

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Borough Council of the Borough of Conshohocken will hold a PUBLIC HEARING and will consider the adoption of an Ordinance amending the Conshohocken Zoning Ordinance to establish the SP-4 Specially Planned Zoning District and to amend the Borough Zoning Map to re-classify certain parcels as SP-4 on **May 17, 2017 at 7:00 pm** in Borough Hall, located at 400 Fayette Street, Conshohocken, PA 19428.

In accordance with the requirements of the Pennsylvania Municipalities Planning Code, the following is a summary of the proposed Ordinance:

Section 1 – Zoning Ordinance Amendment:

§ 27-2201 Declaration of Legislative Intent. This section creates a new Section 27-2200 et seq. within Chapter 27 of the Borough Zoning Ordinance titled “Specially Planned District Four” (the “District”). The purpose of establishing the District is to create Unified Developments where multiple yet distinct land uses are combined into a single unified development project, and, in particular circumstances, to provide additional options for redevelopment of specified properties previously occupied but not vacant, the redevelopment and revitalization of the District and the Unified Developments will advance the public health, safety and welfare; to encourage a planned arrangement of individually-owned and operated uses within complementary function categories, including professional and business offices, retail sales and commercial services, lodging, recreation/leisure time, and public space for activities benefiting the citizens of the Borough of Conshohocken and their guests, to plan off-street parking to avoid inadequate parking and provide the citizens and guests of the Borough of Conshohocken with additional off-street parking to better access downtown Conshohocken; to encourage increased utilization of all transportation modes; and to encourage the planning and utilization of land and the harmonious design, erection and use of buildings in a diversified commerce-business community that will contribute to the economic base of the Borough of Conshohocken and otherwise further the purposes of this chapter.

§ 27-2202 Use Regulations: Permitted uses in the District include the following: (a) business offices, (b) bank or financial institution, (c) hotel/motel and ancillary meeting room facilities, (d) public terminal, train station or taxi stands, (e) parking garages, (f) retail establishment for sale of dry goods, variety merchandise, clothing, food, baked goods, beverages, flowers, plants, drugs, hardware, books and furnishings, (g) sale and repair of watches, clocks, optical goods, musical, professional or scientific instruments, (h) personal services shops, (i) liquor store, (j) restaurants and taverns with both indoor and outdoor seating not to include drive-in restaurants; restaurants or taverns may sell alcoholic beverages for on-site consumption, (k) municipal or government office, public utility office, (l) studio for dance, fitness, music, art or photography, (m) fitness center, health club or racquet club, (n) educational, religious or philanthropic uses, (o) community facility or community events, (p) Unified Development, (q) by special exception, any use of the same general character as permitted above. In addition, accessory uses customarily identified with the above uses are permitted, including balconies and public or private parking garages and lots. A Unified Development is generally defined as the development and/or redevelopment of one or more contiguous parcels of land as a mixed use project, containing one or more of the uses referenced in Section 27-2202(1), regardless of ownership, that is designed in compliance with the dimensional standards set forth in Section 27-

2203 and is reviewed by the Borough Design Review Committee in accordance with Section 27-2213. As part of a Unified Development, multifamily dwelling units may occupy up to 40% of the total square footage of the buildings comprising a Unified Development. A restaurant or tavern with a liquor license in a Unified Development shall require conditional use approval from Borough Council; provided, however, no such conditional use approval shall be required for a restaurant with a liquor license that is located (i) in a building used as a hotel, or (ii) in all or any portion of a historic building being renovated for use as a restaurant or tavern and any addition connected thereto.

§ 27-2203 Dimensional Standards for Unified Developments. Sets forth the area regulations for Unified Developments, including minimum tract area, minimum lot area, minimum lot width, minimum setback from perimeter streets, minimum setback from internal streets, minimum building separation, maximum building coverage, maximum impervious coverage, FAR, minimum public gathering space, minimum height, maximum building height, first floor transparency, maximum wall height and adaptive reuse. Also sets forth the development standards, including location requirements, separate ownership of parcels within a Unified Development, and staging.

§ 27-2204 Dimensional Standards for Uses Other Than a Unified Development. Provides that the dimensional standards for any uses permitted in the District other than a Unified Development shall be subject to the requirements in Section 27-1303.

§ 27-2205 Signage Standards. Sets forth the signage standards for all buildings in the District and specific standards for a Unified Development.

§ 27-2206 Required Off-Street Parking Capacity and Dimensional Standards for a Unified Development. Sets forth the parking requirements in the District as set forth in Section 27-2011, and set forth the criteria for reducing the required amount of parking for a Unified Development, if approved by Borough Council as a conditional use, including the following: common parking areas and mixed uses, a parking study, a Transportation Demand Management Plan (approved by Borough Council), and compliance with the provided Shared Parking Credit Schedule. Also allows for a further reduction in parking if a Unified Development is within one-quarter (1/4) mile from a passenger rail station.

§ 27-2207 Landscaping. Sets forth the criteria for a landscape plan to be submitted per the requirements of the SALDO, including additional landscaping on exterior walls of all parking garages, along walkways, in courtyards, around sitting areas, and at the entrance to the site, and a landscape verge along the perimeter streets and sidewalks and internal public streets.

§ 27-2208 Traffic Impacts. Sets forth the requirement for documentation of on-site improvements proposed to minimize projected adverse transportation impacts on any adjacent public right of way per the requirements and recommendations documented in a report prepared by a licensed traffic engineer.

§27-2209 Lighting. Sets forth the requirement that lighting be arranged in a manner which will protect adjacent streets and neighboring properties from direct glare per the requirements of the SALDO and Zoning Ordinance.

§27-2210 Application and Review of Development Proposals. All proposed developments within the District shall meet the requirements of Section 27-1507.

§27-2211 Design Review Committee. Sets forth the requirement that all proposed developments within the District be subject to the review of the Borough Design Review Committee.

Section 2 – Zoning Map Amendment: This section amends the Zoning Map of Conshohocken Borough, Section 27-902, to change the zoning classification of the following Montgomery County Tax Map Parcels from the BC zoning district to the SP-4 Specially Planned – 4 zoning district: nos. 05-00-02810-002, 05-00-02350-003, 05-00-06032-002, 05-00-06040-003, 05-00-02852-005, 05-00-02840-008, and 05-00-04252-009.

Section 3 – Conflict: Section 3 provides that all ordinances or parts of ordinances in conflict with the terms of the proposed ordinance amendment are repealed, replaced and rescinded by the adoption of the proposed ordinance amendment.

Section 4: Section 4 provides that if any provision of the ordinance amendment is invalid, the remaining provisions shall remain in full force and effect.

Section 5: Section 5 provides that the proposed Ordinance shall become effective immediately.

Copies of the full text of the Ordinance are available for inspection by any interested party at the offices of Conshohocken Borough, 400 Fayette Street, Suite 200, Conshohocken, PA 19428, the Montgomery County Law Library, Montgomery County Courthouse, 2 East Airy Street, Norristown, PA 19404, and the Times Herald, 410 Markley Street, Norristown, PA 19401, where a copy of the proposed Ordinance may be obtained for a charge not greater than the cost of copying during normal business hours. All interested parties are invited to attend the hearing. If any person who wishes to attend the public hearing has a disability and/or requires auxiliary aid service or other accommodations to observe and/or participate in the proceedings, please contact Interim Borough Manager Stephanie Cecco at (610) 828-1092, to arrange accommodation.