

**EAST NORRITON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 587

AN ORDINANCE OF EAST NORRITON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE EAST NORRITON TOWNSHIP ZONING MAP TO REZONE A PORTION OF THE PROPERTY LOCATED AT 3000 KEENWOOD ROAD FROM IN INSTITUTIONAL TO BR-1 RESIDENTIAL; REPEALING ALL INCONSISTENT ORDINANCES, RESOLUTIONS OR PARTS THEREOF; AND PROVIDING A SEVERABILITY CLAUSE AND EFFECTIVE DATE

WHEREAS, the East Norriton Township Board of Supervisors has enacted the East Norriton Township Zoning Ordinance which contains, *inter alia*, the East Norriton Township Zoning Map; and

WHEREAS, East Norriton Township Board of Supervisors has received a request for a zoning map amendment, to rezone a 2.9284 acre portion of the property having an address of 3000 Keenwood Road, East Norriton, PA, 19403 (the "Property"), from IN Institutional to BR-1 Residential by the legal title holder to the Property the Archdiocese of Philadelphia; and

WHEREAS, the Board of Supervisors has determined it will exercise its discretion to effectuate a zoning map amendment, pursuant to the Pennsylvania Municipalities Planning Code ("MPC") and Section 205-149A of the East Norriton Township Code of Ordinances; and

WHEREAS, the Montgomery County Planning Commission reviewed Applicant's application and concept plan, and issued a review letter dated November 6, 2020, generally supporting the zoning map amendment; and

WHEREAS, the Board of Supervisors has met the procedural requirements of 53 P.S. § 10101, et seq., the Pennsylvania Municipalities Planning Code, for the adoption of the proposed ordinance, including posting of the Property and the holding a public hearing; and

WHEREAS, the Board of Supervisors has determined that the following amendment and enacting provisions related thereto will promote the general welfare and coordinated and practical community development within the Township.

NOW THEREFORE, IT IS HEREBY ORDAINED AND ENACTED by the Board of Supervisors of East Norriton Township as follows:

I. MAP AMENDMENT

The East Norriton Township Zoning Map is hereby amended to rezone a 2.9284 portion of the parcel located at 3000 Keenwood Road, Montgomery County Parcel No. 33-00-04765-01-7, from IN Institutional to BR-1 Residential. A true and correct copy of the parcel to be rezoned is attached hereto and incorporated herein as Exhibit A.

II. REPEALER

Any and all terms, conditions, and provisions of any Ordinance or Resolution of East Norriton Township in conflict with the terms, conditions, and provisions of this Ordinance, are hereby repealed to the extent of such conflict.

III. SEVERABILITY

It is hereby declared to be the legislative intent, that if a court of competent jurisdiction declares any provision of this Ordinance to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Ordinance shall continue to be separately and fully effective.

IV. EFFECTIVE DATE

This amendment shall become effective five (5) days after date of adoption.

ORDAINED AND ENACTED by the Board of Supervisors of East Norriton Township on this 17th day of November, 2020.

Attest:



**EAST NORRITON TOWNSHIP
BOARD OF SUPERVISORS**

A handwritten signature in black ink, appearing to be "Robert R. Hart", written over a horizontal line.

Robert R. Hart, Esq.
Secretary

A handwritten signature in black ink, appearing to be "Kevin McDevitt", written over a horizontal line.

Kevin McDevitt
Chairman

Exhibit A

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 6, 2020

Ms. Carol Nowakowski, Zoning Secretary
East Norriton Township
2501 Stanbridge Street
East Norriton, PA 19401-1616

Re: MCPC # 15-0115-003

Plan Name: Rezoning of Parcel 33-00-04765-01-7 from IN Institutional District to BR-1 Residential District
(1 lot comprised of 2.93 acres)
Situate: 3006 Keenwood Road
East Norriton Township

Dear Ms. Nowakowski:

We have reviewed the above-referenced zoning map amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 9, 2020. We forward this letter as a report of our review.

BACKGROUND

The applicant, East Norriton Township, proposes to rezone Parcel 33-00-04765-01-7 (referred to as Parcel 'B' in the attached plan) from IN Institutional District to BR-1 Residential District on behalf of the Archdiocese of Philadelphia. This lot is 2.93 acres in size and sits immediately adjacent to Parcel 33-00-04765-00-8 (referred to as Parcel 'A' in the attached plan), which is 10.41 acres in size and is also currently zoned as IN Institutional District and owned by the Archdiocese of Philadelphia.

Parcel B currently contains a 2-story masonry building used as a rectory and the remainder of the lot is heavily wooded and vegetated. Parcel A currently contains two 2-story masonry buildings, one of which serves as the St. Titus Roman Catholic church and school and the other of which serves as a convent. The remainder of the lot has a large surface parking lot, a ballfield, a basketball court, a playground, and grassy, landscaped areas.

The adjacent properties along the northwestern side of the St. Titus properties on the other side of Keenwood Road contain single-family homes, and the area is zoned as AR Residential District. The area along the northeastern side of the St. Titus properties is partially wooded, has a series of apartment buildings, and is zoned as GA Garden Apartment District. The Stoney Creek Branch Railroad line is located along the southeastern side of Parcel A and below that there are a variety of existing businesses in an area zoned as BP Business and



Professional District. A neighborhood with existing single-family homes sits along the southwestern side of Parcel A and is zoned as BR Residential District.

COMPREHENSIVE PLAN COMPLIANCE

While the proposal is generally consistent with the 2019 East Norriton Comprehensive Plan, the Montgomery County Planning Commission (MCPC) recommends following our comment below, in order to improve the proposal's consistency with Goal 1 Community Character and Goal 2 Residential Diversity.

The proposed zoning map amendment is also generally consistent with the county's comprehensive plan, *Montco 2020: A Shared Vision*, which promotes the following three main themes: connected communities, sustainable places, and vibrant economy. The proposed zoning map amendment could potentially support some of the goals outlined for "sustainable places" in the future through investment in an existing neighborhood. It could also support a goal for "vibrant economy" by encouraging new residential development in an area with existing infrastructure as an alternative to developing in rural areas without existing infrastructure.

RECOMMENDATION

The MCPC generally supports the proposal, however, in the course of our review we have identified the following issue that East Norriton Township may wish to consider prior to final zoning map amendment approval. Our comment follows:

REVIEW COMMENT

ZONING

A. Recommendation to Rezone as BR rather than BR-1

1. While an argument could be made that the proposed rezoning to BR-1 serves as a transition between the adjacent AR zoning to the northwest and the GA zoning to the northeast, we recommend that rezoning to BR would be more appropriate for the parcel, given the predominance of BR zoning in the greater neighborhood area and immediately adjacent to St. Titus to the southwest. As depicted on the township zoning map, the greater surrounding neighborhood is mostly zoned as AR and BR; as such, BR zoning for the parcel would be more in keeping with the surrounding lot sizes and development density. Additionally, BR zoning would further the township comprehensive plan's Goal 2 which seeks to "maintain the character of the existing residential neighborhoods."

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal although we believe that the revision recommended in this letter would better achieve East Norriton Township's planning objectives as outlined in the 2019 East Norriton Comprehensive Plan.

Please note that the recommendation contained in this report is advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body adopt this proposed zoning map amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,

A handwritten signature in black ink, appearing to read "Ellen Miramontes".

Ellen Miramontes, PLA, Trails and Open Space Planner II
emiramontes@montcopa.org – 610-278-3486

c: Robert Hart, East Norriton Township Manager
James Sullivan, East Norriton Township Engineer
John Kolb, Chair, East Norriton Commission

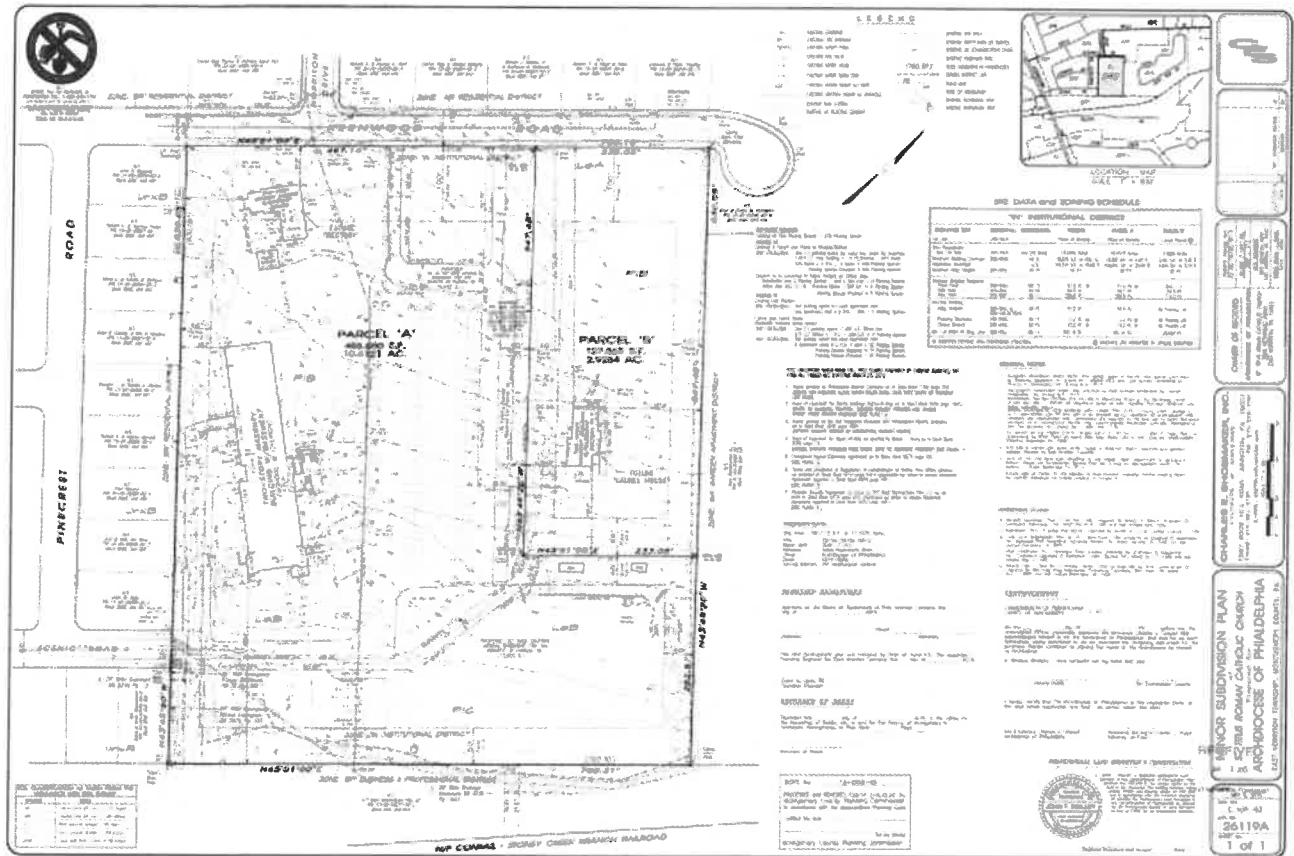
Attachments: Aerial Photograph
Site Plan



IN Institutional to BR-1 Residential
MCPC #150115003

Montgomery
County
Planning
Commission
2000 Montgomery County Courthouse - Planning Commission
1100 Old Forge Road, Rockville, MD 20850-2121
Phone: 301.330.2200 • Fax: 301.330.2561
www.montgomeryplanning.com
Aerial photography provided by GeoEye





MINOR SUBDIVISION PLAN
OF THE
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ARCHDIOCESE OF PHILADELPHIA
12501 COLUMBUS BLVD. - PINECREST ROAD
PHILADELPHIA, PA. 19104
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