



September 18, 2020

**VIA HAND DELIVERY**

Board of Commissioners  
Radnor Township  
301 Iven Avenue  
Wayne, PA 19087  
Attention: Mr. Kevin Kochanski, Director of Community Development

**RE: Proposed Zoning Map Amendment for CG Wayne, LLC**

Dear Board Members:

On behalf of CG Wayne, LLC (the "Concordia"), enclosed for your consideration please find ten (10) copies of each of the following:

- (1) Statement of circumstances for the proposed zoning map change;
- (2) Draft proposed ordinance;
- (3) Survey of the impacted property prepared by Control Point Associates, Inc.;
- (4) Proposed development plan for the subject property; and
- (5) Proposed amended zoning map; each depicting the proposed zoning map amendment.

A check in the amount of \$1,500, payable to Radnor Township, was hand delivered to the Township under separate cover.

The proposed Zoning Map Amendment involves two (2) parcels in Radnor Township, identified as Folio Nos. 36-02-0097810 and 36-02-0097820 (the "Parcels") which are currently zoned PI – Planned Institutional and R-1 Residential, respectively, and are located along Walnut Avenue, Chamounix Road, Radnor Street Road and Eagle Road. The properties are presently owned by Eastern University but are under an agreement of sale to be sold to Concordia.

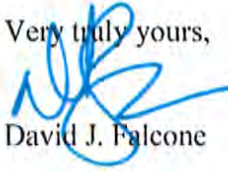
Concordia is simultaneously filing a Land Development Application with the Township in order to develop the Parcels with twenty (20) residential homes.

Mr. Kevin Kochanski  
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We look forward to discussing the Zoning Map Amendment with the Board of Commissioners and Planning Commission. Please advise as to when the Board of Commissioners and Planning Commission will be able to consider this request.

Please feel free to contact me at the above phone number or email address if you have any questions.

Very truly yours,



David J. Falcone

cc: Mr. Devin Touhey  
Mr. William Collins  
Nicholas Caniglia, Esquire  
Robert Lambert, P.E.

CG WAYNE, LLC  
ZONING MAP AMENDMENT REQUEST  
STATEMENT OF CIRCUMSTANCES

Applicant, CG Wayne, LLC (the “CG”), is the equitable owner of a certain 19.526 acre property known as Folio Nos. 36-02-0097810 and 36-02-0097820 (collectively, the “Property”) located along Walnut Avenue, Chamounix Road, Radnor Street Road and Eagle Road in Radnor Township, which is presently owned by Eastern University. The Property is improved with fourteen (14) dwellings as well as a large parking lot used to serve Eastern University faculty, staff, students and visitors. The Property is presently zoned Planned Institutional.

In or around 2011, a portion of the Property (parcel 36-02-0097810) was re-zoned from R-1 Residential to PI Planned Institutional. At the time of the re-zoning, Eastern University was contemplating using the Property for dormitories and classroom for graduate students, doctoral students or students of the Compolo College (the “Eastern Proposed Uses”). Eastern University has elected to forego the Eastern Proposed Uses of the Property and to sell the Property.

CG, pursuant to an Agreement of Sale dated May 9, 2019 has acquired an equitable interest in the Property. Since acquiring its equitable interest in the Property, CG has prepared proposed land development plans for by-right development of the Property under the Township’s R-2 Residential Zoning District (the “Proposed Plans”). CG has met with residents and has received general support for the proposed zoning map change impacting the Property and the Proposed Plans.

The proposed zoning map amendment will change the underlying zoning of parcel 36-02-0097810 from PI – Planned Institutional to R-2 Residential and of parcel 36-02-0097820 from R-1 Residential to R-2 Residential. The proposed zoning map change will be limited to only the Property (as depicted on the attached survey) and will not otherwise seek to change any of the provisions of the Radnor Township Zoning Code. As noted above, the Property had previously been zoned residential, but had been amended, in part, to PI to accommodate Eastern University’s proposed use of the Property.

The proposed R-2 Residential zoning is consistent with neighboring properties and directly adjacent properties as more clearly depicted on the attached proposed zoning map. Properties to the west of the Property are zoned R-2, properties to the south are zoned R-2 and R-1, properties to the east are zoned R-2 and the properties to the north are zoned PI.

Finally, as discussed with neighboring property owners, CG is proposing to demolish the existing fourteen (14) dwellings and to construct twenty (20) new homes on the Property. The proposed development of the Property is more clearly depicted on the attached plan.

**RADNOR TOWNSHIP  
DELAWARE COUNTY, PENNSYLVANIA  
ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING THE ZONING MAP OF RADNOR TOWNSHIP BY REZONING DELAWARE COUNTY TAX PARCEL NO. 36-02-0097810 FROM PI – PLANNED INSTITUTIONAL TO R-2 RESIDENTIAL AND PARCEL NO. 36-02-0097820 FROM R-1 RESIDENTIAL TO R-2 RESIDENTIAL

The Board of Commissioners of the Township of Radnor does hereby ENACT and ORDAIN the following amendment to the Zoning Map of Radnor Township as follows:

SECTION 1. Section 280-6 (entitled “Zoning Map”) and the Zoning Map of Radnor Township which is adopted as part of the Radnor Township Zoning Ordinance, is hereby revised (i) to zone Delaware County Tax Parcel 36-02-0097810, currently zoned PI – Planned Institutional District, to R-2 Residential District, and (ii) to zone Delaware County Tax Parcel 36-02-0097820, currently zoned R-1 Residential District, to R-2 Residential District.

SECTION 2. Repealer. All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

SECTION 3. Severability. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part hereof other than that portion specifically declared invalid.

SECTION 4. Effective Date. This Ordinance shall become effective in accordance with the Home Rule Charter of Radnor Township.

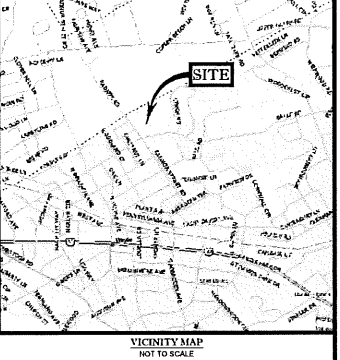
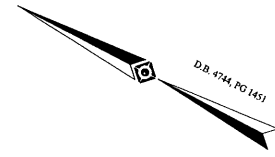
ENACTED and ORDAINED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

ATTEST:

BOARD OF COMMISSIONERS,  
RADNOR TOWNSHIP

\_\_\_\_\_  
William White, Secretary

BY: \_\_\_\_\_  
Name:  
Title:



- NOTES:**
1. PROPERTY KNOWN AS FOLIO 36-02-00774-0 & FOLIO 36-02-00779-0 AS IDENTIFIED ON THE TAX MAPS OF DELAWARE COUNTY, RADNOR TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA.
  2. AREA = 450,593 SQUARE FEET OR 10.2526 ACRES.
  3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATIONS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
  4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
  5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND EASEMENTS THAT MAY BE CONTAINED THEREIN.
  6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
  7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
  8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD8), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VHS NETWORK (KEYNETGPS).
  9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
  10. INDIVIDUAL TREE LOCATIONS, SPECIES AND SIZES SHOWN ARE PER REF. #8.

- REFERENCES:**
1. MAP NO. OF THE OFFICIAL TAX MAPS OF DELAWARE COUNTY, RADNOR TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA.
  2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, DELAWARE COUNTY, PENNSYLVANIA (ALL JURISDICTIONS) PANEL 17 OF 252 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP REVISED NOVEMBER 18, 2009, MAP NUMBER 42645C02171."
  3. MAP ENTITLED "RECORD PLAN PREPARED FOR MICHAEL G. & JEANNE D. O'NEILL, RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA PREPARED BY TURNER-HEASTMAN ASSOCIATES, INC. DATED OCTOBER 4, 1991, LAST REVISED JANUARY 1992, SHEET 1 OF 5, RECORDED AS PLAN VOLUME 17, PAGE 410."
  4. MAP ENTITLED "MAIN EXTENSION FOR CHAMOIX ROAD, RADNOR, DELAWARE COUNTY" PREPARED BY ADIA PENNSYLVANIA INCORPORATED, DATED 11-11-08, PROJECT #85101, PLATE #1-02B, SHEET 3 OF 16."
  5. MAP ENTITLED "WATER MAIN REPLACEMENT FOR EAGLE ROAD (S.R. 1000) FROM RADNOR ROAD TO KING OF PRUSSIA ROAD, RADNOR TOWNSHIP, DELAWARE CO., PENNSYLVANIA" PREPARED BY ADIA PENNSYLVANIA, INC. DATED 07/07/09."
  6. MAP ENTITLED "GRID MAP NO. 40C3-EH12, DELAWARE COUNTY" DELCD MAP NO. 2018, DATED 10-5-08, SHEET 1 OF 1."
  7. MAP ENTITLED "GRID MAP NO. 40C2-C07A, DELAWARE COUNTY" DATED 11-29-06, SHEET 1 OF 1."
  8. MAP ENTITLED "TREE EVALUATION FOR THE EASTERN DEVELOPMENT", PREPARED BY JONATHAN ANDERSON LANDSCAPE ARCHITECTS, INC. DATED 04/20/10."
  9. UTILITY LOCATION MAPS OBTAINED FROM PECC ENERGY COMPANY.

**LEGEND**

—	EXISTING CONTOUR
X 123.45	EXISTING SPOT ELEVATION
X 123.45	EXIST. TOP OF CURB ELEVATION
X 123.45	EXIST. OUTLET ELEVATION
X 123.45	EXIST. TOP OF WALL ELEVATION
X 123.45	EXIST. BOTTOM OF WALL ELEVATION
—	OVERHEAD WIRES
—	APPROX. LOC. UNDERGROUND GAS LINE
—	APPROX. LOC. UNDERGROUND ELECTRIC LINE
—	APPROX. LOC. UNDERGROUND WATER LINE
—	DEPRESSED CURB
W	HYDRANT
W	WATER VALVE
W	WATER METER
W	GAS VALVE
W	GAS METER
W	ELECTRIC METER
W	SANITARY/SEWER MANHOLE
W	UNKNOWN MANHOLE
W	CLEAN OUT
W	VENT & NUMBER OF VENTS
W	UTILITY POLE
W	UTILITY POLELIGHT POLE
W	GUY WIRE
W	TRAFFIC SIGNAL POLE
W	BOX
W	MAIL BOX
W	BOLLARD
W	METAL GUIDE RAIL
W	MONITORING WELL
W	AREA LIGHT
W	CATCH BASIN OR INLET
W	TREE & TRUNK SIZE (SEE NOTE #10)
W	PARKING SPACE COUNT
W	DEPRESSED CURB
W	EDGE OF CONIC
W	EDGE OF PAVEMENT
W	LANDSCAPED AREA
W	METAL COVER
W	TYPICAL
W	SOLID WHITE LINE
W	FENCED
W	BUILDING
W	BUILDING FOOTPRINT AREA
W	SURVEY MEASURE
W	DEED MEASURE

**UTILITIES**

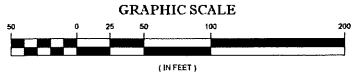
THE FOLLOWING COMPANIES WERE NOTIFIED BY PENNSYLVANIA ONE CALL SYSTEM, INC. (1-800-243-1778) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBERS: 201906414

**UTILITY COMPANY**  
 AQUA PENNSYLVANIA, INC. 610-252-1400  
 COMCAST CABLEVISION 215-961-3000  
 PECC 215-161-6000  
 VERIDON 215-671-7000  
 RADNOR TOWNSHIP 610-588-5600

**RADNOR STREET ROAD**  
 (A.K.A. RADNOR ROAD)  
 (A.K.A. RADNOR STREET)  
 (33' WIDE R.O.W.)  
 (ASPHALT PAVEMENT)

**CHAMOIX ROAD**  
 (A.K.A. CHAMOIX AVENUE)  
 (NOT OPEN/NOT IMPROVED)

**WALNUT AVENUE**  
 (30' WIDE R.O.W.)  
 (PAVED PAVEMENT)



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

**JAMES C. WEED**  
 PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #BS27290

10-21-2019  
 DATE

NO.	REVISION	DATE	BY	DATE
1	REVISED TO SHOW UPDATES SITE CONDITIONS & LATER ENGINES	10-21-2019	J.C.W.	
2	DESCRIPTION OF REVISION	FIELD CREW DRAWING	APPROVED	DATE
1	FIELD DATE	9-30-2019		
2	FIELD DATE	3-22-2010		
3	FIELD BOOK NO.	19-13		
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- LEGEND**
- ⊕ Existing Heritage Tree To Be Removed
  - ⊗ Existing 19-29" DBH Tree To Be Removed
  - ✕ Existing 6-18" DBH Tree To Be Removed
  - ✕ Existing <6" DBH Tree To Be Removed
  - ⊕ Existing Hazard Tree To Be Removed
  - ⊕ Transplant Tree (Original Location)
  - ⊕ Existing Canopy Tree To Be Preserved Heritage Size
  - ⊕ Existing Canopy Tree To Be Preserved 19-29" DBH
  - ⊕ Existing Canopy Tree To Be Preserved 6-18" DBH
  - ⊕ Proposed Canopy Trees: 108\*
  - ⊕ Proposed Flowering Trees: 117
  - ⊕ Proposed Transplanted Trees: 41\* (Final Location)
  - - - Proposed Limit of Disturbance

**TREE REPLACEMENT**

REQUIRED: 225	PROVIDED: 225
CANOPY TREES REQUIRED: 108	CANOPY TREES PROVIDED: 108

**NOTES:**

\*Add Alternate Transplants noted on LO01 will be planted in lieu of 28 of the Proposed Canopy Trees. Transplanted trees will be planted outside of the limit of disturbance so that transplants may occur in a single move.

See Removals Plan for Removals Quantities and Detailed Replacement Calculations/Requirements.

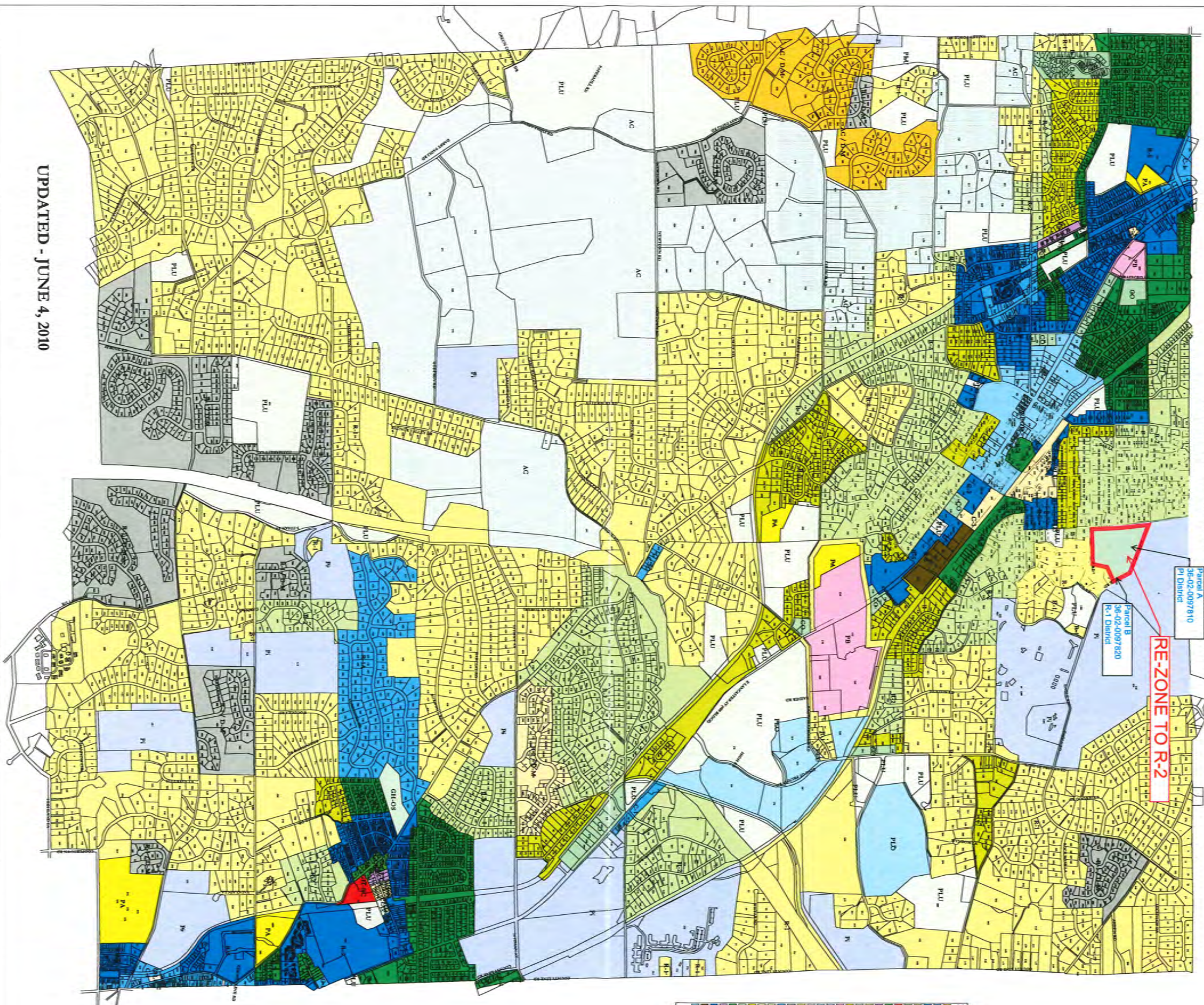
All Proposed Trees to be 2.5" Caliper (or Equivalent for Multistemmed Trees) Unless Otherwise Indicated.

DATE: 6/8/2020  
SCALE: 1"=50'

**PLANTING PLAN**  
for the  
**EASTERN DEVELOPMENT**  
WAYNE  
PENNSYLVANIA



RADNOR TOWNSHIP ZONING MAP



Parcel A  
38-02-0097810  
Pl District

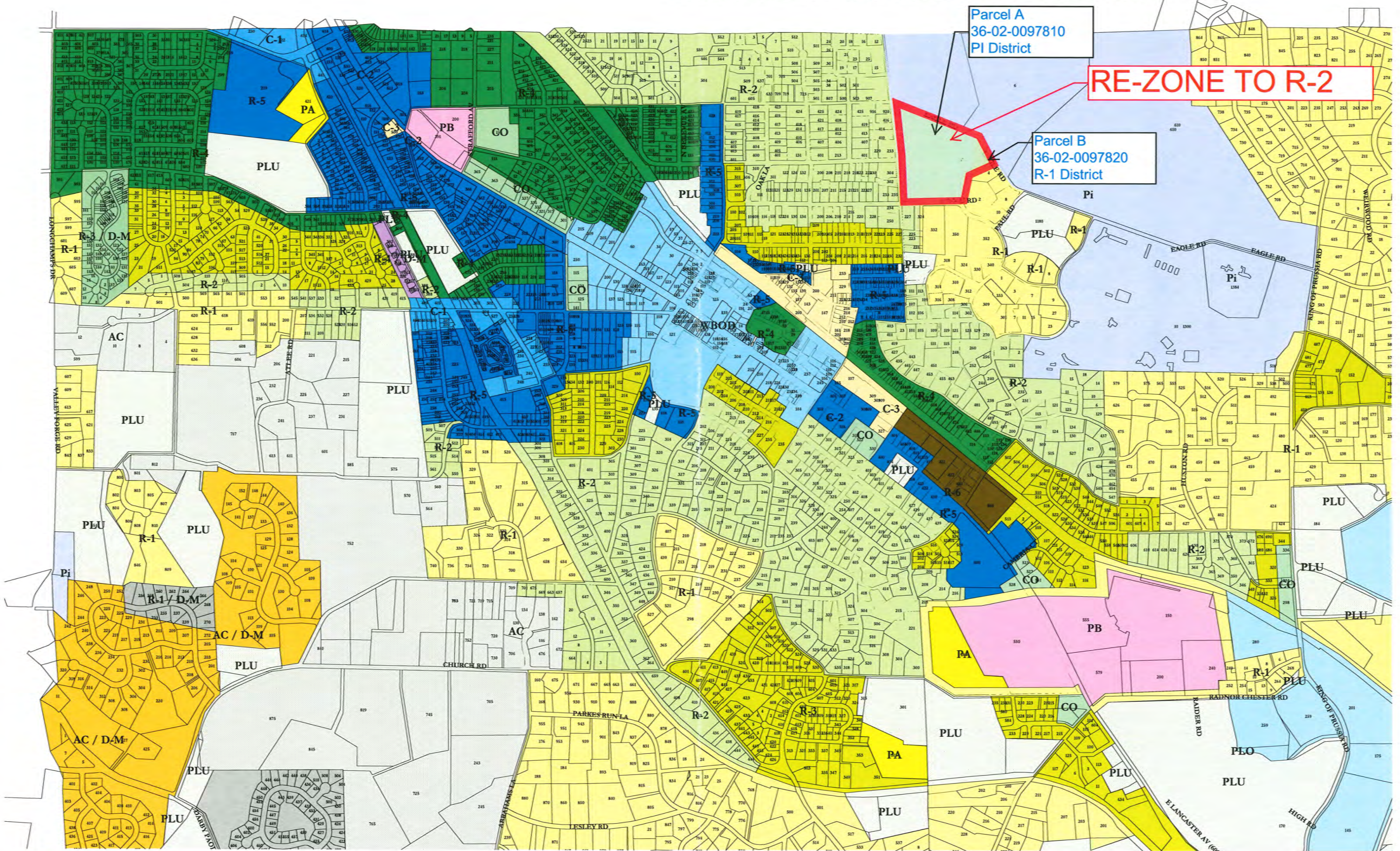
Parcel B  
38-02-0097820  
Pl District

**RE-ZONE TO R-2**

Color	District Name
Yellow	AC / D/M
Light Blue	C-1
Blue	C-2
Dark Blue	C-3
Light Green	CO
Red	GH-BC
Green	GH-CR
Light Green	GH-GA
Light Green	GH-N
Light Green	GH-OS
Pink	PA
Pink	PB
Pink	PH
Light Blue	PLO
Light Blue	PLU
Light Blue	R-1
Light Blue	R-1 / D/M
Light Blue	R-1A
Light Blue	R-2
Light Blue	R-2 / D/M
Light Blue	R-3
Light Blue	R-3 / D/M
Light Blue	R-4
Light Blue	R-4 / D/M
Light Blue	R-5
Light Blue	R-6
Light Blue	WHOD

UPDATED - JUNE 4, 2010

# RADNOR TOWNSHIP ZONING MAP



Parcel A  
36-02-0097810  
Pi District

**RE-ZONE TO R-2**

Parcel B  
36-02-0097820  
R-1 District

The map displays a complex network of zoning districts across Radnor Township. Key districts include:

- R-1:** Single-family detached residential, shown in yellow.
- R-2:** Single-family detached residential, shown in blue.
- R-3:** Single-family detached residential, shown in green.
- R-4:** Single-family detached residential, shown in light green.
- R-5:** Single-family detached residential, shown in dark blue.
- R-6:** Single-family detached residential, shown in brown.
- C-1, C-2, C-3:** Community centers, shown in various shades of blue and green.
- PLU:** Professional Limited Use, shown in white.
- AC, AC/D-M:** Office/Professional, shown in light yellow.
- GO:** General Office, shown in light green.
- PA, PB:** Professional Office, shown in yellow and pink.
- CO:** Community Office, shown in light blue.
- Pi:** Professional Institutional, shown in light blue.

Major streets shown include Church Rd, Parkes Run La, Lesley Rd, Ring of Prussia Rd, Ring of Pines Rd, High Rd, Elancaster Av, Raider Rd, and Radnor Chester Rd.