

VI. Staff Recommendation:

Staff recommends the Board authorize advertisement of a public hearing and notice of intent to adopt the proposed amendments.