

# MASTER PLAN AMENDMENT

## Creation of OP-1 Zone

### Office Park Districts (OP and OP-1)

This amendment changes a portion of the Office Park Zone (OP) to a new zone designation; Office Park 1 (OP-1) a live/work mixed use zone. The OP District remains unchanged.

The purposes of the OP-1 zone include:

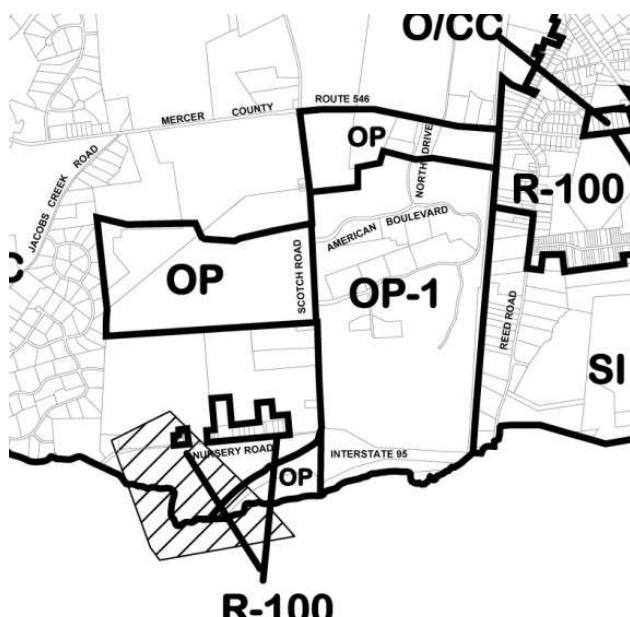
- consolidation of development on the east side of Scotch Road and minimizing environmental impacts on the west side,
- providing new use options that will aid the transition from a single user corporate campus to a multi-user environment, and
- fortifying the viability and vitality of the office and hospital uses that currently exist.

This goal is advanced by slightly expanding the range of allowed uses, in the OP District, which permits farms, offices, research facilities, restaurants, hospitals and veterinary hospitals. The OP-1 District will also include:

- continuing care uses (independent living, assisted living, skilled nursing, etc.) that complement the hospital,
- residential multiple-family housing that will help to address the township's affordable housing obligation,
- a hotel,
- small scale retail uses, including restaurants, and service uses (including fitness centers, drugstores, barbers and beauty salons) intended primarily to serve the local community with no individual retail unit exceeding 15,000 square feet, and
- public purpose uses and community facilities, including a Municipal Senior Center and community center.

Utilizing this location to diversify the existing housing stock of Hopewell Township allows growth while limiting sprawl, encourages clustering of development, permits multi-story buildings where multi-story buildings already exist, and focuses growth within the existing sewer service area.

The OP and OP-1 Districts are illustrated at right and the OP-1 District Tax Lots are indicated in Schedule A. Bulk and use criteria of the OP District will apply to both the OP and OP-1 zones.



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#### **Schedule A**

Tax Block 91      Tax Lots 3.01, 3.02, 3.03, 3.04, 3.05, 3.06, 3.07, 3.08, 3.09, 3.11, 3.14, 3.15, 3.21, 3.22,

Tax Lot 3.95 (*excluding that portion located between the easterly line of North Drive, the southerly line of County Route 546, the westerly line of Lot 5 and the northerly line of the JCP&L easement*),

Tax Lots 3.161, 3.181, 3.191, 3.961

Tax Block 91.01      Tax Lots 4, 36 and 21