

# **Technical Memorandum: Review of Economic Impact Proposed Zoning Changes In Garrett Hill Radnor Township**

*Review conducted for:*

**Garrett Hill Coalition**

*Review prepared by:*

**Urban Partners**

**October, 2009**

Urban Partners has been asked to review the likely economic impact of the proposed zoning changes for 56 properties along Garrett Avenue and Conestoga Road in the Garrett Hill section of Radnor Township, PA. 37 of these properties are located along Garrett Avenue and 19 on Conestoga Road (see **Table 1**). 55 of the 56 properties are currently zoned C-1; the corner property at 854 Conestoga is currently zoned C-3.

The proposed zoning creates three new classifications—GH-N which would apply to 24 properties in the northern portion of Garrett Avenue; GH-GA which would apply to 13 properties in the southern portion of Garrett Avenue; and GH-CR which would apply to the 19 properties along Conestoga Road.

**Table 1  
Selected Properties  
Garrett Hill, Radnor Township, PA  
October, 2009**

Address	Owner	Current Use	Current Zoning	Proposed Zoning	Lot Size (SF)	Current Building Size (SF)	Sale Last Ten Years? Date	Price	
102	Garrett Avenue	Anthony & Margaret Marchesani	Residential Rental	C-1	GH-N	2,744	1,445	04/30/2004	\$90,000
103	Garrett Avenue	Jason Park	Vacant Home/Non-Conforming Use Expired	C-1	GH-N	4,704	2,407	02/09/2009	\$85,000
104	Garrett Avenue	Paul & Anne Papay	Residential Rental	C-1	GH-N	2,614	1,591		
105	Garrett Avenue	Jason Natow	Residential Rental	C-1	GH-N	4,095	1,128	11/01/2001	\$75,000
106	Garrett Avenue	William E. DeAngelo	Residential Rental	C-1	GH-N	4,272	1,500 (ve)	01/25/2008	\$195,000
107	Garrett Avenue	Yi Qing Shi	Owner-Occupied Residential	C-1	GH-N	6,186	1,690	10/19/2007	\$250,000
108	Garrett Avenue	William E. DeAngelo	Residential Rental	C-1	GH-N	3,920	1,392	05/12/2000	\$60,000
110	Garrett Avenue	William E. DeAngelo	Residential Rental	C-1	GH-N	4,748	1,104		
111	Garrett Avenue	Nicholas I & Christine M. Albrecht	Residential Rental	C-1	GH-N	5,053	1,690	04/17/2007	\$327,500
112	Garrett Avenue	Charles & Wanda Luchie Eustace	Owner-Occupied Residential	C-1	GH-N	4,922	900	04/28/2006	\$186,000
114	Garrett Avenue	Residential Mtg. Solution LLC	Residential Rental	C-1	GH-N	1,525	1,092		
114R	Garrett Avenue	Howard Sumonia	Owner-Occupied Residential	C-1	GH-N	3,920	2,184		
115	Garrett Avenue	Daniel J. & Patricia A. Hemcher	Residential Rental	C-1	GH-N	4,289	1,448		
116	Garrett Avenue	Carmen M. Fautroy	Residential Rental	C-1	GH-N	2,570	1,036		
116R	Garrett Avenue		Residential Rental	C-1	GH-N	3,401	1,800 (ve)		
117	Garrett Avenue	Joseph Sumanth	Owner-Occupied Residential w. Home Business	C-1	GH-N	4,356	1,448	08/23/2004	\$175,000
118	Garrett Avenue	Benjamin Prater	Owner-Occupied Residential	C-1	GH-N	5,663	1,032		
120	Garrett Avenue	Pandora Williams	Owner-Occupied Residential	C-1	GH-N	4,269	1,654		
122	Garrett Avenue	Gary J. & Jerome F. Plisinski	Residential Rental	C-1	GH-N	5,053	1,495	09/27/2006	\$76,666
123	Garrett Avenue	Robuca Associates	Residential Rental	C-1	GH-N	4,443	1,408	11/20/2002	\$224,120 w. 125
124	Garrett Avenue	Charles A. Iannacone	Residential Rental	C-1	GH-N	3,487	2,400 (ve)		
124	Garrett Avenue	Charles A. Iannacone	Residential Rental	C-1	GH-N	3,659	1,204		
125	Garrett Avenue	Robuca Associates	Residential Rental	C-1	GH-N	4,008	1,656	11/20/2002	\$224,120 w. 123
131-133	Garrett Avenue	Nasira Yasmin Majid	Vacant Lot	C-1	GH-N	10,899			
126	Garrett Avenue	Hazel Cooley	Commercial Office + Upstairs Residential	C-1	GH-GA	12,981	2,900 (ve)		
130	Garrett Avenue	JOKESA	Salon + Residential Rental	C-1	GH-GA	16,146	2,600 (ve)	01/06/2004	\$250,000
136	Garrett Avenue	Luigi DeLauretis	Office Buildings	C-1	GH-GA	14,854	9,000 (ve)		
137	Garrett Avenue	Winston & Patricia Creary	Owner-Occupied Residential	C-1	GH-GA	4,661	1,966		
138	Garrett Avenue	Thomas C. Gironelli	Residential Rental	C-1	GH-GA	1,742	1,088		
140	Garrett Avenue	Paul & Anne Papay	Residential Rental	C-1	GH-GA	1,263	1,216	02/11/2000	\$112,000
141	Garrett Avenue	John J. & Nicole Collins	Owner-Occupied Residential + Salon	C-1	GH-GA	6,186	1,396	05/31/2006	\$230,000
142	Garrett Avenue	Paul & Anne Papay	Residential Rental	C-1	GH-GA	1,263	1,088		
144	Garrett Avenue	Thomas C. Gironelli	Residential Rental	C-1	GH-GA	1,307	1,088		
146	Garrett Avenue	Paul & Anne Papay	Residential Rental	C-1	GH-GA	1,786	1,196		
147	Garrett Avenue	Vincent Craig	Owner-Occupied Residential	C-1	GH-GA	8,451	1,788	08/21/2001	\$147,000
151	Garrett Avenue	Ronald & Rosemary A. DiPietro	Residential Rental	C-1	GH-GA	6,186	1,152		
157	Garrett Avenue	Spano Bros. LLC	Parking Lot	C-1	GH-GA	2,834		03/17/2006	\$76,500
157-159	Garrett Avenue	Spano Bros. LLC	Retail/Commercial	C-1	GH-CR	4,264	2,000 (ve)	03/17/2006	\$373,500
827	Conestoga Road	William C. Kingsland	Commercial + Upstairs Residential	C-1	GH-CR	1,975	2,000 (ve)		
829	Conestoga Road	Doyle & Hemcher	Residential Rental	C-1	GH-CR	14,201	5,000 (ve)		
831	Conestoga Road	Robert J. & Donna J. Bott	Residential Rental	C-1	GH-CR	3,136	1,682	09/12/2003	\$260,000
831	Conestoga Road	Stephen J. & Andreea G. Iacobucci	Commercial + Upstairs Residential	C-1	GH-CR	2,352	1,600 (ve)		
833	Conestoga Road	Doyle & Hemcher	Residential Rental	C-1	GH-CR	10,411	1,336	06/15/2000	\$170,000
833R	Conestoga Road	Doyle & Hemcher	Commercial	C-1	GH-CR	5,584	5,600 (ve)		
850	Conestoga Road	John J. & Sandra M. Michalski	Retail/Commercial	C-1	GH-CR	6,007	2,000 (ve)		
835-841	Conestoga Road	Raymond & Antonella Santacroce	Retail/Commercial	C-1	GH-CR	5,366	5,000 (ve)	11/15/2001	\$637,500
854	Conestoga Road	Andrew P. & Barbara L. Tillman	Auto Repair	C-3	GH-CR	16,674	2,225 (spc)		
901	Conestoga Road	Lousi & Vera Verruni	Retail/Commercial	C-1	GH-CR	2,657	2,500 (ve)		
902	Conestoga Road	Garrett Hill Real Estate Development	Retail/Commercial	C-1	GH-CR	4,443	2,600 (ve)	05/10/2006	\$286,650 w. 904
904	Conestoga Road	Garrett Hill Real Estate Development	Retail/Commercial	C-1	GH-CR	2,370	3,100 (ve)	05/10/2006	\$286,650 w. 902
906	Conestoga Road	Yuen Dun Mark	Retail/Commercial	C-1	GH-CR	2,579	1,200 (ve)		
908	Conestoga Road	Yuk Suen Tam Mark	Retail/Commercial	C-1	GH-CR	3,137	1,200 (ve)		
909	Conestoga Road	Dominick & Jean Nudy	Retail/Commercial	C-1	GH-CR	11,926	3,600 (ve)		
910	Conestoga Road	Antonio & Angela DiFelice	Retail/Commercial	C-1	GH-CR	8,557	5,000 (ve)	08/27/2001	\$375,000
912	Conestoga Road	Anthony & Angela DiFelice	Retail/Commercial	C-1	GH-CR	8,895	1,700 (ve)		
916	Conestoga Road	Kenneth P. Norcini	Auto Repair + Owner-Occupied Residence	C-1	GH-CR	12,502	4,000 (ve)		

(ve) Visually estimated  
(spc) Site Plan from Client

Source: Win2Data; Urban Partners

## Current Zoning

The current C-1 zoning has the following key characteristics:

- Minimum lot size—15,000 SF
- Minimum lot width—100 feet
- Maximum building coverage of lot—25%
- Maximum height—35 feet
- Maximum impervious coverage—60%
- 20 foot front and side yard set backs; 35 foot rear setback
- Maximum building footprint—25,600 SF
- Maximum retail store size—10,000 SF
- Permitted uses—retail, office, church facility, bank, restaurant (no drive-in or drive-through), personal services (but only pick-up for laundry and dry cleaning), small appliance repair
- Off-street parking requirements related to use, but generally one space per 200 SF of commercial use.

The current C-3 zoning has the following key characteristics:

- Minimum lot size—30,000 SF
- Minimum lot width—150 feet
- Maximum building coverage of lot—35%
- Maximum height—35 feet
- Maximum impervious coverage—65%
- 65 foot front setback
- 20 foot side yard setback
- 25 foot rear setback, but no less than 25% of lot depth
- Permitted uses—retail, office, church facility, bank, restaurant (including drive-in or drive-through), personal services, small appliance repair, hotel, publishing/printing, club or lodge, mortuary, catering, theater, bowling alley, other amusements, new car sales, wholesale trade, business school (not trade school), motor vehicle service station (but not a repair shop as main use, unless by special exception), contractor's shop of less than 10,000 SF, indoor storage, utility facility.
- Minimum lot size for hotel—2 acres
- Minimum lot size for restaurant with drive-through—1 acre
- Off-street parking requirements related to use, but generally one space per 200 SF of commercial use.

We should note that only one property on Table 1 meets the minimum lot size requirement for C-1—130 Garrett Avenue—and that property is non-conforming in other ways. The C-3 property does not meet the minimum lot size requirement.

## Proposed Zoning and Current Land Use

The proposed GH-N zoning limits uses to single family detached and semi-detached dwellings and non-traffic home occupations. The proposed GH-GA zoning permits single family detached, semi-detached, and attached dwellings, as well as a variety of personal services and office uses. A commercial structure can contain one accessory dwelling unit.

The GH-CR zoning has the following key characteristics:

- Minimum lot size—4,000 SF
- Maximum lot width—150 feet
- Maximum height—30-35 feet, flat & sloped roofs respectively
- Maximum building lot coverage—80%
- Maximum impervious coverage—95%
- 43 or 30 foot front setback (varying with perpendicular or parallel parking) measured from center line of cartway and yielding an effective minimum setback of 13 feet from property line
- 12 foot side yard setback (may be less in certain circumstances)
- 15 foot or 5 foot rear setback, depending on adjacent use
- Maximum building footprint—7,500 SF
- Permitted uses similar to C-1, except (1) all structures may include residential units in addition to commercial use; (2) banks and governmental uses are not allowed; and (3) wet laundries, florists, locksmiths, caterers, and beer distributors are allowed
- Off-street parking requirements related to use, but generally one space per 285 to 300 SF of commercial use.

As detailed on Table 1, current land uses tend to be heavily residential along Garrett Avenue and predominantly retail/commercial along Conestoga Road. The available data base identifies 22 sales involving 24 properties during the past ten years. This represents 43% of all properties in the area.

## Economics of Development in Proposed GH-N Area

All properties in the proposed GH-N area are non-conforming for C-1 zoning. The largest property in this area is the vacant lot at 131-133 Garrett Avenue at 10,899 SF; the largest adjacent ownership assemblages are 106-110 Garrett Avenue at 12,940 SF and 123-125 Garrett Avenue at 8,451 SF.

Recent sales activity in this area has been high with eleven sales involving twelve properties in the past ten years. Three sales were to owner-occupants during the 2004 to 2007 period for prices ranging from \$175,000 to \$250,000 (\$121 to \$207 per square foot). The owner of one of these properties operates a home business. Six sales were of residential rental property. These sales ranged from \$60,000 in 2000 to \$327,000 in 2007. The two most recent sales have been for \$130 and \$194 per square foot.

This pattern of active sales suggests an on-going market for both owner-occupied and rental residential property in this area. Conversely, there is only one reported effort to convert residential property to commercial use, despite the C-1 zoning. This involves the demolition of residential property at 131-133 Garrett with intent to reconstruct on site for a medical office.

The analysis detailed on **Table 2** illustrates the economic reasons for such lack of interest in conversion. Suppose a property owner managed to assemble a 15,000 SF conforming lot from four or more adjacent properties currently in residential use, demolished those buildings, and constructed a conforming retail or office development. Under C-1 requirements with on-site parking, that effort would yield a 3,400 SF one-story retail use or small footprint three-story office building with approximately 1,525 SF per floor.

Achieving this assemblage would likely cost a minimum of \$600,000 including demolition and very possibly more. Construction of the new retail space would be expected to cost a minimum of \$150 per SF, while a new three-story office building of this size would be more likely to cost \$200 per SF. These costs would require rents of \$29 per SF triple net for retail or \$30 per SF triple net for office to amortize.

These are infeasible rent levels for these sites. Furthermore, given the time it would take to achieve such an assemblage of property, property owners simply won't bother. This is borne out in "on the ground" experience as property has been purchased for "grandfathered" non-conforming residential use rather than being redeveloped for conforming commercial use.

**Table 2**  
**Minimum Conforming Lot Development Potential**  
**C-1 Zoning**

**Lot Characteristics**

Lot Size (SF)	15,000
Maximum Impervious Coverage (SF)	9,000
Acquisition/Demolition Cost (@ \$40/SF)	\$600,000

**Retail Option**

Retail Potential (SF)--Single Story	3,400
Retail On-Site Parking Required	17
Land Required for Parking (SF)	5,525
Retail Space Development Cost (@ \$150/SF)	\$510,000
Total Development Cost	\$1,110,000
Total Development Cost per SF	\$326
Required Rent Per SF Triple Net	<b>\$29</b>

**Office Option**

Office Potential (SF)--Three Story	4,575
Office Footprint (SF)	1,525
Office On-Site Parking Required	23
Land Required for Parking (SF)	7,475
Office Space Development Cost (@ \$200/SF)	\$915,000
Total Development Cost	\$1,515,000
Total Development Cost per SF	\$331
Required Rent Per SF Triple Net	<b>\$30</b>

Source: Urban Partners

On **Table 3**, we have further hypothesized the economics of redevelopment for retail or office use on non-conforming small parcels of 4,000, 6,000, and 10,000 SF. Parcels of this size might be purchased directly in this area without the complexity of multi-parcel assemblage. Again, such redevelopment, even if allowed through variance on minimum lot size in C-1 zoning, would require rents of \$30 to \$32 per SF triple net for small retail spaces (800 to 2,200 SF) and odd three-story office spaces with 600 to 1,000 SF per floor. It seems unlikely that property owners would bother with seeking such variances rather than continuing with non-conforming residential uses.

In fact, the actual experience in this area confirms that property owners have not found this a viable alternative. The two remaining property transactions in the past ten years bear out this conclusion.

**Table 3**  
**Less Than Conforming Lot Development Potential**  
**C-1 Zoning**

**Lot Characteristics**

Lot Size (SF)	4,000	6,000	10,000
Maximum Impervious Coverage (SF)	2,400	3,600	6,000
Acquisition/Demolition Cost (@ \$40/SF)	\$160,000	\$240,000	\$400,000

**Retail Option**

Retail Potential (SF)--Single Story	800	1,325	2,200
Retail On-Site Parking Required	4	7	11
Land Required for Parking (SF)	1,300	2,275	3,575
Retail Space Development Cost (@ \$150/SF)	\$120,000	\$200,000	\$330,000
Total Development Cost	\$280,000	\$440,000	\$730,000
Total Development Cost per SF	\$350	\$332	\$332
Required Rent Per SF Triple Net	<b>\$32</b>	<b>\$30</b>	<b>\$30</b>

**Office Option**

Office Potential (SF)--Three Story		1,800	3,000
Office Footprint (SF)		600	1,000
Office On-Site Parking Required		9	15
Land Required for Parking (SF)		2,925	4,875
Office Space Development Cost (@ \$200/SF)		\$360,000	\$600,000
Total Development Cost		\$600,000	\$1,000,000
Total Development Cost per SF		\$333	\$333
Required Rent Per SF Triple Net		<b>\$30</b>	<b>\$30</b>

Source: Urban Partners

The property at 103 Garrett Avenue has been vacant and therefore lost its rights to residential non-conforming use. The impact of that restriction has been two sales in the past three years at the very low price of \$85,000 for a 2,400 SF home, including one sale early this year. This suggests that non-residential use lacks value in this area, despite the C-1 zoning.

The properties at 123 and 125 Garrett Avenue are even more instructive. These properties were purchased in 2002 by the owner of the adjacent office complex and demolished to their foundations. Faced with the choice of annexing these properties to an existing C-O parcel and constructing new office space or rebuilding in non-conforming use as residential rental on the foundations of the older homes, the developer chose the latter. We can only conclude that non-conforming residential rental use was more valuable.

***Given these specific experiences and the analysis on Tables 2 and 3 above, we conclude that the change of zoning for this area from C-1 to GH-N will not result in loss of value to the properties and instead will provide greater flexibility to property owners in capturing what appears by experience to be more feasible and valuable residential markets.***

## **Economics of Development in Proposed GH-GA Area**

Only one of the 13 properties in the proposed GH-GA area has sufficient lot size to be conforming for C-1 zoning (130 Garrett Avenue). Five of the thirteen properties have been sold in the past ten years (39% of properties). Two sales were to owner-occupants, including one in 2006 for \$165 per square foot. That property also includes a hair salon as a tenant. The other three sales were of a residential rental property, a mixed commercial/residential rental property, and a parking lot.

The 2004 sale of the property at 130 Garrett Avenue is perhaps the most instructive of economic conditions in this area. This property is conforming for redevelopment under C-1 zoning, was purchased for rental in 2004, yet continues in the same mix of commercial and residential uses. Given the \$250,000 purchase price five years ago, the owner could achieve an economically viable redevelopment at rents below those detailed on Table 2 above, but instead finds the economics of the current uses more attractive.

*These specific experiences, supplemented by the analysis on Tables 2 and 3 above, again yields the conclusion that the change of zoning for this area from C-1 to GH-GA will not result in loss of value to the properties. Instead, this new zoning will provide the greater flexibility to property owners that reflects the mix of residential and commercial markets that appear to have greater value in this portion of Garrett Avenue.*

## Economics of Development in Proposed GH-CR Area

The proposed changes from C-1 to GH-CR will have six major and several minor impacts on the potential use of the properties. The major changes include:

- Reduction of conforming lot minimum from 15,000 SF (or 30,000 SF in the case of the C-3 parcel) to 4,000 SF
- Permitting of selected residential uses
- Increase of maximum impervious coverage from 60% to 95%
- Reduction in maximum height from 35 feet to 30 to 35 feet with various adjustments
- Reduction in parking requirements for most commercial uses
- Change of maximum building coverage requirement from 25% of lot to 7,500 SF.

Currently, the lone C-3 zoned property is below the 30,000 SF minimum; none of the 18 other properties are sufficiently large to be conforming under C-1. Twelve of the 19 properties will be conforming under GH-CR and one additional property is under joint ownership with an adjacent conforming property and is currently being utilized in conjunction with that property.

One-third of the properties in this area include residential use, despite its restriction under C-1, suggesting the allowance for this use will add a known market for properties in this area.

The impact of the increased impervious coverage, reduction in height, adjusted parking standards, building coverage adjustments, and certain other changes will vary from property to property and can only be analyzed by looking at specific existing and hypothetical circumstances. The smallest current parcel in this area is a bit less than 2,000 SF; the largest, a bit less than 17,000 SF. On **Table 4**, we consider the development potential for sites through this size range (2,000 SF to 17,000 SF) as well as the potential for larger assemblages of parcels up to a total of 30,000 SF of land.

For each parcel size, we have assessed the development potential under C-1 zoning for three types of development—single-story retail use; three-story office buildings; and two-story office buildings over surface parking with a 500 SF office core for entry and circulation. In doing this analysis for parcels less than 15,000 SF we have ignored the minimum lot size requirement. Similarly, we undertook the same analysis for each parcel size under the development requirements of the proposed GH-CR zoning. Under the proposed zoning, we assumed that new height/roof restrictions would limit office buildings to two stories and would also limit the area for under-building parking.

As shown of Table 4, in all cases the potential for retail/office development under the proposed GH-CR zoning is 10% to 125% greater than under the existing C-1 zoning. ***For typical parcels in the 7,000 to 17,000 SF range, the development potential is from 86% to 107% greater.***

We should note that in the unlikely circumstance that a property owner achieved an assemblage substantially exceeding 30,000 SF and sought full redevelopment for single-story retail purposes, the GH-CR requirements may be slightly more restrictive than C-1. However, this situation is

extremely unlikely. There are also some minor reductions in allowable commercial uses (banks, government offices) that might in the rare situation impact development potential.

We must also note that the current development of many properties exceeds the redevelopment potential under either C-1 or GH-CR zoning and that we would not expect to see proposals for redevelopment in any case.

**Table 4**  
**Alternative Lot Development Potential**  
**C-1 Zoning**

<u>Lot Characteristics</u>	2,000	4,000	7,000	10,000	15,000	17,000	20,000	25,000	30,000
Lot Size (SF)	2,000	4,000	7,000	10,000	15,000	17,000	20,000	25,000	30,000
Maximum Impervious Coverage (SF)	1,200	2,400	4,200	6,000	9,000	10,200	12,000	15,000	18,000
<b>Retail Option</b>									
Retail Potential (SF)--Single Story	400	800	1,600	2,200	3,400	3,800	4,525	5,600	6,800
Retail On-Site Parking Required	2	4	8	11	17	19	23	28	34
Land Required for Parking (SF)	650	1,300	2,600	3,575	5,525	6,175	7,475	9,100	11,050
<b>Office Option</b>									
Office Potential (SF)--Three Story			2,000	3,000	4,525	5,200	6,000	7,600	9,150
Office Footprint (SF)			667	1,000	1,508	1,733	2,000	2,533	3,050
Office On-Site Parking Required			10	15	23	26	30	38	46
Land Required for Parking (SF)			3,250	4,875	7,475	8,450	9,750	12,350	14,950
<b>Office Over Parking Option</b>									
Office Potential (SF)--Two Story			2,200	3,200	5,200	5,800	7,000	8,800	10,600
Office Footprint (SF)			1,100	1,600	2,600	2,900	3,500	4,400	5,300
Office Base (SF)			500	500	500	500	500	500	500
Office On-Site Parking Required			11	16	26	29	35	44	53
Land Required for Parking (SF)			3,575	5,200	8,450	9,425	11,375	14,300	17,225
<b>GH-CR Zoning</b>									
<b>Lot Characteristics</b>									
Lot Size (SF)	2,000	4,000	7,000	10,000	15,000	17,000	20,000	25,000	30,000
Maximum Impervious Coverage (SF)	1,900	3,800	6,650	9,500	14,250	16,150	19,000	23,750	28,500
<b>Retail Option</b>									
Retail Potential (SF)--Single Story	900	1,800	3,075	4,500	6,775	7,500	7,500	7,500	7,500
Retail On-Site Parking Required	3	6	11	15	23	25	25	25	25
Land Required for Parking (SF)	975	1,950	3,575	4,875	7,475	8,125	8,125	8,125	8,125
<b>Office Option</b>									
Office Potential (SF)--Two Story			3,990	5,700	8,550	9,690	11,400	14,350	15,000
Office Footprint (SF)			1,995	2,850	4,275	4,845	5,700	7,175	7,500
Office On-Site Parking Required			14	20	30	34	40	51	53
Land Required for Parking (SF)			4,550	6,500	9,750	11,050	13,000	16,575	17,225
<b>Office Over Parking Option</b>									
Total Office (SF)			4,560	6,555	9,975	10,830	12,255	14,535	15,000
Office Potential (SF)--First Story			1,300	1,900	2,800	3,330	4,755	7,035	7,500
Office Potential (SF)--Second Story			3,260	4,655	7,175	7,500	7,500	7,500	7,500
Office On-Site Parking Required			16	23	35	38	43	51	53
Land Required for Parking (SF)			5,200	7,475	11,375	12,350	13,975	16,575	17,225
<b>GH-CR Zoning Potential As Percentage of C-1 Potential</b>									
Retail Development	225%	225%	192%	205%	199%	197%	166%	134%	110%
Office Development	N/A	N/A	200%	190%	189%	186%	190%	189%	164%
Office Over Parking Development	N/A	N/A	207%	205%	192%	187%	175%	165%	142%

Source: Urban Partners

*Taken together, the changes in development requirements from C-1 to GH-CR zoning would appear to increase the commercial development potential of properties in this area by approximately 85% to 105%. This yields the conclusion that the change of zoning for this area from C-1 to GH-CR will not result in loss of value to the properties. Instead, this new zoning will provide both for more intensive development and for greater flexibility of uses, likely resulting in value increases above those reflected in the current C-1 zoning.*

## The Unusual Case of the C-3 Zoned Property

One property—854 Conestoga Road—is currently zoned C-3, though the parcel is below the minimum site size for C-3 use. The client has provided Urban Partners with an analysis of development potential for the site based on C-3 requirements which is illustrated below:



This analysis indicates a maximum site coverage of 1,140 SF. Based on C-3 zoning, we assume this could involve as large as a three-story office building for a total development of 3,420 SF.

**Table 5**  
**GH-CR Zoning**  
**854 Conestoga Road**

**Lot Characteristics**

Lot Size (SF)	16,146
Effective Lot Size After Deduction for 150' Maximum Width	14,848
Maximum Impervious Coverage (SF)	14,106

**Retail Option**

Retail Potential (SF)--Single Story	6,631
Retail On-Site Parking Required	23
Land Required for Parking (SF)	7,475

**Office Option**

Office Potential (SF)--Two Story	8,550
Office Footprint (SF)	4,275
Office On-Site Parking Required	30
Land Required for Parking (SF)	9,750

**Office Over Parking Option**

Total Office (SF)	9,690
Office Potential (SF)--First Story	2,800
Office Potential (SF)--Second Story	6,890
Office On-Site Parking Required	34
Land Required for Parking (SF)	11,050

**Residential Over Retail Option**

Total Retail (SF)	5,100
Residential Units	5
On-Site Parking Required	27
Land Required for Parking (SF)	8,775

Source: Urban Partners

On **Table 5**, we have analyzed the retail, office, and mixed use development potential for this site under the proposed GH-CR zoning. Based on these proposed requirements, this site would appear to accommodate 6,631 SF of single story retail or 8,550 to 9,690 SF of office use in two stories. The property could also be developed mixed use with 5,100 SF of retail and five upper floor residential units.

***In all cases, the development potential under the proposed GH-CR zoning greatly exceeds, and in some cases more than doubles, the development potential under current C-3 zoning. This yields the conclusion that the change of zoning for this site from C-3 to GH-CR will not result in loss of value to the property. Instead, this new zoning will provide both for more intensive development and for greater flexibility of uses, likely resulting in value increases above those reflected in the current C-3 zoning.***