

From: donalddcurley@verizon.net
To: [Robert Zienkowski](#)
Cc: [Phil Ahr](#)
Subject: PLO
Date: Thursday, September 22, 2016 3:44:18 PM

Hi Bob,

Can this email be added to the packet for this weekend and placed on the web? if not then I will ask for it to be included in the packet for the Oct meeting.

Thanks,

Don

From: Don Curley

To: BOC

Cc: Township

Subj: Prospective PLO Zoning Amendment

Date: 9/20/16

Based upon balancing the input received from Commissioners, Staff, advisors, advisory boards, citizens, and land owners; I propose the following changes to the prospective amendment that was sent to the BOC in June 2016. These changes correspond to the numeric items identified in John Rice's memo to the BOC dated 8/8/16 regarding PLO recommendations from the Planning Commission.

1. Adjust the maximum amount of mixed use (List B) from 49% to either 55% or as much as 60%. This change is contingent upon agreement regarding a prospective C List.
2. Adjust the maximum amount of mixed use (List B) from 49% to either 55% or as much as 60%. This change is contingent upon agreement regarding a prospective C List.
3. Remove indoor health facility but allow it as an accessory use not open to the public.
4. Provide a definition of Ambulatory Care. The definition provided by Gilmore Associates to the Planning Commission in July 2016 seems reasonable.
5. Provide language regarding Financial Subdivision. Ensure that it is located in a section that limits its applicability and use to mixed use.
6. Modify Section 280-64C to ensure that the setback is established from the "existing or proposed" street ROW line. Ensure that this change is located in a section that limits its applicability and use to mixed use.
7. Modify Section 280-64 D to address to the depth of the building offset (staff recommend depth) and the length of the building without offset (Penn Medicine request is to use the length set in the Steve Gabriel version). Ensure that this change is located in a section that limits its applicability and use to mixed use.
8. Make no change to the riparian buffer from existing length.
9. Modify the text of Section 280 64 G to ensure that the requirements of mixed use are mandatory if mixed use is selected. Ensure that the language does not produce mandatory mixed use.
10. Create a List C that consists of skilled nursing, assisted living and hotel. Ensure that List C has

none of the obligations of List B and retains all dimensional criteria (including setbacks and height) of the baseline zoning. This list applies to properties whose total site area is less than 10 acres.

11. Maintain the setback from residential district not residential use. This choice is predicated upon the position that the use of the proposed text of "residential zoning district" is more protective than the text of "residential use."
12. Set a minimum threshold for triggering mixed use to match the existing threshold for minimum lot size. Maintain the minimum lot size of 10 acres for the PLO.
13. This item is not applicable if the minimum lot size is kept at 10 acres.

Based upon balancing the input received from Commissioners, Staff, advisors, advisory boards, citizens, and land owners; the following changes represent concepts that were discussed in recent meetings or administrative changes to the June 2016 draft. I propose the following changes to the prospective amendment that was sent to the BOC in June 2016.

1. Ensure that the lot size used to determine buildable area is exclusive of the ROW. This change should be limited to mixed use.
2. Consider 25 foot setback to limited access highway. This change should be limited to mixed use.
3. Modify the language of the height chart to ensure allowable height not mandatory height.
4. Modify or eliminate the provision for restaurants or otherwise ensure that restaurants are accessory.

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