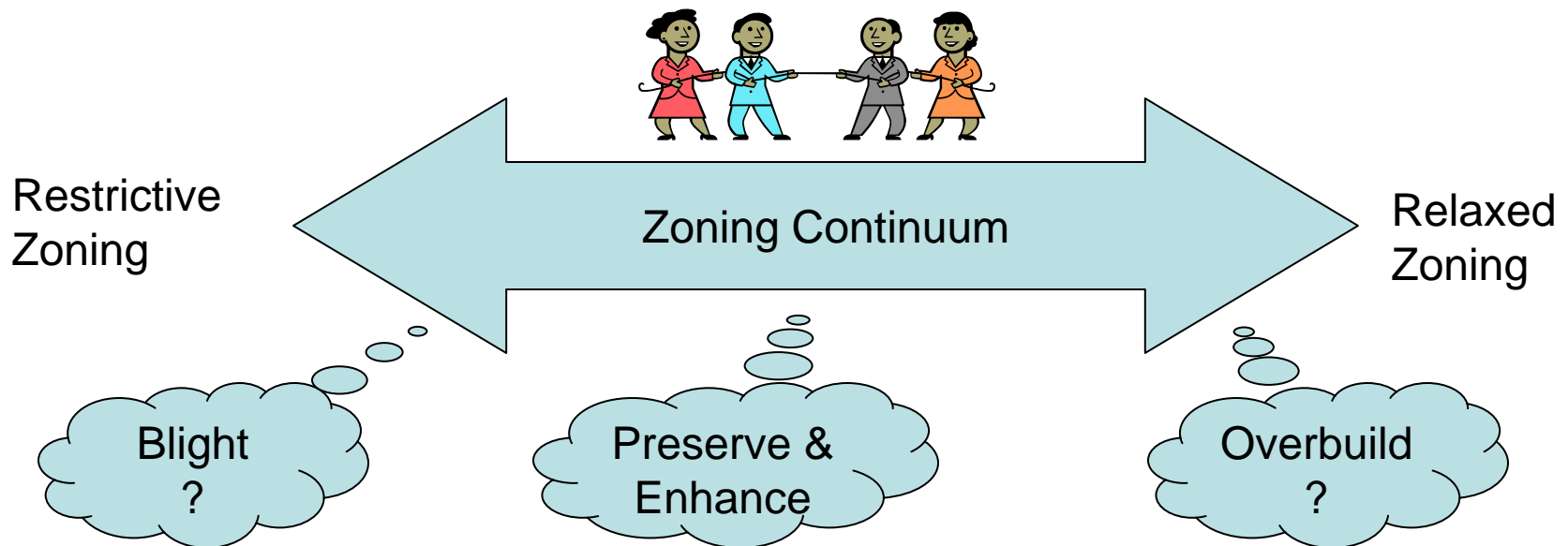


# GHOD

Garrett Hill Overlay District  
Zoning and SALDO

# Zoning Continuum

- Struggle between preservation Vs. allowing current conditions to dictate future development.



# 5 Star Plan

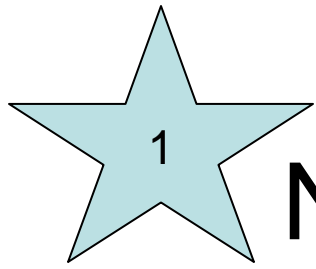
- \* Strong Pedestrian Focus
- \* Enrich the Business District
- \* Preserve Open Space and Environmental resources
- \* Improved Transit and Parking Facilities
- \* Community Supported Land Uses

# From Comprehensive Plan

"Strengthen the Garrett Hill District as a pedestrian-oriented neighborhood convenience district."



(from Radnor Twp. Comprehensive Plan Update (CPU) Section 4-1)



# Strong Pedestrian-oriented Neighborhood & Village Center

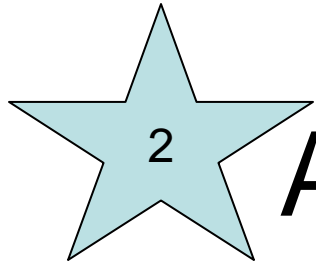
Will produce:

- Improved streetscape, safer and welcoming to pedestrians
- Scale & density contributing to and strengthening our diverse neighborhood
- The creation of a true village center



# Our Shared Goals

- Improve pedestrian access and safety
- Maintain the small-scale neighborhood character and density
- Slow traffic speeds through our community

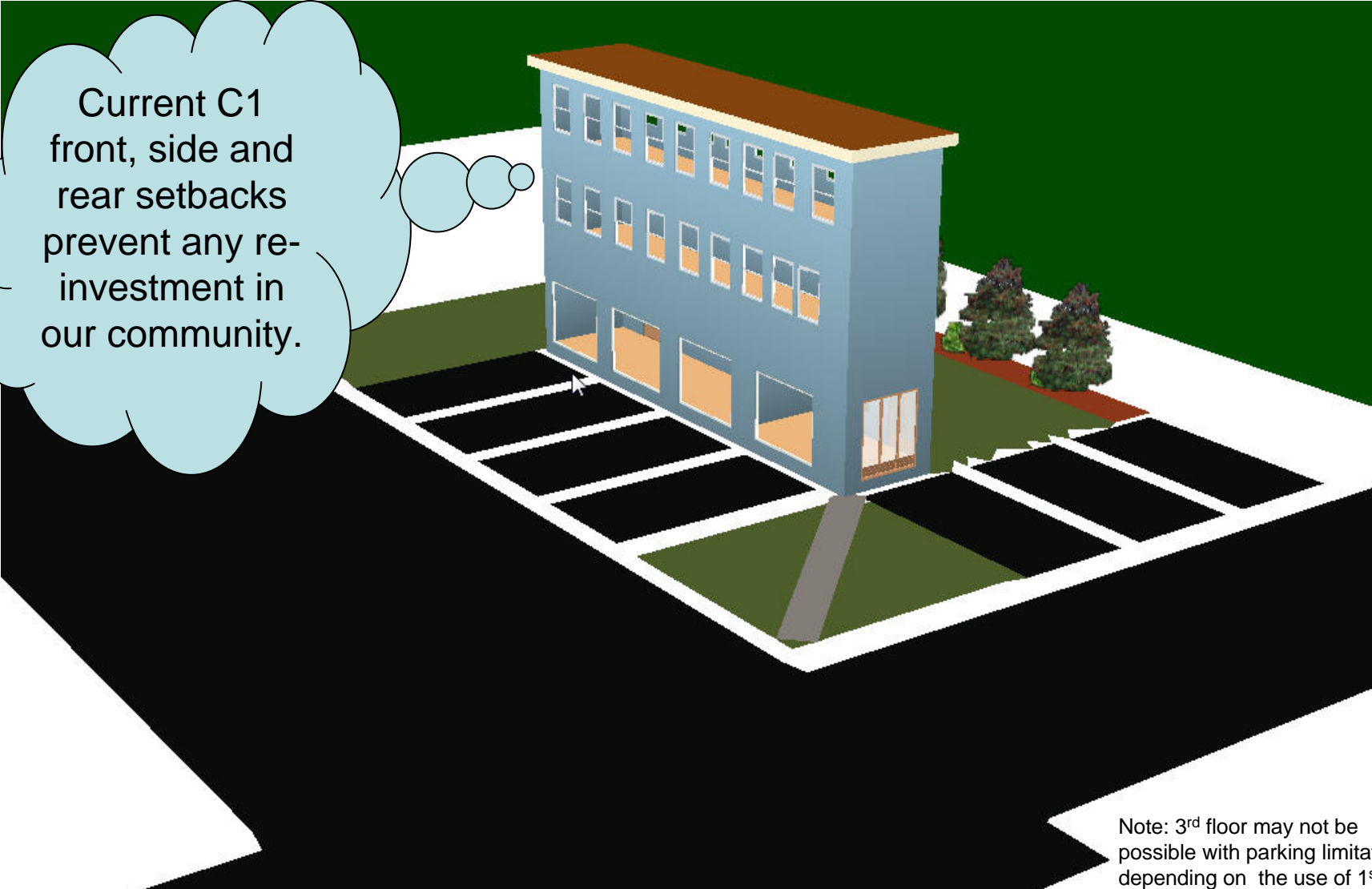


# An Enriched Business District

Economic and Aesthetic improvements that will provide:

- A catalyst for improvements by current owners
- Relief to allow healthy and appropriate new development
- Incentives to prevent stagnation and uses that can harm the long-term sustainability.

# C1 Dilemma



Current C1 front, side and rear setbacks prevent any re-investment in our community.

Note: 3<sup>rd</sup> floor may not be possible with parking limitations depending on the use of 1<sup>st</sup> and 2<sup>nd</sup> floors



# C1 Dilemma

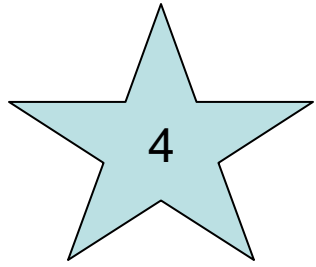
- Existing conditions are non-conforming.
- Current C1 Zoning strips economic sense from any re-development.
- New Zoning could encourage redevelopment of deteriorated properties.
- What if a property were destroyed by fire under C1, rebuilding might not occur? The one-year window could create eyesores.



# Preserved Open Space and Environmental Resources

Will enable:

- Conservation of Open Space “gems” in Radnor’s highest-density residential neighborhood
- GH’s contribution to Radnor’s commitment for improved stormwater management
- Improved recreational facilities critical to the area.



# Improved Transit and Parking Facilities

that will afford:

- Expanded economic access for business and residents that builds on GH's existing transit orientation.
- Greater convenience for residents, employees and customers.
- Needed infrastructure improvements and beautification.



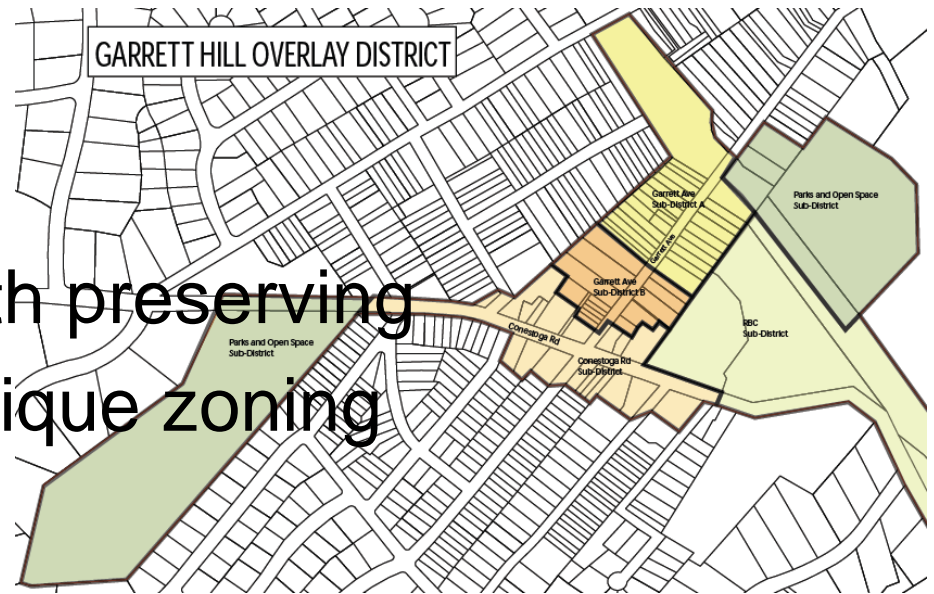
# Community-Supported Land Use

that will create:

- Broad-based support for actions that will be needed to achieve the plan's goals and objectives.
- Energized community efforts to help take on the challenges of implementing the actions needed
- Active partnerships for improvement among the Garrett Hill Business Community, Garrett Hill Residents, Radnor Township, Radnor
- Enhancement Community Trust, Regional Grant Providers and others.

# Sub Districts

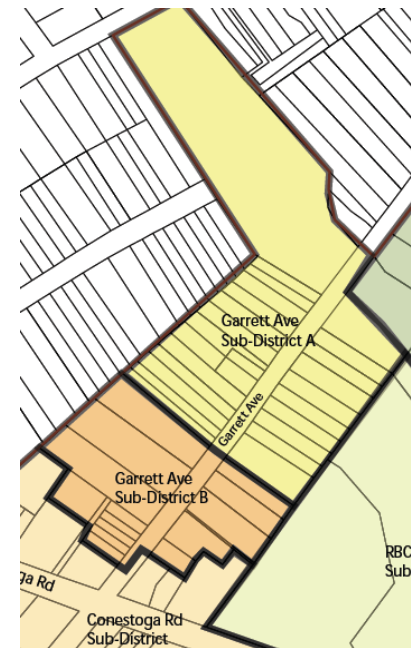
- Why 5?
- Garrett Hill Overlay District covers a diverse mix of uses
- Each sub district
  - Is unique in use
  - Has something worth preserving
  - Can benefit from unique zoning



# Complexity

"Conservation of neighborhoods means maintaining the sometimes delicate balance between mixes of uses, often in remarkably close proximity. Careful buffering is essential."

(from Radnor Twp. CPU Section 10-16)



# **Garrett Avenue Neighborhood Sub-district**

Is composed of single-family homes, some with home occupations.

- Need to preserve the small-scale single-residential character while providing for low-impact home based business opportunities.

# Garrett Avenue Mixed Use Sub-district

Contains a mix of residential and small-scale commercial uses.

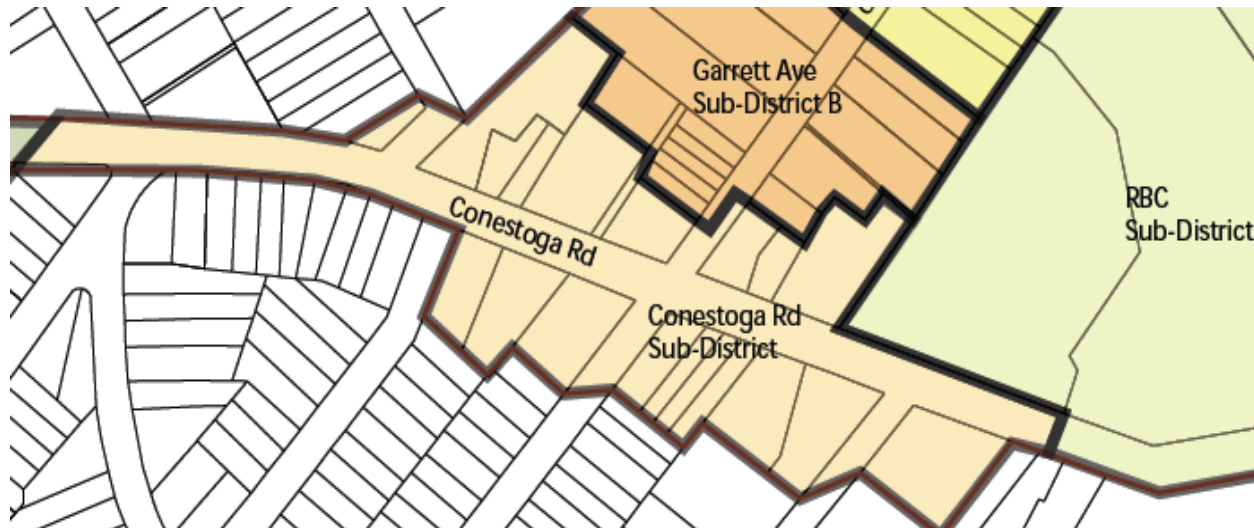
- to provide for single-family residential and small-scale commercial development integrated into and compatible with a residential neighborhood.
- Allows mixed use that is in scale with area.



# Conestoga Road Sub-district

Contains a mix of small-scale commercial use and residential development.

- Provide for mixed use development that combines retail, office and residential uses in the corridor or on a single site.



# **Rosemont Business Campus Sub-district**

Contains a business park.

- to provide for a high-quality business campus environment, compatible with surrounding residential and small-scale uses.

# Parks and Open Space Sub-District

## Emlen Tunnell Field & Clem Macrone Park

- The goal is to preserve the GHOD's parks for use as a low-intensity recreation and open space.



# Zoning – Garrett Ave Mixed-Use

- Compare the zoning requirements of:
  - Commercial C1
  - Existing Conditions (many non-conforming)
  - GHOD Garrett Ave Mixed-Use Sub-District

C1(today)	Existing Conditions	GHOD GHMU
Front Setback 20' Side Setbacks 20' Rear Setback 35' Max Height 35' Max Building 25% Max Impervious 60%	Front Setback 11'-6' Side Setbacks 10'-5' Rear Setback 20'-0' Max Height 26' Max Building 50% Max Impervious 75-100%	Front Setback 26-36'* Side Setbacks 12' & 5' Rear Setback 15' & 5'** Max Height 30' & 25' Max Building 80% Max Impervious 95%

Assumes much larger lot sizes than found in Garrett Hill

Pre-existing setbacks, building limits and impervious coverage are non-conforming

\*Perpendicular Vs Parallel Parking

\*\* 15' rear setback against residential

# Zoning – Conestoga Business

- Compare the zoning requirements of:
  - Commercial C1
  - Existing Conditions (most non-conforming)
  - GHOD 2008 Conestoga Road Sub-District

C1(today)	Existing Conditions	GHOD CRSD
Front Setback 20' Side Setbacks 20' Rear Setback 35' Max Height 35' Max Building 25% Max Impervious 60%	Front Setback 19-32' Side Setbacks 10-5' Rear Setback 20'-0' Max Height 35' Max Building 50-90% Max Impervious 90-100%	Front Setback 30-43'* Side Setbacks 12' & 5' Rear Setback 15' & 5'** Max Height 35' & 30' Max Building 80% Max Impervious 95%

Assumes much larger lot sizes than found in Garrett Hill

Pre-existing setbacks, building limits and impervious coverage are non-conforming

\*Perpendicular Vs Parallel Parking

\*\* 15' rear setback against residential

# Critical Success Factors

The result is a plan consistent with the Radnor Township Comprehensive Plan and the Garrett Hill Master Plan that:

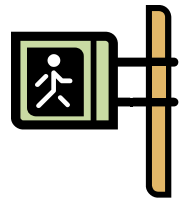
1. Was created by Stakeholders
2. Is supported by Stakeholders



# Impact?

- The GHOD Zoning changes should:

- Make Garrett Hill walkable.
- Buffer the businesses from our homes.
- Help existing properties be conforming so improvements will be possible.
- Help re-invigorate investments to our area by granting some by-right relief.
- Improve parking for the area.



# Final Adoption Process

