



MEMORANDUM

Clarke Caton Hintz

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To: Michael Angarone
Robert Warney
Richard Williams, PE
Michael Guhanick, PP, AICP
Robert Poppert, PP, AICP
From: Philip Caton, PP, FAICP
Elizabeth McManus, PP, AICP, LEED AP
Re: Recommended Land Use Changes
Date: February 15, 2011

After hearing public comment at the February 10, 2011 Planning Board meeting, we offer the following preliminary recommendations on the Steering Committee and Developer Proposed Land Use Changes. Please review these and let us know your thoughts.

Steering Committee Proposed Land Use Changes

Site A: No revisions to previous recommendations.

John Clarke, FAIA
Philip Caton, FAICP
Carl Hintz, AICP, ASLA
John Hatch, AIA
George Hibbs, AIA
Brian Slauch, AICP
Michael Sullivan, AICP





Sites B & C: We recommend that the proposed mixed use district apply to the entirety of the existing Industrial (I) zone district in the south quadrants of the Sloan Road – Interstate 295 interchange containing the Congoleum and AMC Theater properties. This revision will create consistency with the existing district boundaries, which follows the stream corridor to the south. Although this will continue the current split-zoning condition for a handful of lots, we think the stream is the appropriate boundary.



Site D: No changes recommended to the proposed mixed use designation; however, we recommend that the change also apply to the utility right-of-way west of the Suburban Plaza property. This will facilitate the right-of-way to be incorporated, to the extent possible, into any redevelopment proposal for Site D. For example, the right-of-way may be utilized for vehicular or pedestrian access to Sculptors Way and/or the Grounds For Sculpture, and/or landscaping related to the redevelopment project.





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Site E: It is recommended that the vacant lot north of Hamilton Chrysler (Block 1946, Lot 6) be included in the new mixed use designation. This lot is appropriate for the designation since it is a vacant undeveloped lot adjacent to the now vacant car dealership. Additionally, exclusion of this lot, which is in the Highway Commercial (HC) zone district, would create an isolated Highway Commercial (HC) zoned lot along Whitehorse Hamilton Square Road.





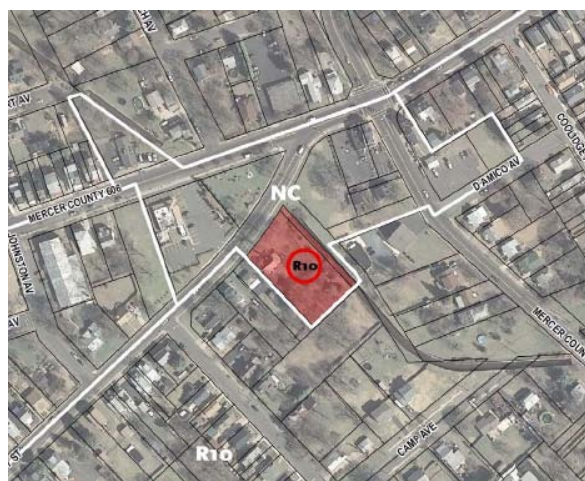
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Site F: Based upon the recent emergence of a tenant for the Whitehorse Plaza center, we recommend the rezoning to Research, Engineering, Office 5 (REO-5) district for this area be withdrawn. An anchor tenant in the Whitehorse Plaza center may attract additional tenants to the property. These shopping centers may once again be viable in the near future and we do not want to stifle this economic development opportunity by rezoning the property to Research, Engineering, Office 5 (REO-5) at this time. The basis for a change to the Research, Engineering, Office 5 (REO-5) district can still be incorporated in the Master Plan should the re-occupancy of the Whitehorse Plaza fail to materialize.



Site G: No revisions to previous recommendations.





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Site H: No revisions to previous recommendations.



Site I: No revisions to previous recommendations.





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Site J: No revisions to previous recommendations.



Site K: No revisions to previous recommendations.





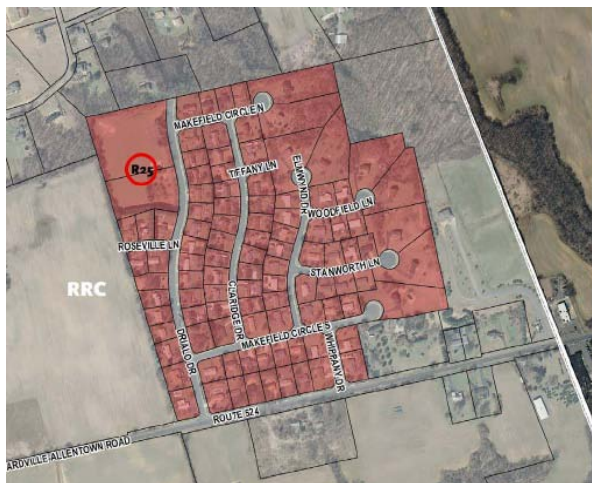
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Site L: No revisions to previous recommendations.



Site M: This site should be eliminated from the list of proposed land use changes. Given the public concerns over protection of the Rural Resource Conservation (RRC) district, rather than rezoning this area the Master Plan should recommend ordinance language which will create alternative lot standards (setbacks, lot width, lot depth, impervious cover, etc.) for these and similarly undersized lots. These alternative lot standards will not permit additional development potential in the Rural Resource Conservation (RRC) district but will enable property owners to improve their homes with additions, etc. without requiring variances from the Board of Adjustment.





Property Owner Proposed Land Use Changes

Site 1: No change to the existing Conservation (C) zone designation is recommended. This site appears to be dominated by wetlands and it is continuous with the Conservation (C) district. The current zoning would permit development of one single family house, provided there is sufficient developable land. Rezoning the site to the Manufacturing (MFG) district would encourage development where it appears little or no development potential exists.



Site 2: Recommendations on this site are pending input from Remington and Vernick on accessibility issues.





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Site 5: We recommend that no land use changes occur on this site. This recommendation is in part due to the potential for renewed viability of the Highway Commercial (HC) district across Whitehorse Mercerville Road from the site (see Site F above); however, retail development on both sides of Whitehorse Mercerville Road, given the existing retail north along Route 33 and south at the intersection with Kuser Road, is unlikely to be viable. Over zoning of retail will produce marginal retail developments as property managers struggle to find tenants who can be successful in the long term. As such, it is recommended that the site retain the Research, Engineering, Office 5 (REO-5) district designation. It is anticipated that over time the concentration of undeveloped lands in the Research, Engineering Office 5 (REO-5) zoning in the center of the Township will be developed with uses which complement the nearby medical and pharmaceutical uses and take advantage of the area's regional highway access.





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Site 6: We recommend that no land use change occur on this site. The proposed use of, what is essentially, a business incubator is consistent with the Township's goals for fostering economic development. However, this use is permitted and is consistent with the character of several other areas of the Township. For example, the use would be well suited to the Industrial (I) or Manufacturing (MFG) districts along Quakerbridge Road or Thomas J. Rhodes Drive or the Research Development (RD) district along the Route 130 corridor.



Site 7: This office recommends that the site, as well as Briarwood Shopping Center to the west, be designated as the Community Commercial (CC) zone district. This will not only permit a wider range of modest-scaled uses on the undeveloped corner property but will eliminate the nonconforming status of the existing restaurant in the shopping center.





Site 8: Recommendations on this site are pending a more detailed proposal from the property owner.



Site 9: We recommend that no change to the zoning designation occur on this property. At a maximum width of only 150 feet, this property's configuration is too problematic to be developed as a viable commercial use, capable of competing with other uses along the Route 130 corridor and provide adequate buffering to the residential neighborhood to the east. As such, it is recommended that this site retain its Residential 10 (R-10) zoning designation.

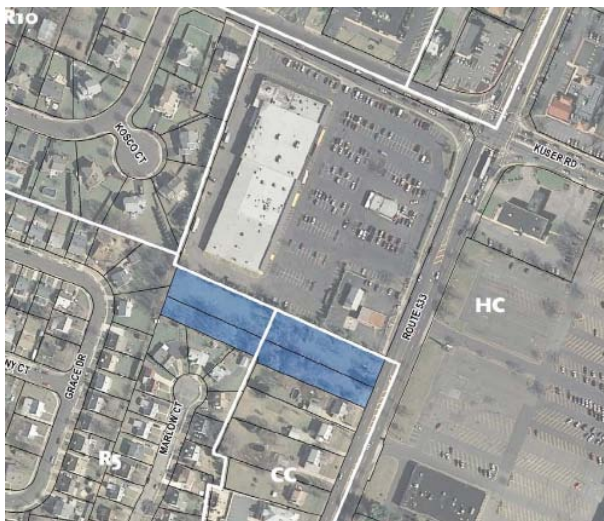




Site 10: We recommend that no change to the zoning designation occur on this site. This site is on the edge of the Residential 5 (R-5) district and is adjacent to small residential lots to the east and south. Since the property remains viable for residential use and any commercial use on the property is likely to disrupt the surrounding neighborhood, it is recommended that this site retain its Residential 5 (R-5) zoning designation.



Site 11: We recommend that no change to the zoning designation occur on this site. This site is adjacent to small residential lots to the south. Commercial use of the rear portion of the site would disrupt the neighborhood. As such, it is recommended that the split lot zoning of Community Commercial (CC) and Residential 5 (R-5) remain.





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