

AGENDA

AMBLER BOROUGH PLANNING COMMISSION

I. CALL TO ORDER

July 27, 2021 (7:00 PM)

II. ROLL CALL

III. APPROVAL OF: June 22, 2021 Minutes

IV. OLD BUSINESS:

1. Review the guidelines and recommend changes to the Borough's existing wireless Ordinance and fee schedule to comply with the FCC order as well as develop design requirements for wireless facilities in the rights-of-way to prevent aesthetically obtrusive facilities.
2. Input requested to create a conceptual plan incorporating identified community needs and improvements for each park in the Borough to be used as part of a larger Master Park Plan.

V. NEW BUSINESS

1. Review the 9 N. Maple Street Sketch Plan proposing a 92 residential unit five story building with associated parking – Ambler Lakeview Development LP
APPLICANT TO DO PRESENTATION

VI. ADJOURNMENT



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

July 21, 2021

File No. 2021-03028

Mary Aversa, Manager
Ambler Borough
131 Rosemary Avenue
Ambler, PA 19002-4476

Reference: Sketch Plan Review
Ambler Lakeview Development, L.P.
9 N. Maple Avenue, Ambler Borough and 5 N. Maple, Upper Dublin Township
Tax Parcel #01-00-02938-40-9; Block 01047, Unit 008
Tax Parcel #54-00-11581-50-6; Block 54035, Unit 014

Dear Mary:

As requested, Gilmore & Associates, Inc. has reviewed the information below regarding the sketch plan application referenced above.

- A. Application for Subdivision and Land Development, prepared by Ambler Lakeview Development LP, dated June 3, 2021.
- B. Concept Plan 'D' prepared for Summit Realty Advisors, LLC by Bohler Engineering, dated February 15, 2021, last revised June 4, 2021.
- C. Landscape Plan prepared for Summit Realty Advisors, LLC by Bohler Engineering, dated February 15, 2021, last revised March 16, 2021.
- D. Architectural Renderings.

The proposed development is located at 9 N. Maple Avenue in Ambler Borough and 5 N. Maple Avenue in Upper Dublin. The area of the project within Ambler (1.916 acres) is within the RSC Retail and Service Commercial District with the RO Redevelopment Overlay District. The existing parcels comprise a 2.669 acre area and are vacant. The Applicant, Ambler Lakeview Development, LP, propose a 5-story 92 unit apartment building. The first floor will be parking and floors 2-5 will be the residential units. A parking lot layout as well as site landscaping are included with the sketch plan. The portion within Upper Dublin Township (0.753 acres) is proposed as parking only and would be subject to Upper Dublin's ordinances and land development review and approval.

It appears that the RO Redevelopment Overlay District allows the TOD Transit-Oriented Development use, which includes multifamily residential (e.g. mid-rise apartments), as a conditional use. The Applicant's intent, as stated in the application, is to prepare a text amendment, zoning overlay, or new zoning district to permit the proposed use. We have reviewed the sketch plan in that context and offer the following comments based upon the current Ambler Ordinances for consideration.

Zoning Comments

- 1. §27-412 & §27-2703.E(4)(i) & §27-2705.J – The sketch plan does not include site lighting. The applicant should provide a lighting plan that complies with the Borough lighting criteria.
- 2. §27-413 & §27-2703.E(3) & (4) – Assuming the Borough determines that the proposed use is considered a TOD Transit-Oriented Development use and based upon the current Zoning Ordinance, the proposed use will need conditional use approval.
- 3. §27-1907 & 1910.G – The proposed development is directly adjacent to the floodplain (Zone AE). Proposed grading at the site could affect the floodplain. There is the potential that a special exception would be needed. This will need to be evaluated upon submission of more detailed grading plans.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

4. §27-2703.E – The Borough should determine if the use is considered a TOD Transit-Oriented Development. We have reviewed the plan as a TOD Transit-Oriented Development use.
5. §27-2703.A(1)(b) – The parking spaces within the garage appear to be 9 feet by 18 feet. The dimensions shall be included on future plan submissions.
6. §27-2703.A(1)(d)1 – The parking garage setback is 10 feet when in joint use with another permitted use. The plan shows the building setback at 8 feet. We defer to the Borough Code Officer to determine if this is applicable to this proposed development.
7. §27-2703.E(4)(a)1 – The applicant shall demonstrate that the proposed development is within 500 feet of the SEPTA station and that the lot has a minimum of 750 feet of frontage along the rail line and 750 feet along N Maple.
8. §27-2703.E(4)(a)2 – The minimum lot area is 8 acres or 4 acres if the road frontage is a least 750 feet. The proposed lot is less than 3 acres.
9. §27-2703.E(4)(a)5 & §27-2705.A – The development will be required to be serviced by public water and sewer. The applicant should confirm service is available.
10. §27-2703.E(4)(a)7 – TOD development shall be designed to be compatible in use with the existing Borough development. We defer to Borough Council to determine its compatibility.
11. In general, the sketch plans do not include a Zoning Compliance Table. This information should be included with future submissions.
12. §27-2703.E(4)(b) – We note the following regarding the density, mix, and bulk requirements:
 - a. The maximum allowable density is 35 units per acre. 48 DU/acre are proposed.
 - b. The maximum length of any building used exclusively for multifamily residential use is 250 feet. The proposed building is 365 feet
13. §27-2703.E(4)(b)6 & 7 & §27-2703.E(4)(c) – The sections are regarding architectural elements of the buildings. The Applicant supplied three architectural renderings of the building. We defer to Borough Council to determine if the renderings are sufficient.
14. §27-2703.E(4)(d) & §27-2705.M – Pedestrian and TOD elements.
 - a. The existing sidewalk should be evaluated at the time of preliminary plan review and made compliant with these requirements.
 - b. Site amenities should be included with the proposed project. A bike storage room is proposed within the building. Benches, trash cans and other site furnishing should be included.
15. §27-2703.E(4)(e) – It appears that the number of parking spaces proposed (138) is compliant with the requirement (1.5 space per DU). The Applicant shall provide parking calculations to demonstrate compliance with this section.
16. §27-2703.E(4)(h) & §27-402 – Green Space. The Applicant shall provide site calculations to demonstrate compliance with these sections. 20% of the gross tract area shall be set aside for open space and recreational activities.
17. §27-2703.E(4)(k) & §27-2705.C – A traffic impact study shall be completed for all development within the RO District to demonstrate the impact of the proposal on the levels of service of intersections within 1,000 feet of the property.
18. §27-2704 – The applicant should investigate if any of these development bonuses are applicable.
19. §27-2705.B – Stormwater facilities and calculations must be provided in accordance with SALDO Chapter 22.
20. §27-2705.F(3) – Off-Street Parking and Loading. The Applicant shall provide a parking needs analysis study.
21. §27-2705.G – Ownership and Maintenance of Common Open Space Facilities. O&M agreement shall be provided in accordance with §27-402.
22. §27-2705.H – The applicant should demonstrate that the proposed trash facilities will be adequate to service the proposed number of dwelling units.
23. §27-2705.I – Signs. All signage shall meet the requirements of Part 20 of Zoning.

24. §27-2705.N(1)(d) – The Applicant shall show the schematic layout of utilities and stormwater facilities on any sketch plan submission. Based on the existing impervious coverage the site may be an overall reduction in impervious.
25. §27-2705.N(2)(b) – The sketch plan should be reviewed by the Redevelopment Review Board.
26. §27-2705.N(3)(a) – The Applicant shall show an integrated and coordinated pedestrian circulation system linking the site with nearby uses and buildings, parks, transit facilities, etc.

Subdivision and Land Development Comments

27. §22-303.B.(5) – A sketch plan shall show significant topographical and physical features, such as floodplains, wetlands, steep slopes, woodlands and existing features. There are no existing features shown on the subject parcel.
28. §22-303.B.(6) – Proposals for control of drainage runoff shall be shown on the plan.
29. §22-310.3.A – A traffic impact study is required for this project.

Stormwater Management Comments

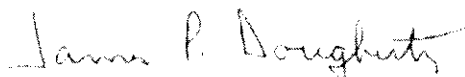
30. §26-303.B.(5) – A sketch plan shall show significant topographical and physical features, such as floodplains, wetlands, steep slopes, woodlands and existing features. There are no existing features shown on the subject parcel.
31. §26-Part D – Stormwater Management. The Applicant shall show compliance with this section during further design submissions.

General Comments

32. Given the previous uses on this site, and in this area of the Borough, the Applicant should perform Environmental Site Assessments in the event that material will need to be removed from the site.
33. We recommend that consideration be given to electric vehicle charging spaces and ride share loading areas.
34. Future submissions should include traffic circulation analysis.
35. The sketch plan application included a conceptual landscape plan. The plan generally indicates that the applicant will be able to comply with the various landscape requirements of the Borough. Upon submission of detailed development plans, the landscape plan will be reviewed in more detail. The applicant should be aware that revisions may be required.
36. The applicant will be required to show compliance with other Borough Ordinances when an application for Preliminary Land Development is submitted. Also, the Applicant will be responsible for compliance with any and all other applicable Local, County, State, and Federal requirements.

If you have any questions regarding the above, please contact this office.

Sincerely,



James P. Dougherty, P.E.
Senior Project Manager
Gilmore & Associates, Inc.

JPD/gja/sl

cc: Glenn Kucher, Code Enforcement Officer – Ambler Borough
Joe Bresnan, Esq. - Solicitor
John Zaharchuk - Ambler Lakeview Development, LP Owner/Applicant
James Garrity, Esq. – Wisler Pearlstine, LLP
W.R. Rearden, P.E. – Bohler Engineering

NO.	DATE	REVISION
1	04-10-2017	FOR CONCEPT PURPOSES ONLY
2	04-10-2017	FOR CONCEPT PURPOSES ONLY
3	04-10-2017	FOR CONCEPT PURPOSES ONLY
4	04-10-2017	FOR CONCEPT PURPOSES ONLY
5	04-10-2017	FOR CONCEPT PURPOSES ONLY



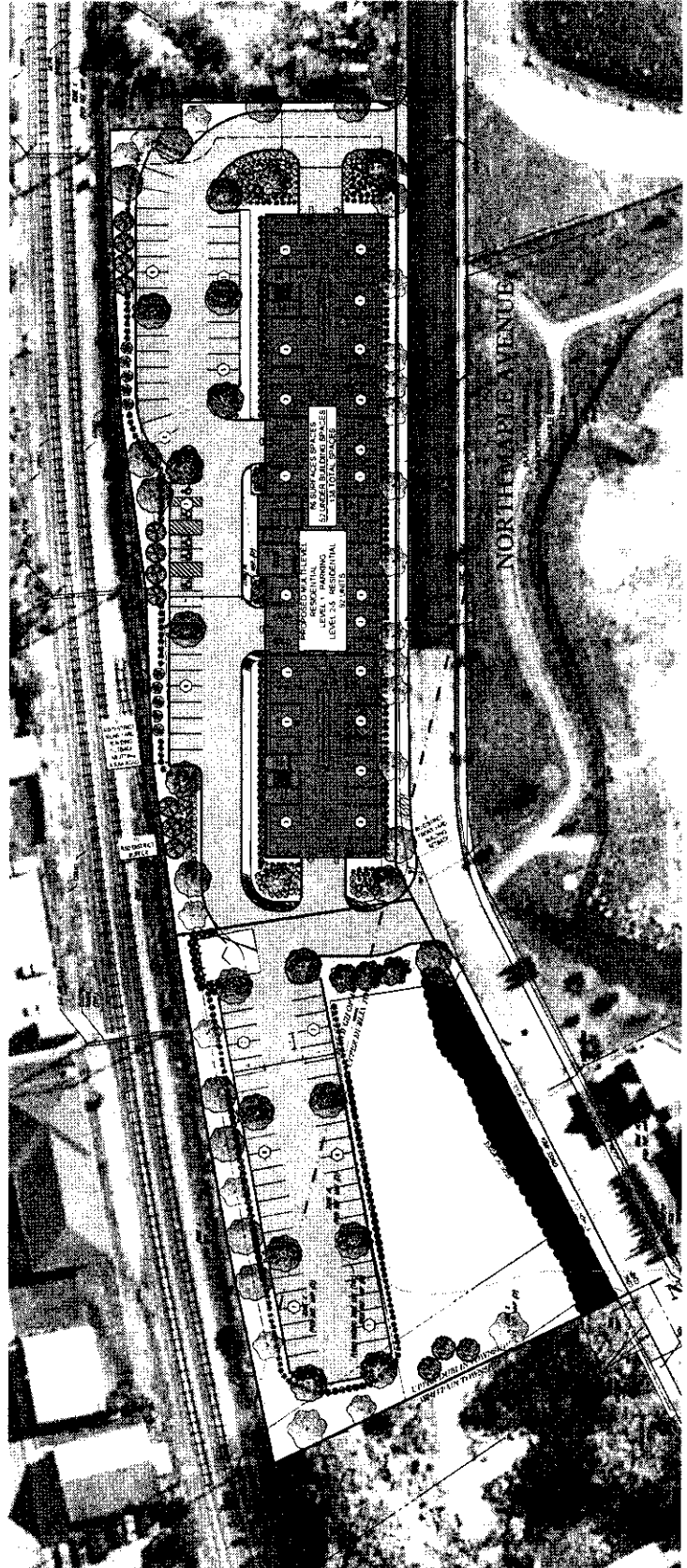
FOR CONCEPT PURPOSES ONLY
SUMMIT REALTY ADVISORS, LLC
1000 MARSH DRIVE, SUITE 200
CHATELAIN, VA 22901
www.summitrealtyservices.com

CONCEPT PLAN
FOR
SUMMIT REALTY ADVISORS, LLC
PROPOSED DEVELOPMENT
1000 MARSH DRIVE, SUITE 200
CHATELAIN, VA 22901
www.summitrealtyservices.com

BOHLER
1000 MARSH DRIVE, SUITE 200
CHATELAIN, VA 22901
www.bohlerengineering.com

W.R. REARDEN
PROFESSIONAL ENGINEER
1000 MARSH DRIVE, SUITE 200
CHATELAIN, VA 22901

CONCEPT PLAN D
SHEET NUMBER: 1
PROVISION 4, 04-10-2017



GENERAL NOTES
1. THE PLAN REFERENCE DOCUMENTS ARE IDENTIFIED BY:
A. ALL RIGHTS RESERVED BY THE BOHLER ENGINEERING FIRM.
B. THE BOHLER ENGINEERING FIRM ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.
C. THE BOHLER ENGINEERING FIRM ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.
D. THE BOHLER ENGINEERING FIRM ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.
E. THE BOHLER ENGINEERING FIRM ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.
F. THE BOHLER ENGINEERING FIRM ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.
G. THE BOHLER ENGINEERING FIRM ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.
H. THE BOHLER ENGINEERING FIRM ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.
I. THE BOHLER ENGINEERING FIRM ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.
J. THE BOHLER ENGINEERING FIRM ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.
K. THE BOHLER ENGINEERING FIRM ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.
L. THE BOHLER ENGINEERING FIRM ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.
M. THE BOHLER ENGINEERING FIRM ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.
N. THE BOHLER ENGINEERING FIRM ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.
O. THE BOHLER ENGINEERING FIRM ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.
P. THE BOHLER ENGINEERING FIRM ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.
Q. THE BOHLER ENGINEERING FIRM ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.
R. THE BOHLER ENGINEERING FIRM ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.
S. THE BOHLER ENGINEERING FIRM ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.
T. THE BOHLER ENGINEERING FIRM ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.
U. THE BOHLER ENGINEERING FIRM ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.
V. THE BOHLER ENGINEERING FIRM ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.
W. THE BOHLER ENGINEERING FIRM ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.
X. THE BOHLER ENGINEERING FIRM ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.
Y. THE BOHLER ENGINEERING FIRM ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.
Z. THE BOHLER ENGINEERING FIRM ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.

