

TOWNSHIP OF LOWER MERION
Building and Planning Committee
Issue Briefing

Topic: Dedication of Land for Recreation; fees in lieu

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I. Action To Be Considered By The Board:

Consider authorizing the advertisement of a public hearing and consideration for adoption of an ordinance to amend the Dedication of Land for Recreation; fees in lieu provisions in the Subdivision and Land Development Code.

II. Why This Issue Requires Board Consideration:

Amendments to the Subdivision and Land Development Code must be authorized by the Board of Commissioners pursuant to a public hearing.

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

The Board reviews proposed changes to the Township Code on a case by case basis.

IV. Other Relevant Background Information:

The current provisions which require developers to set aside 15% of their site for recreational purposes or pay a fee in lieu of \$2,500 per unit were added to the Subdivision and Land Development Code in 2006. Since that time, when a developer of multi-family units has been unable to provide recreational areas on a site, the Township has accepted areas within a building such as exercise and fitness rooms, yoga rooms and even roof top decks which applicants have indicated can be used for different types of fitness activities, such as yoga.

However, acceptance of these areas minimizes the intent of the provision which is to provide land for recreational purposes for the future residents. As a result, staff proposes the attached changes to the Code to make it clear that land area for recreation must be provided outdoors and not within a building.

V. Impact On Township Finances:

Should a developer not provide recreational areas on a proposed development site, a fee must be paid to the Township in the amount of \$2,500 per residential unit where three or more units are proposed.

VI. Staff Recommendation:

Staff recommends the Board authorize a public hearing to consider the proposed ordinance.