

## STATEMENT REGARDING PROPOSED RE-ZONING ORDINANCE

Upper Frederick Township is currently considering a Zoning Ordinance amendment that will change the zoning district of a number of properties within the Township. Copies of the proposed Ordinance and maps showing the location of these areas are available on the Township's website.

The Township will conduct a public hearing and consideration adoption of this proposed Zoning Ordinance Amendment during its regular meeting on Wednesday, November 13<sup>th</sup> at 7:00 pm at St. Luke's Lutheran Church, 3206 Big Road (across the street from the Township Building). All members of the public are welcome to attend and make public comment.

### **Background:**

The Township entered into an Intergovernmental Agreement that created the Central Perkiomen Valley Regional Planning Commission ("Regional Planning Commission") with Collegeville Borough, Lower Frederick Township, Perkiomen Township, Schwenksville Borough, and Trappe Borough. The Regional Planning Commission prepared and adopted a Regional Comprehensive Plan in February 2014 ("Regional Comprehensive Plan"). Pursuant to the Regional Comprehensive Plan it is recommended that each participating municipality provide a variety of housing options in accordance with their fair share requirements as determined within the Regional Comprehensive Plan. Upper Frederick agreed to maintain at least 428 acres of property zoned high density to accommodate townhomes and/or apartments at a minimum of 4 dwelling units per acre. Upper Frederick currently has 891 acres within the Township zoned for such high density uses. The Board of Supervisors of Upper Frederick desires to meet its fair share requirement of 428 acres and to preserve open space and agricultural lands by amending the Zoning Map to rezone certain parcels from the R-40 High Density Residential District to R-80 Land Preservation District, from R-80 Land Preservation District to R-40 High Density Residential District and from R-60 Medium Density Residential District to R-80 Land Preservation District.

1. R-80 Land Preservation District to R-40 High Density Residential District  
Perkiomen Crossing

The properties under this re-zoning classification are all located within the Perkiomen Crossing subdivision. The subdivision is really a high density development that is located in the Land Preservation District. The change in zoning classification is meant to reflect the true nature of what was built. This change will not affect the terms and conditions of the recorded Land Development Plan and/or the recorded Declaration for the community.

2. R-40 High Density District to Land Preservation District and R-60 Medium Density Residential District to R-80 Land Preservation District

The properties under this re-zoning classification are being re-zoned to preserve agricultural lands and to encourage the preservation of open space by limiting the number of residential units that can be constructed in the future. The areas being re-zoned are underlain by prime farmland soils and by soils of statewide importance.