

November 2, 2018

TO: Planning Commission Members

FROM: Christopher Leswing, Director, Building & Planning Department

SUBJECT: **AMENDMENT TO A TENTATIVE SKETCH PLAN – 39-41 E. Montgomery Avenue & 108 Glenn Road, Ardmore, LD# 3765A, Ward 5.**

Proposal

The applicant, Cas Holloway, authorized agent of Glen–Montgomery Holdings, L.P., seeks to amend a previously approved Tentative Sketch Plan which included a new four-story, 21-unit condominium building with a 30-space parking garage beneath the building and 14 surface parking spaces as follows:

- To increase the number of underground parking spaces from 30 to 44 and decrease the number of surface parking spaces from 14 to 5;
- To increase the footprint of the proposed building by 1,543 square feet;
- To decrease the height of the building three feet;
- To add a one-way driveway with a separate entrance and exit onto Montgomery Avenue in the front yard setback for which the applicant received a special exception from the Zoning Hearing Board on July 26, 2018;
- To construct a four-foot solid garden wall within the buffer and along the rear and side property boundaries;
- To install a 5' foot wide sidewalk along Montgomery Avenue and a portion of Glenn Road;
- To install 1,024 sq. ft. of porous walkways and a 3,954 sq. ft. green roof.

Summary: The number of units has not changed, the height has decreased by three feet, the number of underground parking spaces has increased from 30 to 44 and the number of surface parking spaces has decreased from 14 to five. The plan shows the addition of five parking spaces. The plan also shows the installation of a one-way driveway with a separate entrance and exit onto Montgomery Avenue.

The proposal is illustrated on the attached plan set that includes four (4) sheets, dated July 5, 2018, prepared by Momenee, Inc. The proposal is also depicted on illustrative renderings, which includes three (3) sheets, dated June 18, 2018, prepared by Blackney Hayes Architects.

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 then revised the plan to include the proposed changes and 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 the properties. On July 26, 2018, the Zoning Hearing Board approved the special exception.

Property Description

The development area currently 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 1925. The property at 41 E. Montgomery Avenue contains 18,485 sq. ft. The existing dwelling was constructed in 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 1900. 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.

Tentative Sketch Plan

Staff notes that the Legislative Intent of the Subdivision and Land Development Code governing Tentative Sketch Plans is to promote orderly, efficient, integrated and harmonious development in the Township. Tentative Sketch Plans provide the Township with the opportunity to refine site layouts prior to the development of fully engineered Preliminary Plans. Tentative Sketch Plans identify specific circulation, stormwater, landscaping and architectural design issues to be refined at the Preliminary Plan phase. Emphasis is devoted to placement of buildings and driveways to reduce impacts to natural features and historic resources as well as ensuring that new development is properly integrated with existing development.

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% (24,558 sq. ft.)*** (2.5% or 1,339 sq. ft. reduction) (114 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 feet 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 feet 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 feet 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 October 23, 2018, the EAC noted that stormwater runoff pools at the intersection of Montgomery Avenue and Glenn Road. Planning staff raised the issue with the Township Engineer, who is investigating it.

Storm Sewer

The plan shows the outfall from the proposed stormwater facilities to be connected into the Township's existing storm sewer system in St. Georges Road. To accomplish this, a conveyance pipe is shown across the adjoining property at 103 St. Georges Road. A condition of the previous Tentative Sketch Plan approval required the applicant to investigate whether the adjoining property owners are willing to allow this improvement to occur by granting the necessary easements to the applicant for a nominal consideration and on other terms acceptable to the applicant.

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. Pedestrian Connections

Staff's review of the original Tentative Sketch Plan focused on improving pedestrian connections. The approval of the prior Tentative Sketch Plan included conditions which the amended plan addresses as follows:

- Developing a sidewalk/gateway design at the corner of Glenn Road and Montgomery Avenue by providing a larger pedestrian refuge area and adjustments to the wall/grading in the right-of-way;
- Providing additional pedestrian connections from the building to the existing public sidewalks and any proposed sidewalks;
- Installation of a sidewalk along Glenn Road;
- Increasing the width of the sidewalk along Montgomery Avenue to five feet and installing a six-foot-wide landscaped verge between the curb and the sidewalk.

Staff has included a condition requiring the applicant to extend the proposed sidewalk along Glenn Road all the way to the property line to facilitate future expansion of the sidewalk network.

2. Landscape Plan

While a landscape plan is not required at this phase, compliance with the Minimum Planting Standards contained in the Natural Features Code as well as the street tree requirements in the Subdivision and Land Development Code will be applicable to the proposed development at the Preliminary Plan phase. In addition, a 20-foot-wide buffer is required along the north and west property lines.

The applicant should work closely with a landscape architect to ensure that the buffer is designed to provide an appropriate visual transition between the multifamily use and the residential uses to the rear of the site while allowing the filtering of light and air and habitat for bird species. The County also recommends that the applicant strive to design the landscape to promote usable outdoor gathering and relaxation spaces for residents on-site while meeting the buffering requirements. The applicant should consider these recommendations as they refine their landscape plan for the Preliminary Plan phase.

3. Vehicular Access

The appearance of the proposed semi-circular driveway located along Montgomery Avenue should be visually deemphasized, as parking and loading in front of the front façade of buildings is discouraged. Staff recommends the following measures to mitigate the impact of the driveway on the viewshed:

- The landscaped area along Montgomery Avenue in the area of the proposed driveway be graded to provide a gentle berm;
- The selection of landscaping along the frontage be chosen with the intention of screening the views of the proposed parking;
- A low-profile curbing be utilized for the proposed driveway to reduce the view of the vehicular area from the public viewshed;
- Investigate expanding the use of pavers within the driveway; and
- Reduce the width of the proposed driveway to the minimum necessary.

In his review, the Township Engineer recommended that the applicant investigate the feasibility of constructing an island at the drive access/egress location on Glenn Road to encourage the proposed left turn restriction out of the development. He also recommended that a left turn restriction from Montgomery Avenue into the one-way loop drive be evaluated.

Action

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

- A. Provide a recommendation on the amended Tentative Sketch Plan.