

**RESOLUTION NO. 2021- 13  
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL LAND  
DEVELOPMENT PLAN OF RADNOR TOWNSHIP SCHOOL  
DISTRICT FOR THE PROPERTY LOCATED AT 130 KING OF  
PRUSSIA ROAD**

*WHEREAS*, Radnor Township School District (“Applicant”) submitted an application for Preliminary/Final Land Development Plan approval for the property located at 130 King of Prussia Road (“Property”) to replace track surfaces and bleachers, construct new accessory buildings and provide additional ADA features on its Property; and

*WHEREAS*, the Radnor Township Planning Commission and the Delaware County Planning Commission have reviewed the Applicant’s Preliminary/Final Plan submission; and

*WHEREAS*, the Radnor Township Board of Commissioners now intends to grant Preliminary/Final Land Development Plan approval for Applicant’s Plan.

*NOW, THEREFORE*, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the Applicant’s Preliminary/Final Land Development Plan prepared by ELA Sport Athletic Facilities Design & Consulting, consisting of fifty-three (53) sheets, dated September 18, 2020, last revised December 28, 2020 (“Plan”), subject to the following Preliminary/Final Plan approval conditions:

1. Compliance with the correspondence of Gannett Fleming dated December 23, 2020, a copy of which is attached hereto and incorporated herein as *Exhibit “A”*.
2. Compliance with the correspondence of Gilmore & Associates dated November 30, 2020, a copy of which is attached hereto and incorporated herein as *Exhibit “B”*.
3. The Applicant shall execute development and financial security agreements and any other required documents in a form and manner to be approved by the Township Solicitor.
4. The Applicant shall comply with all other applicable Township Ordinances with respect to sewage, stormwater management, zoning, and building codes, as well as all other applicable Township, County, Commonwealth, and Federal rules, regulations, codes, ordinances, and statutes.

*IN ADDITION* to the foregoing conditions of Preliminary/Final Plan approval, the Board does hereby approve the following modification requests:

1. SALDO §255-12. A – as to the Preliminary Plan Application Process.
2. SALDO §255-20. B (c)(1)[e] – as to the required Transportation Impact Study.

3. SALDO §255-20.B (1)(n)– as to the requirement to show existing principal buildings and driveways on the adjacent peripheral strip; and 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).
4. SALDO §255-29.A (6)– as to the requirement that no more than 10 parking spaces be permitted in a continuous row without being interrupted by landscaping and concrete curb. The proposed parking area shows 12 parking spaces in a continuous row.
5. SALDO §255-43.1.B(2)– as to the requirement that non-residential land developments dedicate recreation land or pay a park and recreation fee.

**SO RESOLVED**, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 25<sup>th</sup> day of January, 2021.

**RADNOR TOWNSHIP**

By:   
Name: Jack Larkin  
Title: President

ATTEST: 