

LAND PLANNING COMMITTEE

November 2, 2015

Present: L. Bradshaw, S. Galloway, C. Quinn, M. Amoroso, and B. Clark,

Review of Development Proposal—Legend Properties/BGP—1254—1258 W. Baltimore Pike

Rocco Imperatrice III, attorney for the applicant, introduced himself and stated he was present with representatives from Legend Properties, Steve Depetris and Mike Depetris. Mr. Imperatrice explained that they were at this meeting to present concepts of what could be done with two small parcels adjacent to the Franklin Mint tract owned by the applicant, and that they were requesting zoning relief similar to neighboring properties. He explained that their parcel was longer than it was wide. He also explained that they were in discussions about an easement for an access road; however, this could not be finalized until they knew if they would be permitted to be rezoned. Mr. Imperatrice stated they were at this meeting for guidance on how to move forward.

Steve Depetris went on to present 2 concepts they were considering with diagrams. The first was a restaurant with a drive through and a hotel behind it. The second was a retail space with a restaurant on the end that would have a drive through. The building would have 2-3 tenants and there would be either a small hotel or a medium size building behind it. In order for either of these concepts to work, the applicant would need a use variance and tract size variance. Mr. Depetris went on to report that he was aware that neighboring properties are currently pursuing land development approval and had their proposed uses granted, which are similar to this request. He went on to ask if it would be possible for similar types of uses on this parcel (restaurant, retail, hospital/medical, financial).

Ms. Bradshaw asked if there was open space available on this plan. Mr. Depetris stated the total site was only 3.3 acres and he was not sure about open space. Ms. Bradshaw commented that this would be a lot of impervious space. Mr. Imperatrice stated that her concern about impervious is well taken and that they would have to look at that when they come back in. He stated that it is zoned SU-1 and R2. Ms. Bradshaw reported the overlay zoning for Franklin Mint requires around 30% open space. Mr. Clark stated that the zoning for SU-1 allows for a maximum building coverage of 20% and impervious of 60%. Ms. Bradshaw felt that it seems dense to put a restaurant and hotel on the property.

Ms. Amoroso asked where the access road for the Franklin Mint would go. Mr. Imperatrice reported they were still looking into exactly where the access road would go and until they knew what could be built on their property, they could not give Franklin Mint an answer on where their easement could be located.

Mr. Galloway felt he did not have a problem for the use they wanted, as long as it could fit on the property appropriately. Ms. Bradshaw agreed and asked Mr. Clark about the zoning. She noted there are a lot of non-conforming SU-zoned properties in the Township. Mr. Clark agreed

and stated that if the property stayed SU-1, it would not be able to do restaurants or retail unless there was a use variance granted, along with lot-size variances.

Ms. Bradshaw asked if the access road shown is part of their property. Mr. Clark answered in the negative and stated that was related to Ponds Edge and is on the Mint tract.

Michael Depetris explained that the plan was done before the easement request from Franklin Mint was sent to them, but that it would likely come close to where the property is divided. Mr. Imperatrice stated they would need to sit down with the Mint developers to see how flexible they would be. Mr. Clark stated that once they have a general concept to come back to Land Planning first. Mr. Galloway agreed.

Mr. Imperatrice thanked the Committee for their time.

Adjournment

This meeting was adjourned by Ms. Bradshaw at 5:44 PM.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Allen', written in a cursive style.

Amanda Allen, Recorder