

**COMMISSIONERS OF UPPER DUBLIN TOWNSHIP  
CODE ENFORCEMENT DEPARTMENT**

**To:** Planning Commission members, Tom Fountain, Paul Leonard

**From:** Richard D. Barton, Community Planner and Zoning Officer



**Date:** July 15, 2016

**Subject:** Zoning text amendment  
OC – Office Center district, mixed use  
BT Dreshertown LP  
UD #16-04

---

BT Dreshertown, L.P. proposes an amendment to the zoning regulations of the OC – Office Center district to allow a Mixed Use Development as a permitted use. The standards for the OC District are found in Sections 255-58 through 255-62 of the Zoning Code. It is proposed to apply the amendment to a 25 acre tract at the southeast corner of Dreshertown Road and Welsh Road.

Commissioner Scarpello of Ward 3, which contains the subject property, has asked us to identify sustainable and green solutions for buildings and development within the Township, and the subject tract may provide an opportunity. Examples of three mixed-use ordinances were provided by MCPC, which were distributed at the June 21 Planning Commission meeting:

- Lower Pottsgrove Gateway Mixed Use (GMU) District (2014)
- Upper Merion King of Prussia Mixed-Use District (KPMU) (2014)
- Lansdale Downtown Business Overlay District (2009)

In reading through the ordinances and the County's review letter of May 2, these are some options for consideration.

A. Lower Pottsgrove GMU District: applicable to the Sanatoga Interchange area adjacent to Route 422.

1. Both maximum building coverage and impervious coverage are based on developable acreage, not gross acreage. This helps prevent the over-development of a site. Developable acreage in Upper Dublin is defined to be all land "except land area located within existing ultimate right-of-way lines, noncontiguous land; 100% of floodplain, wetlands, ponds and lakes; 50% of slopes from 15% to 25%; 85% of slopes over 25%; and 50% of existing utility rights-of-way." (Zoning Code, Section 255-7)

2. The density for residential units is 12 du/developable acre or 10 du/gross acre, whichever is less. The BT ordinance proposes a maximum of 25 units per gross acre. By comparison, the Township's Apartment House Special (AHS) District allows 20 units per acre, with an increase of one unit per acre for every two enclosed parking spaces (Section 255-81.B).
3. At least 10% of the gross tract area shall consist of open space, public space or civic space that can be used by residents for passive recreation. The BT ordinance proposes 5% and Montgomery County recommends 15% minimum open space.

#### B. Upper Merion KPMU District

1. A goal of the ordinance is to "incorporate high-quality sustainable building materials and energy and resource conservation into new development." The district allows increases in building height with incorporation of LEED construction standards.
2. As with Lower Pottsgrove, there are design standards for parking structures. Within 300 feet of the roadway, at least 75% of the exterior (Lower Pottsgrove ordinance) must be "wrapped" by active uses (retail, offices). For exposed areas, façade standards are applied to make these areas more visually appealing, especially for pedestrians.

#### C. Lansdale Downtown Business Overlay District

1. Although this district is not a good fit with the subject parcel, it does contain useful conservation incentives whereby building heights may be increased. While building height incentives may not be applicable to the BT site, which proposes a 65 foot height limit, same as the OC District, perhaps incentives could be linked to the density of residential units.
  - A 5 foot height bonus is given for each element: sustainable stormwater management; permeable surfaces; roof rainwater collection systems; and bioretention/rain gardens.
  - A 20 foot bonus is given when a green roof is included, to cover at least 70% of the net area of the roof.
  - A 20 foot bonus when the development includes a solar/wind/or geothermal power generating facility to provide at least 15% of the expected annual energy use for a given building.
  - A 20 foot bonus is given for LEED certification.