

# Memorandum

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Date: 1/7/2019  
To: Board of Supervisors  
From: Mark Gordon, Township Zoning Officer  
Re: Residential Open Space Development  
Draft Ordinance and Yield Concept Plans

Board Members,

As directed by the Board, the township staff, the township solicitor and Thomas Comitta Associates Inc., has drafted the enclosed Open Space Development Ordinance for your review.

To address a number of the public comments received at the meeting on 10/25/2018 when this topic was last discussed, and in preparation for the public meeting scheduled for January 22, 2019, Staff did the following:

1. Staff has coordinated the use of the East High School Auditorium for a public meeting on 1/22/2019 to better accommodate a larger public audience.
2. Staff sent letters on 12/14/2019 to all properties within 1000 feet of the four residential parcels identified in the planning exercise; informing them of the date, time, and location of the next meeting.
3. Staff had the township engineer's office develop several conceptual development yield plans to graphically present potential layout options for the existing zoning ordinance as well as the new options included in the draft ordinance.

The yield plans represent conceptual development configurations for the 36 acre property at 980 Hershey's Mill Rd., TPN: 53-4-18.3, also known as the Lewis Property.

The Township engineer used SITEOPS, a site layout and estimation tool used to assist the development of site plans and preliminary cost estimations. SITEOPS allows the designer to optimize the layout of a development site using specific zoning requirements. AutoCad was then used to graphically represent and print the results.

The yield plans represent the following:

1. One **CONCEPTUAL** yield plan was developed for each residential development option.
2. The Lewis's own an adjacent 2.3-acre parcel of land in East Whiteland Township, this parcel is not included in any of our yield analysis plans.

3. We did not show connections to adjoining developments.
4. The existing Lewis home and barn are depicted in all yield plans as a single family residential use, on one lot.

Specifically, each yield plan represents the following:

**Option 1:** (Cluster Development, 25,000 s.f. lots) **Example: Bow Tree, Hershey's Mill Estates**

1. Single Family Cluster development option 1 with 25,000 s.f. lots, with a maximum of 1 dwelling unit per acre.
2. 24 single family dwelling units with one vehicle access point on Hershey's Mill Rd.
3. A minimum of 40% open space; 50% open space shown.

**Option 2:** (Cluster Development, 20,000 s.f. lots) **This development option has never been used**

1. Single Family Cluster development option 2 with 20,000 s.f. lots, with a maximum of 1 dwelling unit per acre.
2. 26 single family dwelling units with two vehicle access points on Hershey's Mill Rd.
3. A minimum of 50% open space, 53% open space shown.

**Option 3:** (Single Family Open Space Development) **Examples: Sorrell Hill, on Line Rd.**

1. Single-family open space development ordinance with a maximum of 1 dwelling unit per acre.
2. 36 single family dwelling units with two vehicle access points on Hershey's Mill Rd.
3. A minimum of 55% open space, 55 % open space shown.

**Option 4:** (Open Space Development -Townhouses) **Proposed Ordinance Amendment**

1. Townhouses, with a maximum of 1 dwelling per acre.
2. 33 town house dwelling units, 2 semi-detached dwelling units, and one single family dwelling unit with two vehicle access points on Hershey's Mill Rd.
3. A minimum of 65% open space, 66 % open space shown.

**Option 5:** (Open Space Development - Semi Detached) **Proposed Ordinance Amendment**

1. Semi-detached dwellings, with a maximum of 1 dwelling per acre.
2. 34 semi-detached dwelling units, and one Single Family dwelling unit with two vehicle access points on Hershey's Mill Rd.
3. A minimum of 60% open space, 69 % open space shown.

**Option 6:** (By Right, Single Family Residential – Min. 1 acre lots) **Examples: Goshen Downs, Charter Chase,**

1. 20 Single Family Dwellings with a maximum of 1 dwelling per acre with one vehicle access point on Hershey's Mill Rd.
2. No open space required.