

Princeton Planning Board
March 19, 2019

Proposed Rezoning of Block 901, Lot 21
from
S-2, Service District No.2
to
AH-3, Affordable Housing 3 Residential Zone

Presentation by Carl E. Peters, P.E., P.L.S., P.P., C.O.

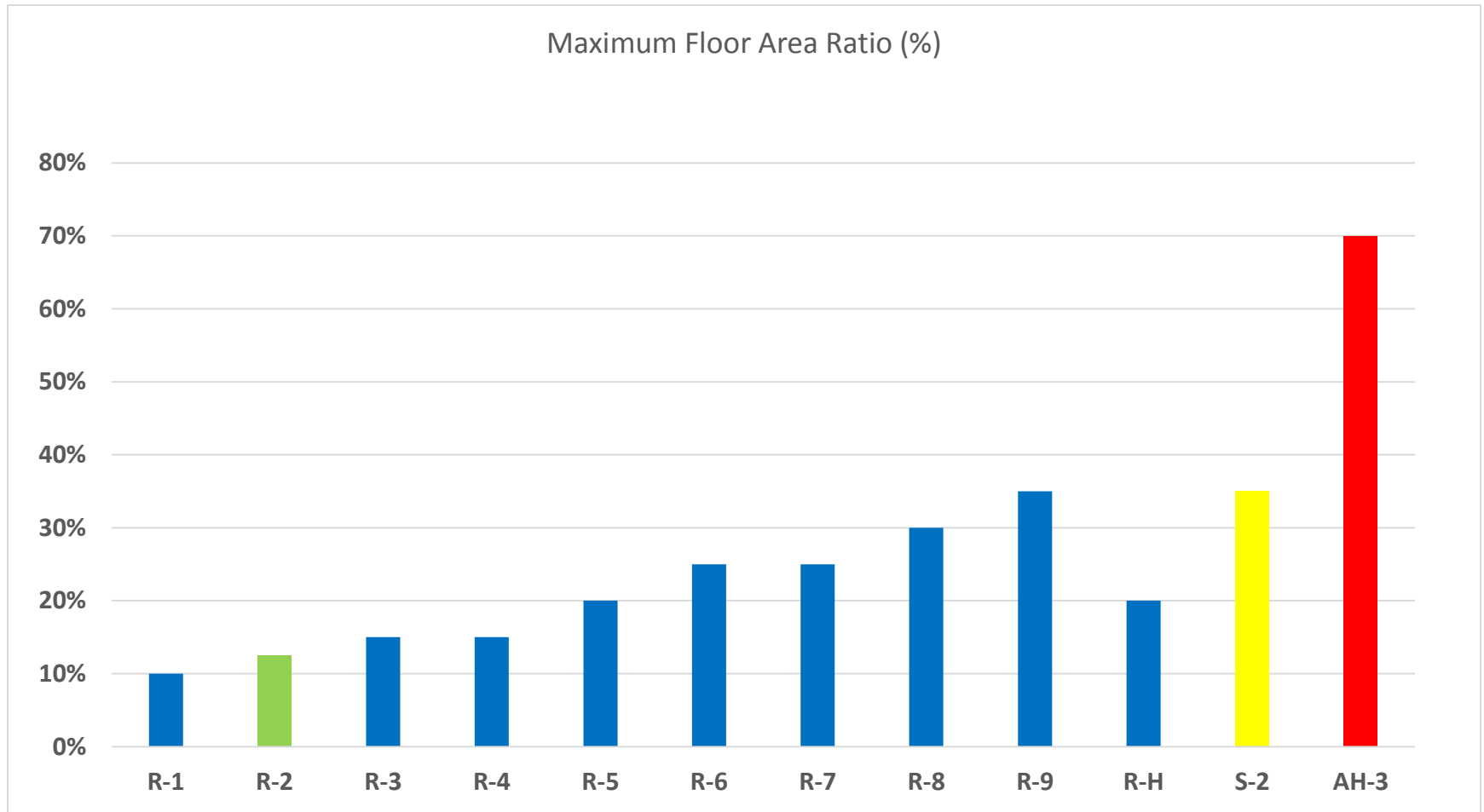
Princeton Master Plan Goals & Key Land Use Objectives

- Maintain the Character of Neighborhoods
- Balance the need for affordable housing with concerns about:
 - Traffic
 - Environment
 - Neighborhood Protection
- New Development and Redevelopment should be compatible with and minimize its impact on adjacent uses
- Apply standards that minimize and buffer impact on adjacent uses

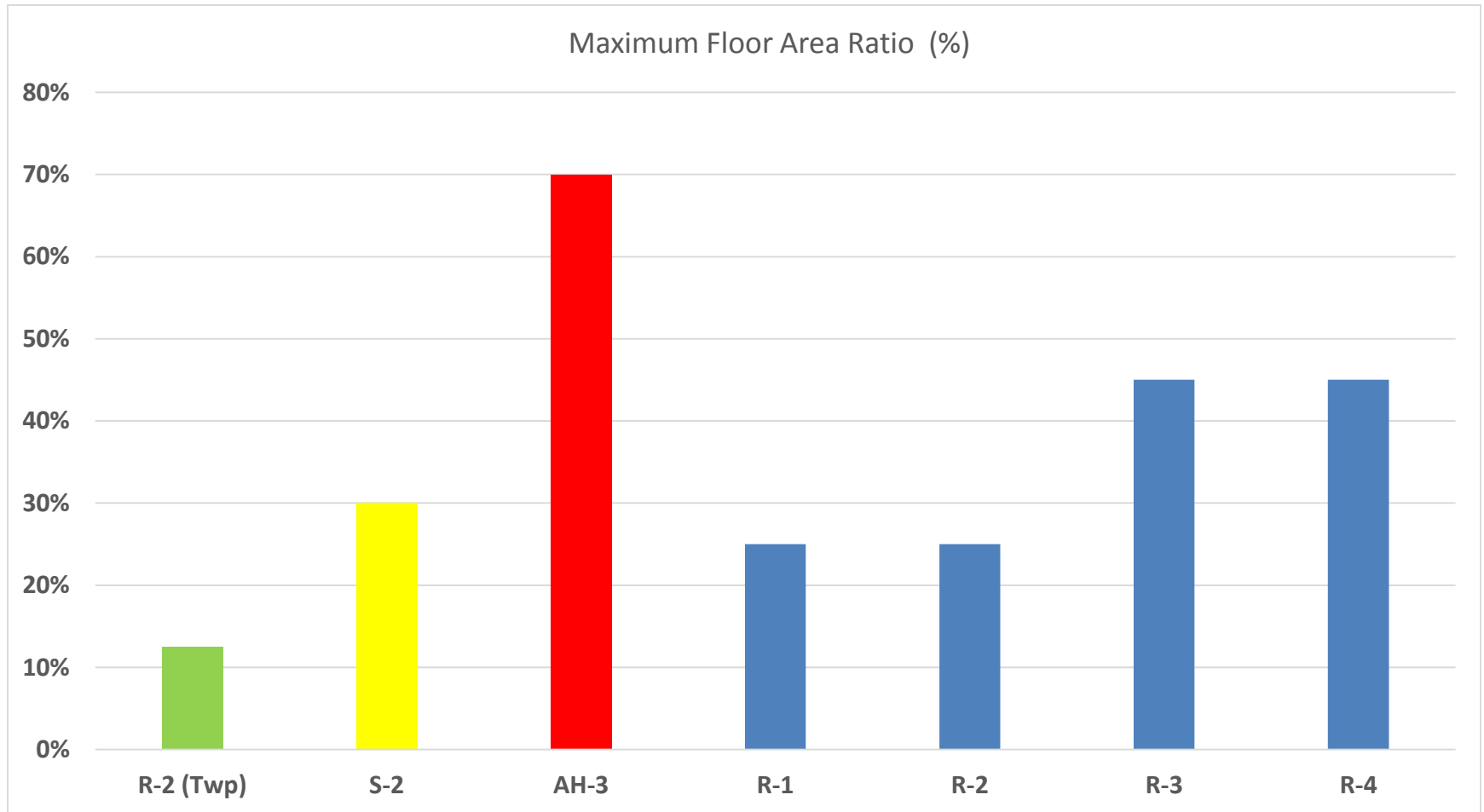
Impact of Proposed Rezoning

- FAR is significantly greater than is permitted in other residential zones.
- Density is over 4x units/acre permitted in R1-R8 zones
- Impervious Coverage is over 2.5x of that permitted in current S-2 zone
- Width of Buffer Strip is only half of the current buffer requirement

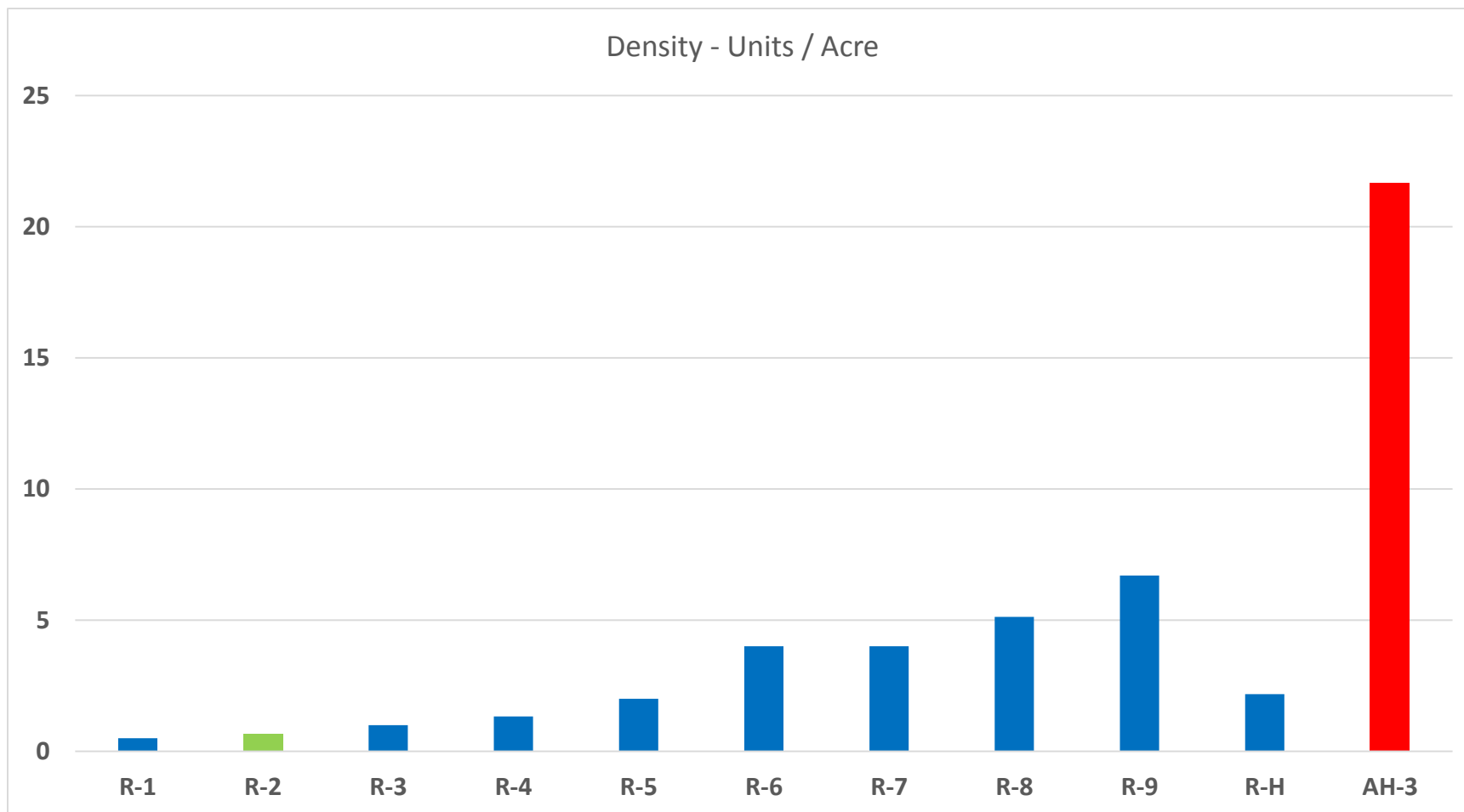
Comparison with Maximum Floor Area Ratio in Former Township Zones



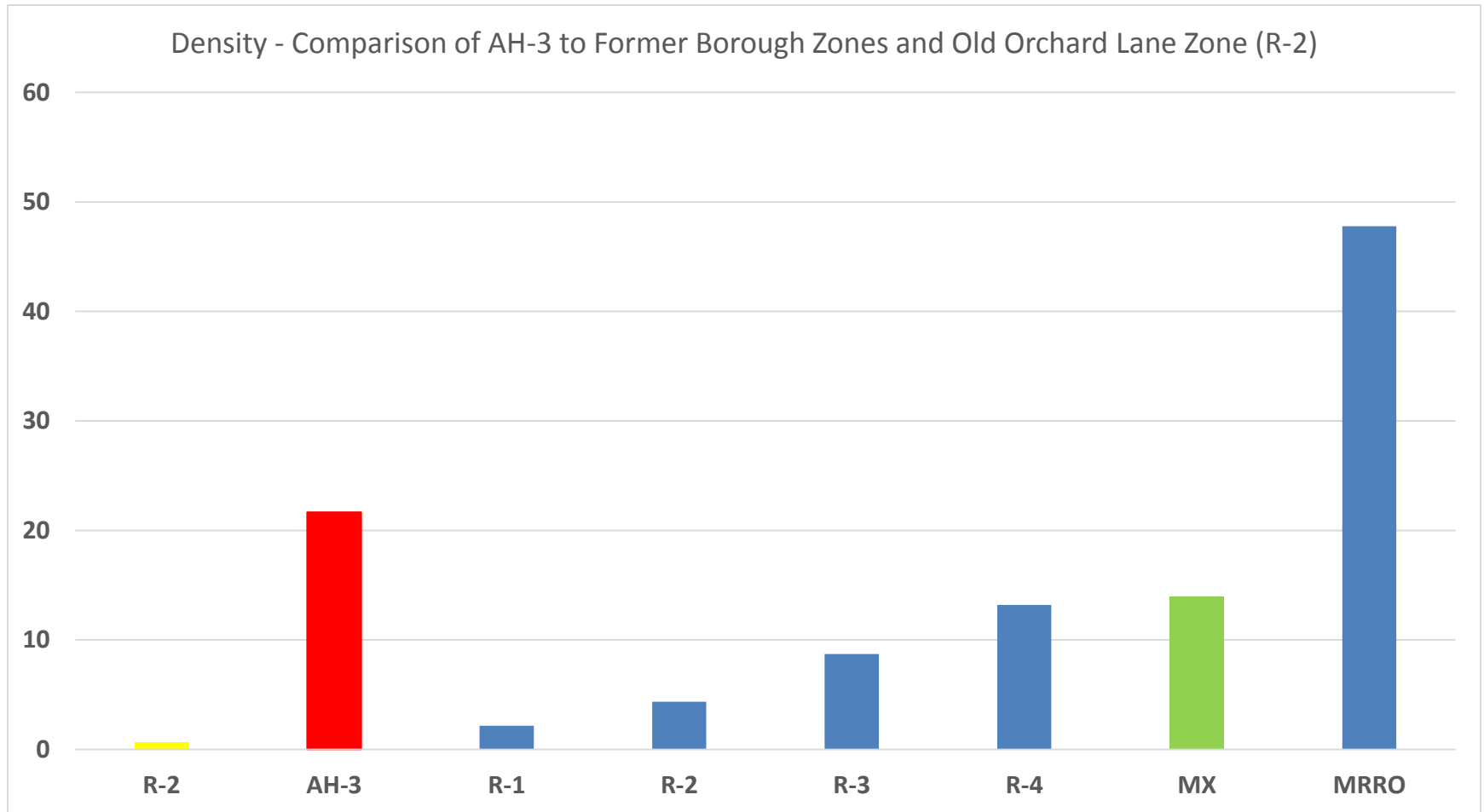
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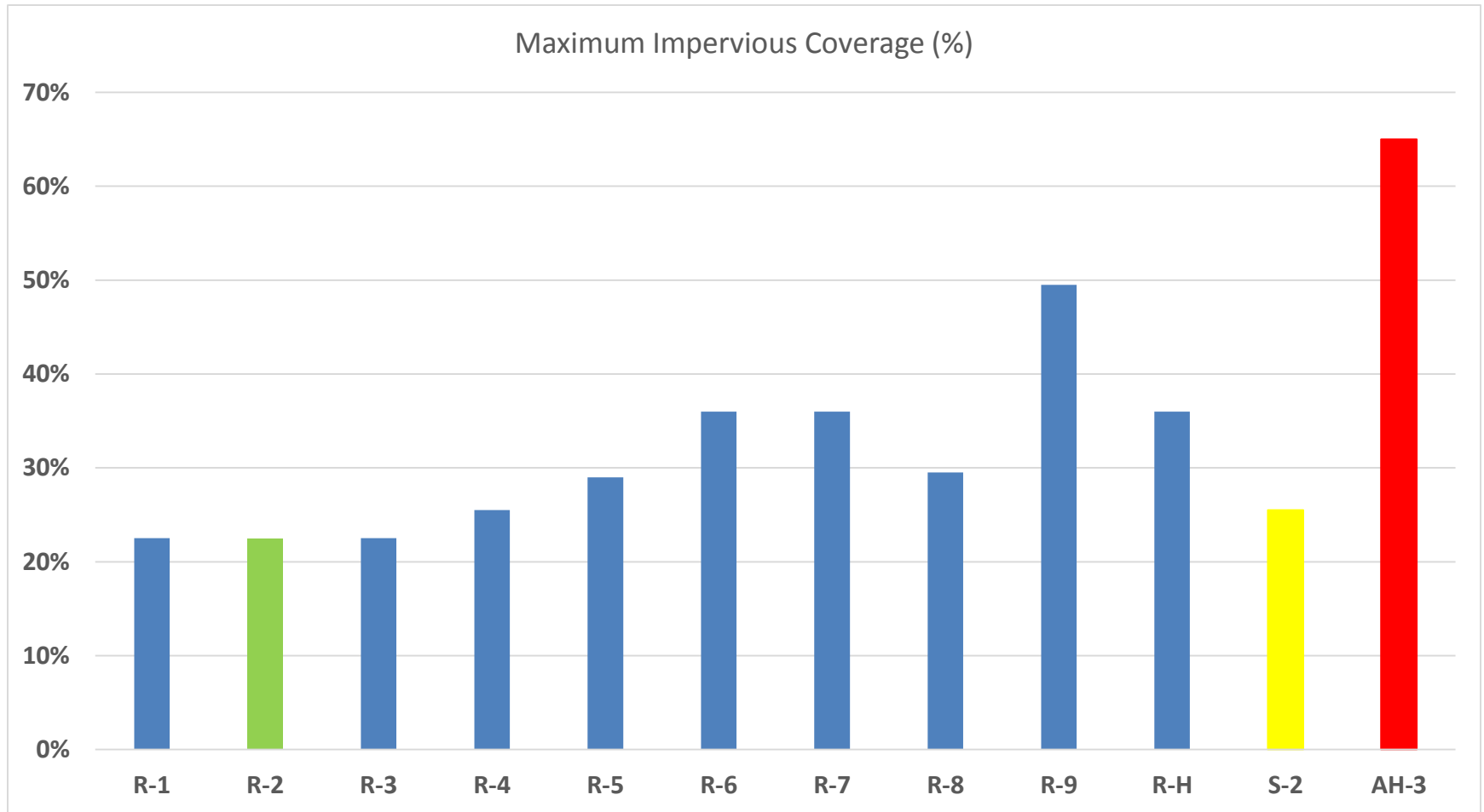
Comparison with Maximum Density in Former Township Zones



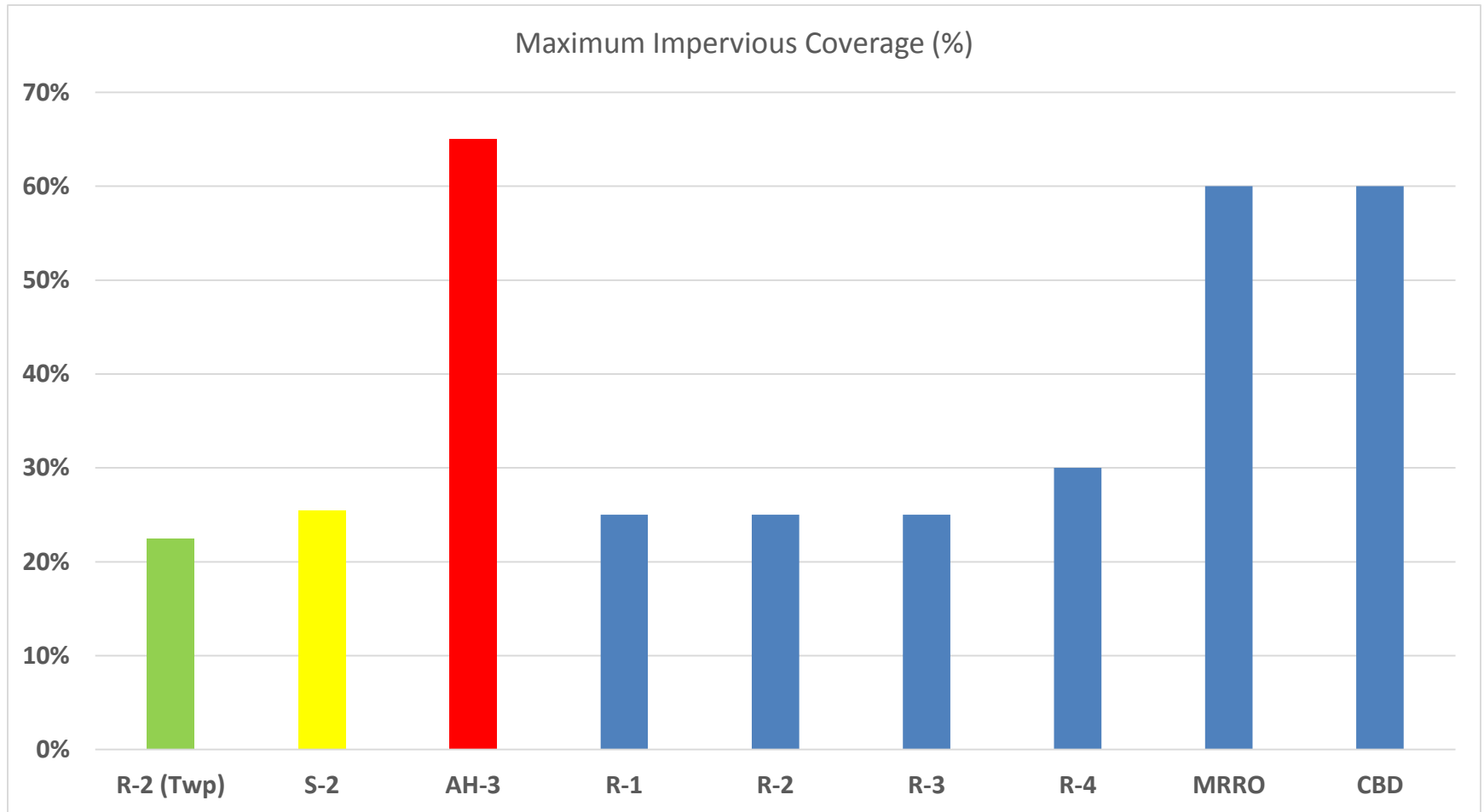
Comparison with Maximum Density in Former Borough Zones



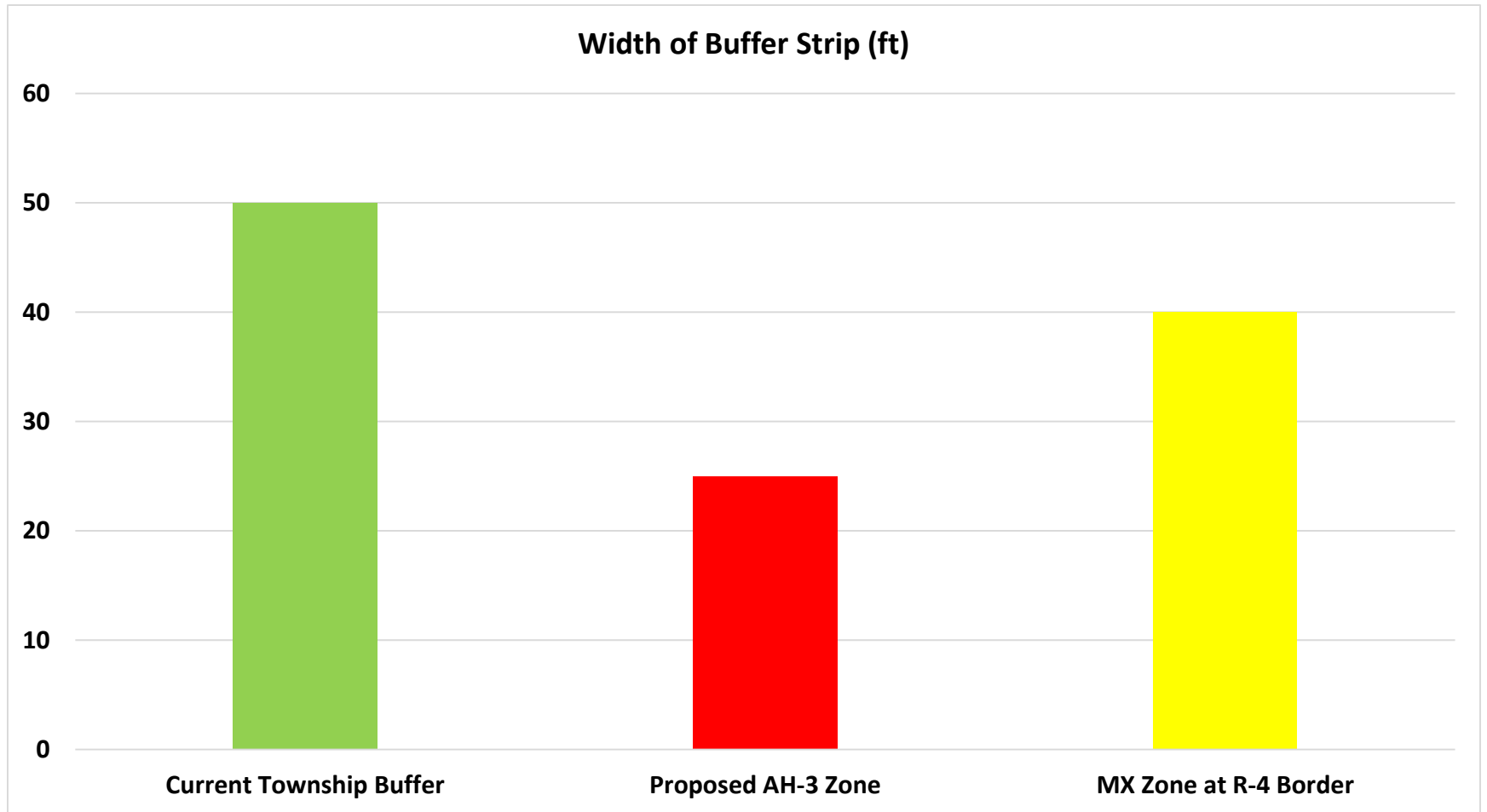
Comparison of Maximum Impervious Coverage in AH-3 to Township R Zones and S-2 Zone



Comparison of AH-3 Maximum Impervious Coverage to Former Borough Residential Zones

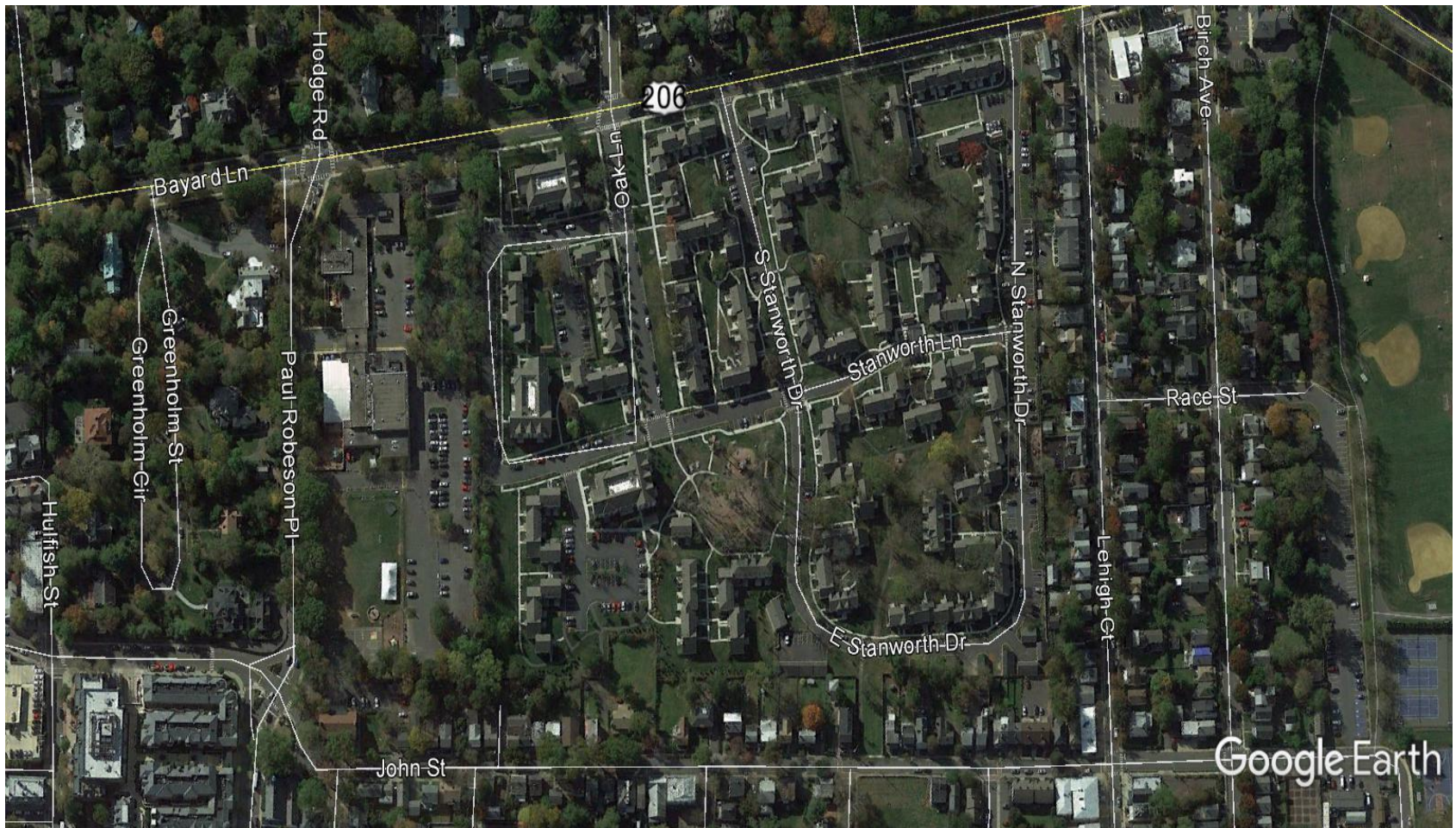


Comparison of Buffer Width

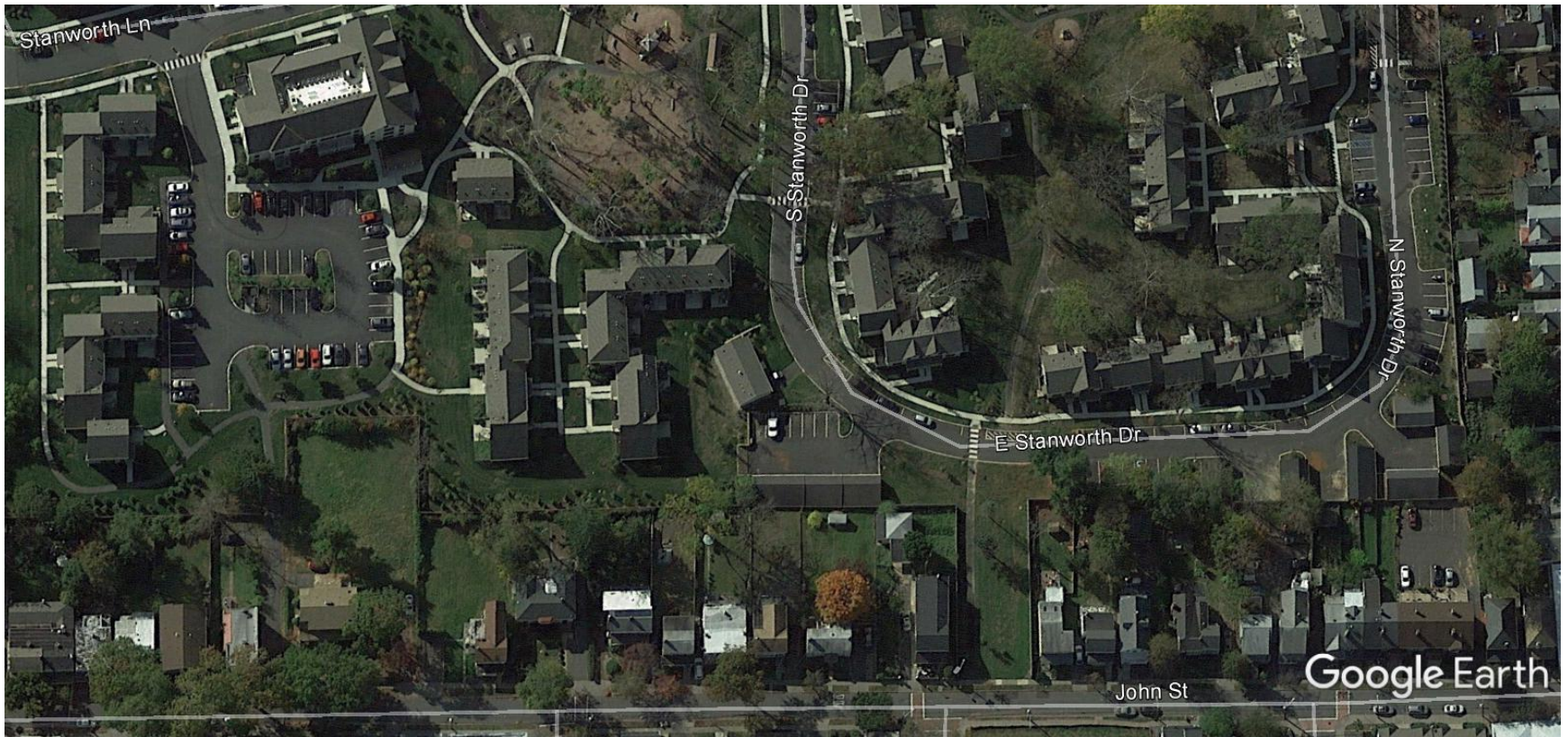


Developments in Other Portions of Municipality

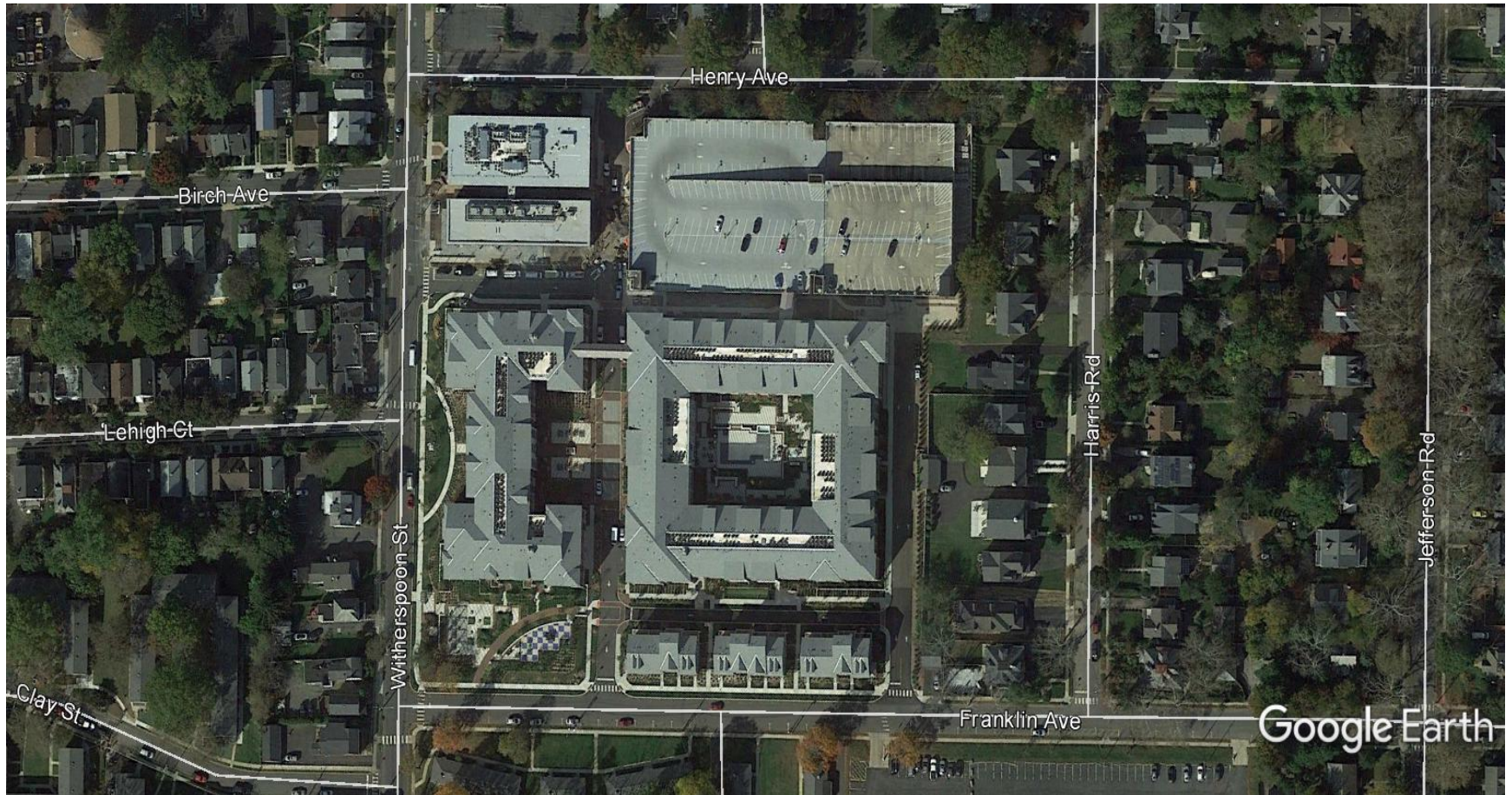
MX Zone - Former Merwick - Stanworth site



Development of MX Zone - John St. Rear Yards



MRRO Zone - Former Princeton Hospital Site



Four Story Building Elevation - Witherspoon St.



Two Story Buildings on Franklin Avenue opposite Franklin and Maple Terrace



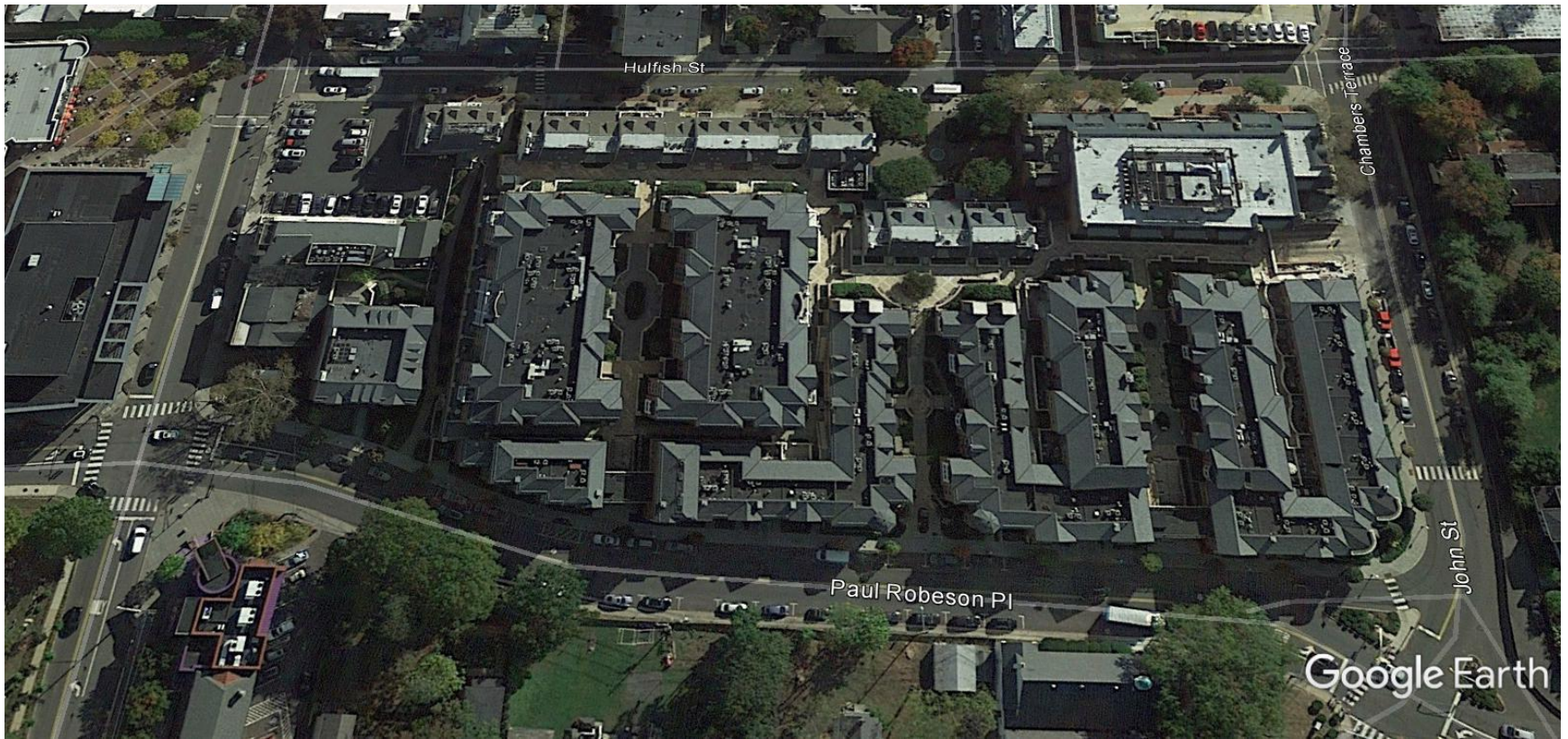
Four Story units on interior of MRRO site



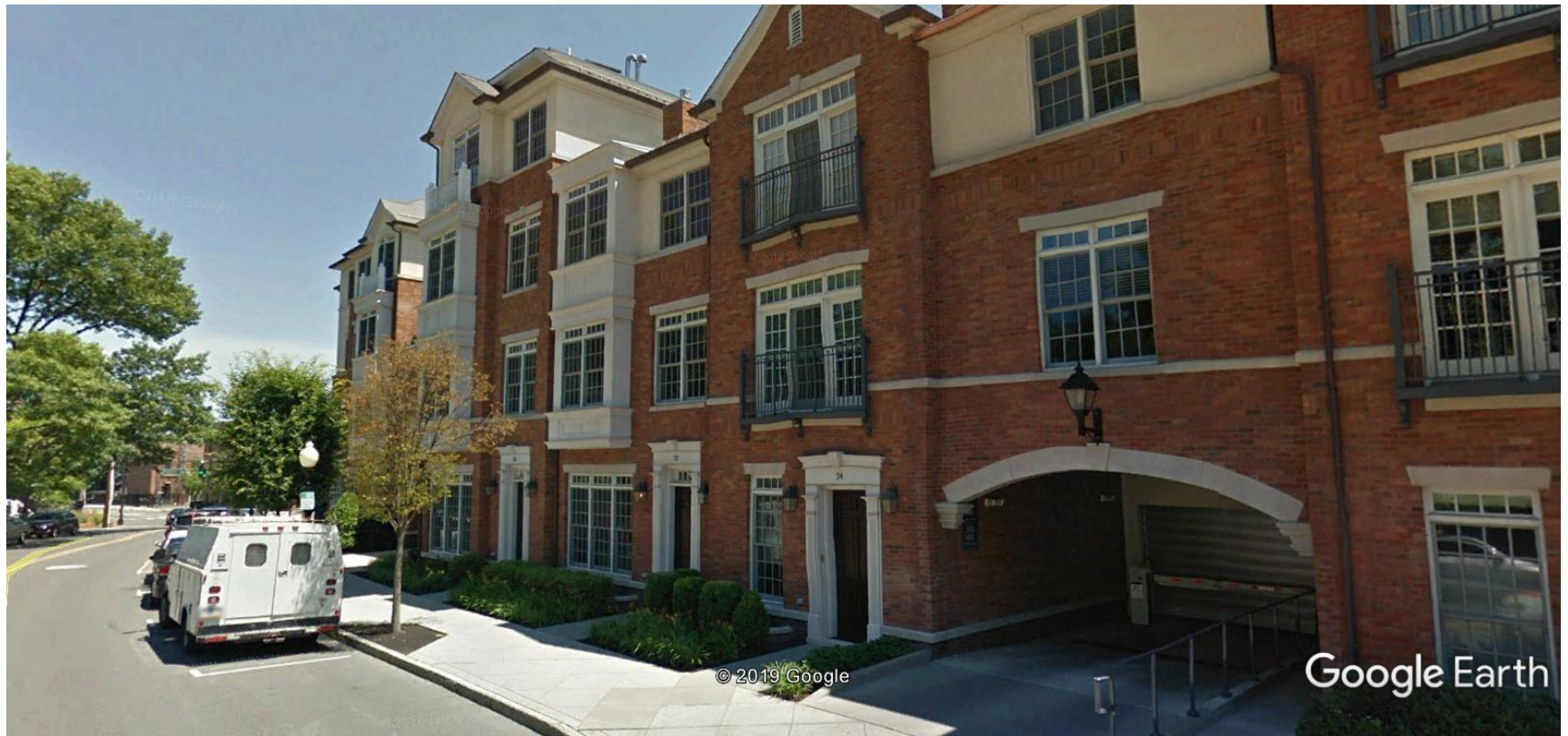
Driveway along rear of Harris Road properties -
many were owned by Princeton Medical Center



CBD – Hulfish North Development



Four Story Buildings along south side of Paul Robeson Place



CONCLUSIONS

Standards of proposed AH-3 zone do not adhere to Princeton Master Plan because they are:

- Incompatible with the character of the surrounding neighborhood and zone
- Too Dense
- Too Bulky
- Create an intrusive scale compared with abutting single family attached homes
- Not sensitive to the environment: Extremely high impervious coverage

Modifications to Mitigate Impact

Balance the inherently beneficial use of affordable housing with an appropriate scale:

- Reduce density by removing one full floor
- Reduce to maximum of 42 units (< or = 14 units/acre)
- Reduce bulk by constructing:
 - 2-story building along Old Orchard Property Line
 - 3-Story building toward Herrontown Road
- Reduce Max height to 35'

Modifications to Mitigate Impact Cont'd

Reduce Impervious Coverage

- Reduce Parking from 86 to 58 or fewer spaces
- Impervious surface is reduced by smaller parking lot

Maintain Buffering Standard

- Move building toward Herrontown Rd. to provide 50' buffer
- Install dense landscape buffer to reduce visual and noise impact

Modifications to Mitigate Impact Cont'd

Eliminate other intrusive design elements:

- Balconies facing Old Orchard Lane
- Eliminate swimming pool, decks, patios, barbecue grills, playground near property line with Old Orchard Village