

Blake Welling 135 Bennington Road

I would like to provide some Key Points for the revised, proposed Open Space Residential Community-2 Zoning Text Amendment that is on today's agenda.

In January, the board <sup>voted</sup> ~~unanimously agreed~~ not to send a similar zoning amendment to the Planning Commission. That amendment was very bad, so we are grateful for that decision. But THIS revised version is even worse for the citizens of this township. In fact, it's INSIDIOUS. ~~subject~~ *It's inconsistent with the health, safety, & welfare of the citizens*

Please don't send this amendment to the Planning Commission!

Point Number:

1. The Zoning Amendment allows 880 units to be built on the Parkhouse property. The sketch plan may show something different, but the amendment, not the plan, is what matters. How are the narrow roads around the property going to handle upwards of 2000 more cars? It will be unsafe.
2. The amendment reduces the Primary Open Space to ONLY 25% of the tract area. Both the previous amendment and the current Zoning set Open Space at 50%.

So, this new version allows for half as much Open Space! And that's under the guise of an Open Space R-2 Zoning. That's not what the township citizens want. Again, INSIDIOUS!

3. This new version allows 5 dwelling units per GROSS ACRE; the last version set that figure at 4 units per acre. By the way, that's 5 times the density of the current OSR-2 zoning ordinance.
4. It eliminates the need for traffic impact or community impact studies.
5. It Increases the maximum dwelling height from 35 ft. to 50 ft.

The amendment's Legislative Intent, Section B reads, "To provide for such development in areas consistent with the goals of the Township's Comprehensive Plan, which would be compatible with and protect the existing community character."

- No! It allows high density development, not compatible at all with the surrounding R1 communities and agricultural uses.

I could go on and on. These are only the high points. But let me remind you:

880 Units. Half as much open space as the current zoning. High Density. 50 foot tall stacked townhouses.

What was that word again? INSIDIOUS!

Just say NO. Do not send this zoning amendment to the Planning Commission.

#### 4.1 Special Board Meeting Ray Rocchio – 374 vista drive Talking POINTs

- **Gregory Heleniak** <[GHeleniak@rudolphclarke.com](mailto:GHeleniak@rudolphclarke.com)>
- 4.17 .2024 Response to Parkhouse friends email address – Bill emailed supervisors on strange application (amendment to existing zoning – which a softer version presented last month was voted down)
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- Mr. Felton – (Bill)
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- As you may be aware, the current zoning ordinance permits the property owner to pursue high-density development through the Conditional Use process. While the terminology may be potentially misleading, a conditional use is a use that is permitted provided the developer meets the criteria set forth in the zoning ordinance. The purpose of the hearing is to determine whether the developer has met or can meet the criteria.

Parkhouse Friends is unaware of any “current zoning ordinance” permitting high-density development on property zoned as Open Space Conservation District. We are aware of the Institutional Overlay for that OSC District that permits only certain types of facilities through the conditional use process, **but high-density development is not among them**. I would appreciate it if he would provide the reference in the Zoning Ordinance that he refers to that permits high-density development in an Upper Providence Township OSC District.

Our current OSR2 zoning does not use high density. In fact, it uses the wording low density.

April 18, 2024

**Position Statement by Victoria Bright presented to Upper Providence Township  
(UPT) Board of Supervisors (BOS)**

Dear UPT Board of Supervisors,

MY ISSUE ALL ALONG IS ABOUT COMMUNICATION and TRANSPARENCY.

Once again, we are back within 3 months to hear about a proposal to amend the TOWNSHIP's zoning in order to solely satisfy the developer's interests to develop PARKHOUSE FARM. Royersford Holdings, LLC, who originally purchased the Parkhouse Nursing Home and surrounding open space acreage, seemed to and continues to disregard the concept of zoning restrictions and bypass and continue to try to wear down the Citizen's and elected officials / and administration UP Township's process about zoning on the property.

And to date, we have heard nothing about the scheduling of a conditional use hearing which in March 11, 2024, we were informed we would be given sufficient notice about. We recognize that the Developer's attorney reached out and asked to meet in February, we hope tonight's meeting will shed light for the intentions of the proposal.

ANY PROPOSED DEVELOPMENT at PARKHOUSE is BIG NEWS. Its been in the local newspapers, on WHYY, NPR, and is being followed by many local, state and national entities. This is a HIGHLY Public Interest issue. WE'VE REQUESTED OVER AND OVER AGAIN about OPEN TRANSPARENCY and TIMELY NOTIFICATIONS..... but ONCE AGAIN are left in the dark..... 4 days.....

And then there is Tonight's meeting notice and I quote a ***"SPECIAL MTG of the BOARD OF SUPERVISORS" for the purposes of a presentation by Royersford Holdings LLC for the Parkhouse property, consideration of any appropriate authorizations related to the review of the zoning text amendment submitted by Royersford Holdings LLC for the development of the Parkhouse property, and any other business properly before the Board.***

I follow pretty closely to the township activities – I get routine notices when the community center is closed, when there are meetings being held for Planning commission, zoning, etc. environmental group and of course Since the township website has 2 different notices – YOUR commitment to transparency and notification failed. Many of the PARKHOUSE FRIENDS signed up on the township website to receive any text notifications for when there are updates.

I assume that you all were given more than 4 days notice to prepare for this evening's meeting. More than 2600 signators and 900 active community PARKHOUSE citizens were only just given notice of this presentation scheduled for tonight approximately 72 hours ago. Im under the impression that the township BOS is required to provide 2 weeks notice to the public for any public board meetings. You have given 3 days notice to this evening's presentation..... SHAME on YOU.

According to the township website on 4/10, there is a notice from SPECIAL COUNSEL Gregory Heleniak, however that Notice wasn't sent out via the township's text or email distribution out to the hundreds of PARKHOUSE FRIENDS.....announcing a meeting for tonight. Only this past Monday, 4/15/24 the AGENDA for tonight's "special meeting" gets posted. YET, STILL NO NOTIFICATION got sent about this SPECIAL meeting until our PARKHOUSE Friends Steering Committee member reaches out to the township at 12:55 pm about the notification process isn't working. And of course why would we be looking for a meeting tonight – when the routine BOS meeting is scheduled for 4/22/24 . SHAME on YOU.

FINALLY those who are present tonight and are watching live on line - are expected to BE OPEN MINDED about the developer's presentation tonight –but once again this wasn't in the spirit of full transparency. And of course – this Highly controversial topic and highly publicized issue TONIGHT is as a "Special Board of Supervisors Meeting – on an Off Scheduled day – as your BOS meetings are typically held on the Mondays. SHAME on YOU.

We have serious concerns and suspicion as to why there has been LITTLE to NO transparency related to this Parkhouse proposal – since the latest proposal submitted to the township

Finally, Parkhouse Friends continues to support the decision of the UPT BOS in the meeting of January 16 2024, to oppose any zoning changes to Parkhouse property and to proceed with the conditional use hearing process related to application from Royersford Holdings, LLC, if indeed a conditional use hearing is requested.