



## SUSQUEHANNA TOWNSHIP

### **Staff Report – Ordinance Text Amendments – Traditional Neighborhood Development 1 and Design Guidelines**

<b>Request:</b>	Proposal to amend the Susquehanna Township Code of Ordinances: <ul style="list-style-type: none"><li>• Chapter 27, Zoning Ordinance to create a new zoning district utilizing Form Based Code and to rezone Tax Parcel 62-013-056.</li><li>• Chapter 22, Subdivision and Land Development Ordinance to create Design Guidelines for the proposed TND-1 Zoning District.</li></ul>
<b>Zoning Districts impacted:</b>	A new zoning district - Traditional Neighborhood Development 1 (TND-1) would be created and the Zoning Map amended at the southeast corner of Linglestown Road and Progress Avenue from BOR to TND-1.
<b>Action to be taken:</b>	Approve or deny the amendments as submitted.
<b>Applicant:</b>	Susquehanna Township
<b>Prepared By:</b>	Elizabeth S. Logan, AICP Director of Community and Economic Development

#### **Project Summary:**

The proposed text amendments are related to the proposed TND-1 Zoning District for the parcel located at the Southeast Corner of Linglestown Rd. and Progress Ave. The Board of Commissioners held a public hearing on November 15, 2016. Based on that meeting, the amendments were revised as described below and have been advertised for public hearing and adoption. The Planning Commission reviewed the revised amendment at their meeting on Monday, February 6, 2017. The Dauphin County Planning Commission reviewed the amendments at their meeting on Monday, February 6, 2017.

#### **Staff Review:**

The changes to the TND-1 Amendments are outlined below. These changes are a result of the County's original comments and the public hearing on the text amendments.

#### **Zoning Ordinance**

##### **1. Definitions:**

- a. **GARDEN APARTMENT** – A type of multiple family dwelling unit that is designed to enclose partially a garden, courtyard, or other like type useable open space. (pg. 1)

- b. **GREEN COURT** – A ~~Common TND~~ Open Green Space amenity that is internal to or along the edge of a block. (pg. 2)
  - c. **KEY DESIGN ELEMENTS** - The design elements and attributes of a TND that create the character of the place as a compact, mixed-use, walkable, and interconnected place, as described and depicted in Exhibit 'A' to Part 19 of the Zoning Ordinance. (pg. 2)
  - d. **MANUAL OF WRITTEN AND GRAPHIC DESIGN GUIDELINES** - A document that provides written and graphic design guidelines for a TND consistent with the Design Guidelines in Section 22-507 of the Subdivision & Land Development Ordinance. (pg. 2)
  - e. **SERVICE LANE** - A thoroughfare type, ~~such as~~ similar to a common driveway or alley, that provides vehicular access ~~to~~ for non-residential development, typically for deliveries, loading and unloading, and parking. (pg. 3)
2. §27-301 Zone Districts – removed Conservation Design Overlay District under Overlay Districts. (pg. 4)
  3. §27-1903.34 Telecommunications structures - corrected to reference the appropriate section. (pg. 6)
  4. §27-1904.10 Maximum Principal Building Height - revised to limit the scale of the height of the buildings so that no more than 35% of the total square footage of all the proposed buildings are 55 feet or 4 stories in height. (pg. 7)
  5. §27-1906.1 & §27-1906.2 Mixed-Use Standards – the minimum green space acreage was moved from subsection 1 to subsection 2 to separate the overall mixes-use regulations and the green space requirements. (pg. 8)
  6. §27-1908. Streetscape Plan Requirements - revised to require bicycle lanes. (pg. 9)
  7. §27-1910.4 Phasing – subsection 4 was added to the phasing component to address combined commercial and residential in each phase. (pg. 9)
  8. §27-1913.2 Signage – added a reference indicating sign regulations are required to be met. (pg. 10)
  9. Exhibit C - Regulating Plan - revised to show a conceptual trail network which connects the residential component to the commercial component and includes a trail. (pg. C-1))
  10. Table 2401- Permanent Signs - Added signage regulations specifically for the proposed TND-1 district, and revised the regulations for all permanent freestanding signs were to address scale of signs. As proposed, the size of a freestanding sign would be limited by the length of the lot

frontage (1 s.f. for every 2.5 linear feet of frontage). The maximum s.f. did not change. (*pages 27 Attachment 1:1 – 1:7*))

#### Subdivision and Land Development Ordinance

1. Definitions:

- a. **BUILD-TO LINE** - The line which defines the placement of the building from the street on which the building fronts. The Built-To line of the building forms the Street Wall line. On a corner lot, the Build-To Line is located on each side of a lot abutting a street. A Build-To Line may have a recess or projection up to two (2) feet in order to promote variation of building placement on a block, and/or may have a recess of up to 12 feet in order to promote outdoor dining for a café or restaurant. (*pg. 1*)
  - b. **STREETSCAPE** - The space formed between buildings adjoining the street, which is embellished with sidewalks, street trees, street lights, curbs, on-street parking, and cartways. The Streetscape is framed by buildings, which create the “outdoor room” character of the street, as shown in the Design Guidelines in Section 22-5007. (*pg. 3*)
2. §22-507 – Design Guidelines - added specific reference to the requirement to prepare a Manual of Written and Graphic Design Guidelines in accordance with §27-1912.3 of the Zoning Ordinance (*pg. 4*)
  3. §22-507.12 – Design Guidelines - added reference to Drive-Thru Facilities (*pg. 4*)
  4. Appendix – added Design Standards for Drive-Thru Facilities (*pg. 12.1*)

#### **Recommendations:**

Township staff recommends approval of the proposed ordinance amendments as revised.

The Planning Commission recommends approval of the proposed ordinance amendments as revised.

The Dauphin County Planning Commission recommends approval of the proposed ordinance amendments as revised.