



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES

- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
 - ENTITLED: "ALTANSPPS LAND TITLE SURVEY"
PREPARED FOR: YORK ROAD REALTY CO., L.P.
PREPARED BY: CONTROL POINT ASSOCIATES, INC.
FILE NO: 02-200108-00
DATED: 7-24-2020
LAST REVISED: 1-15-2021
- THIS CONCEPT WAS PREPARED STRICTLY BASED UPON INFORMATION IDENTIFIED ABOVE.
- THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS ARE NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.
- THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF ADDITIONAL DUE DILIGENCE.

ZONING
EXISTING ZONING: MU1 MIXED USE DISTRICT
PROPOSED USE: B-33 STORAGE FACILITY (SELF-SERVICE) (V)
F-6 INDOOR RECREATION (NOT PERMITTED) (V)

SITE CALCULATION
SITE AREA: 53,342 SF
NET SITE AREA: 53,342 SF

SITE AREA CALCULATIONS	
BASE SITE AREA	1,225 AC (53,342 SF)
NET ACREAGE / TRACT AREA	1,225 AC (53,342 SF)
NET BUILDABLE AREA	1,225 AC (53,342 SF)

	ZONING DISTRICT REQUIREMENTS		
	REQUIRED	EXISTING	PROPOSED
LOT AREA	2,500 SF	53,342 SF	53,342 SF
BUILDING COVERAGE	60%	54.7%	56.1%
IMPERVIOUS COVERAGE	85%	70.1%	73.7%
FRONT	0 FT	N/A	N/A
SIDE YARD (EA)	5 FT	5 FT	5.0 FT
REAR	25 FT	0 FT (ENC)	5.7 FT (ENC)
GREEN AREA	15%	29.9%	26.3%
MAX. BUILDING HEIGHT	3 STORES / 45 FT	2 STORES	4 STORES (V)
PARKING SETBACK	10 FT	0 FT (ENC)	0 FT (ENC)
RESIDENTIAL BUFFER	40 FT	0 FT (ENC)	0 FT (ENC)

	PARKING REQUIREMENTS	
	REQUIRED	PROVIDED
B33 STORAGE FACILITY (SELF-SERVICE)	1 SPACE / 5,000 SF GFA	
	133,857 SF / 5,000 SF = 27 SPACES	
F-6 INDOOR RECREATION	1 PER 250 SF OF GFA	
	7,200 SF / 250 SF = 29 SPACES	
SHARED PARKING TOTAL	51 SPACES	
TOTAL	56 SPACES	21 SPACES (V)

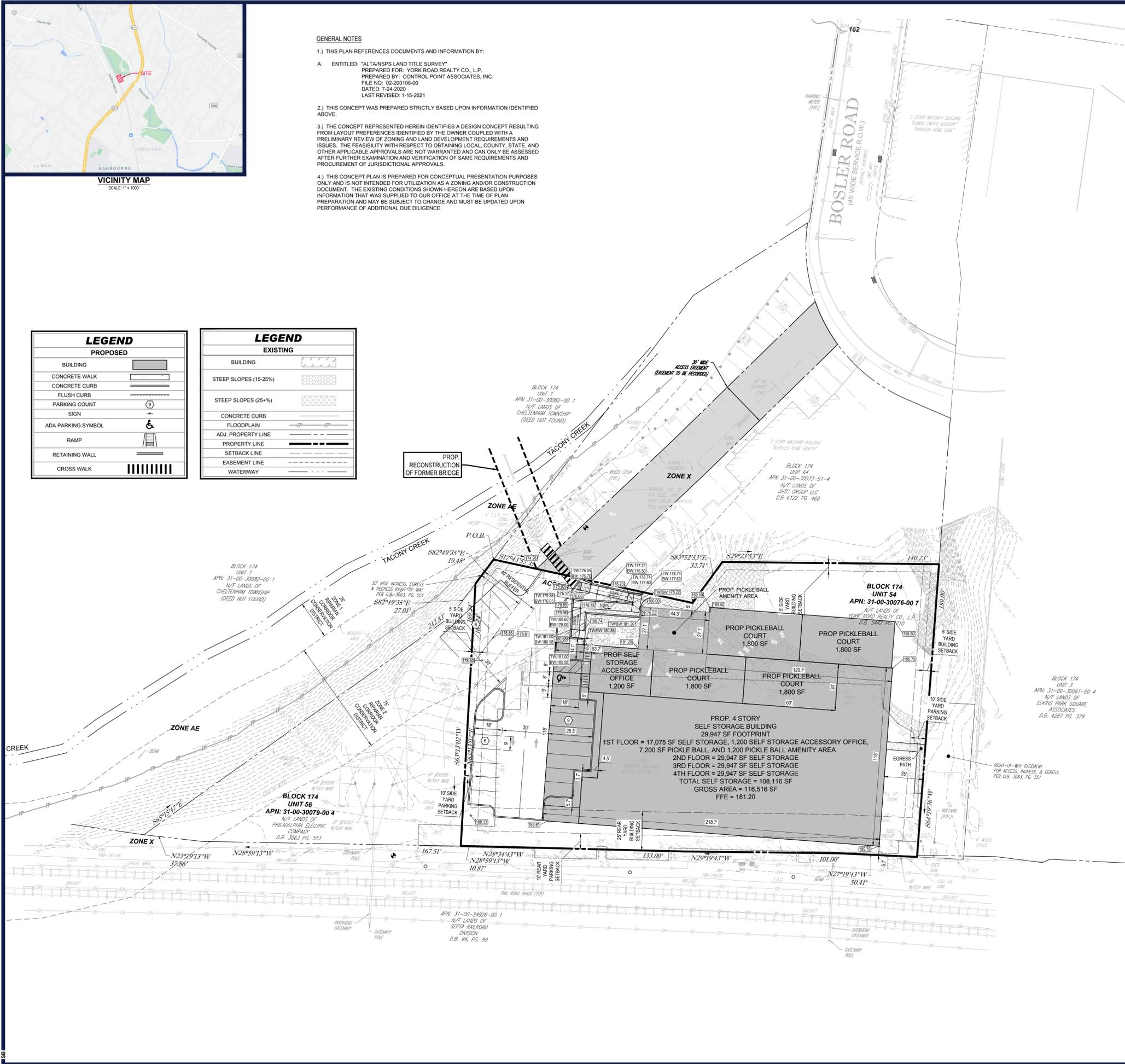
- (V) VARIANCE REQUIRED
(ENC) EXISTING NON-CONFORMITY
- RELIEF REQUESTED**
- A VARIANCE FROM SECTION 295-1301.A TO PERMIT STORAGE FACILITY (SELF-SERVICE) AND TO PERMIT INDOOR RECREATION IN MU-1 MIXED USE ZONING DISTRICT.
 - A VARIANCE FROM SECTION 295-1302.G TO PERMIT A BUILDING HEIGHT OF FOUR STORIES IN LIEU OF THE REQUIRED MAXIMUM OF THE LESSER OF 3 STORES OR 45 FEET.
 - A VARIANCE FROM SECTION 295-2005 TO PERMIT ENCROACHMENT INTO ZONE 2 OF THE RIPARIAN CORRIDOR CONSERVATION DISTRICT, WHERE ZONE 2 AS MEASURED UNDER THE ZONING CODE IS OUTSIDE OF THE 100-YEAR FLOODPLAIN AND IS CURRENTLY IMPACTED BY THE EXISTING DEVELOPMENT.
 - A VARIANCE FROM SECTION 295-2104 TO PERMIT ENCROACHMENT OF THE PROPOSED BUILDING AND PARKING WITHIN THE STEEP SLOPE CONSERVATION OVERLAY DISTRICT.
 - A VARIANCE FROM SECTION 295-2301.E TO PERMIT 21 TOTAL PARKING SPACES IN LIEU OF THE 56 TOTAL SPACES REQUIRED FOR THE USE OF STORAGE FACILITY AND INDOOR/OUTDOOR RECREATION (SELF-SERVICE).
 - A DETERMINATION THAT THE ON-SITE PARKING AS PROVIDED, MEETS THE DEFINITION OF A B-19 PARKING LOT, AND NOT A B-18 PARKING STRUCTURE, OR A VARIANCE IN THE ALTERNATIVE FROM SECTION 295-2301.G TO PERMIT THE PARKING AS PROPOSED IN LOCATION, CONFIGURATION, AND DESIGN.
 - A DETERMINATION THAT THE BUILDING LENGTH AS PROVIDED MEETS THE REQUIREMENTS SET BY SECTION 295-1302.H, OR A VARIANCE FOR SECTION 295-1302.H TO PERMIT THE BUILDING AS PROPOSED.
 - A VARIANCE FROM SECTION 295-2301.B TO PERMIT THE SITE TO BE DEVELOPED WITHOUT PEDESTRIAN ACCESS.
 - A VARIANCE FROM SECTION 295-2301.H(1) TO PERMIT LOADING TO BE LOCATED AT THE SIDE OF THE BUILDING INSTEAD OF THE REAR OF THE BUILDING.
 - A VARIANCE FROM SECTION 295-2301.H(3) TO PERMIT A BUILDING OVER 100,000 SQUARE FEET TO NOT HAVE A LOADING DOCK.
 - A VARIANCE FROM SECTION 295-2301.A TO PERMIT PARKING AREAS WITHOUT PHYSICALLY DELINEATED PEDESTRIAN CONNECTIVITY FROM THE PUBLIC SIDEWALKS, STREET, AND PARKING AREAS TO THE BUILDING.

LEGEND
PROPOSED

BUILDING	[Symbol]
CONCRETE WALK	[Symbol]
CONCRETE CURB	[Symbol]
FLUSH CURB	[Symbol]
PARKING COUNT	[Symbol]
SIGN	[Symbol]
ADA PARKING SYMBOL	[Symbol]
RAMP	[Symbol]
RETAINING WALL	[Symbol]
CROSS WALK	[Symbol]

LEGEND
EXISTING

BUILDING	[Symbol]
STEEP SLOPES (15-25%)	[Symbol]
STEEP SLOPES (25+%)	[Symbol]
CONCRETE CURB	[Symbol]
FLOODPLAIN	[Symbol]
ADJ. PROPERTY LINE	[Symbol]
PROPERTY LINE	[Symbol]
SETBACK LINE	[Symbol]
EASEMENT LINE	[Symbol]
WATERWAY	[Symbol]



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	02/19/2021	PER CLIENT COMMENTS	AAK	JPA
2	7/15/2022	PER CLIENT COMMENTS	JPA	DMB
3	09/15/2022	PER CLIENT COMMENTS	SWB	JPA
4	12/13/2022	PER CLIENT COMMENTS	SWB	JPA
5	01/04/2023	PER CLIENT COMMENTS	SWB	JPA

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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PA0220251.00
DRAWN BY: DMB
CHECKED BY: JPA
DATE: 1/29/21
CAD LD.: PA0220251.00-ZONE

ZONING PLAN

FOR

YORK ROAD REALTY CO., L.P.

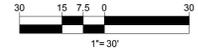
PROPOSED SELF STORAGE

8116 CHURCH ROAD
MONTGOMERY COUNTY
CHELLENHAM, PA
BLOCK & LOT: 174 - 54
APN: 31-00-30076-007

BOHLER
1600 MANOR DRIVE, SUITE 200
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J.P. ALEJNIKOV
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE0864007

SHEET TITLE:
ZONING PLAN
SHEET NUMBER:
Z-01
REVISION 5 - 01/04/2023



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