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Date: December 28, 2020

To: Steve Norcini, PE Township Engineer

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
Mary Eberle, Esq. – Grim, Biehn, and Thatcher
Damon Drummond, PE – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department

RE: 910& 912 Conestoga Road & 26 Wentworth Lane

Date Accepted: December 7, 2020

60 Day Review: February 5, 2021

Gannett Fleming, Inc. has completed a review of the Sketch Plan for the above referenced project for compliance with the Radnor Township Code. The applicant is proposing to consolidate three lots and construct a new 3 story building that will include 6 apartment dwelling units on the 2nd and 3rd floors and commercial space on the ground floor, including outdoor dining. A parking area will be provided at the rear of the structure. The lots are located in the R-5 and GH-CR zoning districts. These Plans were reviewed for conformance with Subdivision and Land Development, Zoning and other applicable codes of the Township of Radnor.

The applicant has indicated that the following variances will be required:

1. §280-34 – Permitted Uses - the R-5 zoning on the 26 Wentworth property does not permit commercial parking as a permitted use.
2. §280-35.A.8 – Allowable Impervious Cover – The impervious coverage of the parking area on the 26 Wentworth property will exceed 40% of the lot area permitted in the R-5 District.
3. §280-49.8.A.1.a.4 – Front Yard setback – The front yard building setback matches the existing building setback which is less than the required minimum front yard setback.
4. §280-49.8.A.1.b.2.a – Side Yard setback – The western side yard setback matches the existing which is less than the required minimum side yard setback for detached buildings with parking access.
5. §280-49.8.B – Permitted Uses – The proposed outdoor dining is not a Permitted Use in the GH-CR District.

Gannett Fleming, Inc.

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Zoning - 910& 912 Conestoga Road and 26 Wentworth Lane

Plans Prepared By: Sky Design Studio

Dated: 10/15/2020

Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval or a Planning Exemption is received from the PA DEP.

Zoning

1. §280-34 – The applicant is provided parking on the 26 Wentworth property that is located in the R-5 zoning district. Commercial parking is not a permitted use. The applicant is requesting a variance from this condition.
2. §280-35.A.8 – The allowable impervious coverage in the R-5 zoning district is 40%. The applicant has not provided the actual impervious coverage for the 26 Wentworth Lane lot, but has indicated that the total project impervious coverage is 73.78%. The applicant is requesting a variance from this condition.
3. §280-49.8.A.1.a.4 – The front building line setback on a collector or local street without perpendicular parking is 30 feet with parallel parking and 22 feet without parallel parking. The applicant has indicated that the front yard building setback proposed matches the existing building setback which is less than the required minimum. The applicant is requesting a variance from this condition.
4. §280-49.8.A.1.b.2.a – The side yard setback for detached structures without parking access is 5 feet. The western side yard setback matches the existing which is less than the required minimum side yard setback for detached buildings with parking access. The applicant is requesting a variance from this condition.
5. §280-49.8.B – Outdoor dining is not a Permitted Use in the GH-CR District. The applicant is requesting a variance from this condition.
6. §280-49.11.D – Every use, other than a motor vehicle or bicycle parking lot shall be completely enclosed within a building. The applicant must request a variance from this condition.
7. §280-49.11.H – No restaurant or bar or similar use shall be conducted where

customers and patrons are served food and/or drinks for the immediate consumption outside of the building in which the restaurant or bar business is conducted. All preparation, serving and consumption of food shall be inside the building at which the business is conducted, except for food or drink taken out for consumption off the restaurant or bar premises. The applicant must request a variance from this condition.

8. §280-49.12.A – The applicant has indicated on the plans that 38 spaces will be provided. Additional information regarding the commercial space and restaurant must be provided to ensure adequate parking is proposed.

Subdivision and Land Development

1. §255-19.A(2) – The site plan must include the name and address of the owner/applicant. The plans indicate that the owner is PA CASSA, LLC. This is inconsistent with the Township application and the DCPC application submitted. This must be revised.
2. §255-19.A(4) – The zoning table should be revised to indicate the proposed conditions for each of the zoning districts.
3. §255-19.A(12) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans.
4. §255-27.C(2) – Additional right-of way and/or cartway widths may be required by the Board of Commissioners in order to lessen traffic congestion, to secure safety from fire, panic and other dangers, to facilitate the adequate provision for transportation and other public requirements and to promote the general welfare.
5. §255-27.I(5) – In general, no private driveway shall take access to an arterial or major collector street.
6. §255-29.A(12) – The width of entrance and exist drives shall be a minimum of 12 feet for one way use only, a minimum of 25 feet for two way use and a maximum of 25 feet at the street line and 35 feet at the curblineline. The plans indicate that the one way drive off Conestoga Road will be approximately 10 feet wide and the drive off Wentworth Lane would be approximately 20 feet wide. It is unclear if the drive off Wentworth Lane will be one way or two way. The access drives shall be revised to confirm with this section.

7. §255-29.B(1) – All parking areas shall have at least one tree 2 ½ inches minimum in caliper for every five parking spaces in single bays and one tree 2 ½ inches minimum in caliper in double bays.
8. §255-38.B – Street trees 2 ½ inches dbh at intervals of not more than 30 feet along both sides of new streets or along one or both sides on an existing street within the proposed subdivision or land development must be provided.
9. §255-42.A – Buffer screens are required between subdivisions and land developments and along existing streets to soften visual impact to screen glare and to create a visual barrier between conflicting land uses. A buffer screen must be provided in accordance with this section.
10. §255-93.A – Street trees 2 ½ to three inches in caliper shall be planted along both sides of Conestoga Road at an interval of 25 feet on center, but they shall not block visibility of existing store windows.
11. §255-94.B(1) – Full cutoff light fixtures shall be used to direct light downwards. For the GH-CR fixture heights shall not be higher than 12 feet.
12. §255-95.A(1) – Sidewalks shall be designed to have a minimum width of six feet on Conestoga Road.
13. §255-103.A – The site amenity standards in this section shall apply to all new or redeveloped properties in the Garrett Hill Zoning District.

If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.



Roger A. Phillips, P.E.
Senior Project Manager