

**RESOLUTION NO. 2021-98
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL LAND
DEVELOPMENT PLAN FOR BDN 250 KING OF PRUSSIA, LP FOR
THE PROPERTY LOCATED AT 250 KING OF PRUSSIA ROAD**

WHEREAS, BND 250 King of Prussia, LP (“Applicant”) submitted a Preliminary/Final Land Development plan prepared by Landcore Engineering Consultants, P.C., consisting of 12 sheets, dated February 18, 2021, last revised July 7, 2021; and

WHEREAS the plan has been reviewed by both the Radnor Township Planning Commission and the Delaware County Planning Commission; and

WHEREAS the Applicant proposes to demolish a portion of the existing parking lot and construct a 2-story parking garage for the office building at 250 King of Prussia Road.

WHEREAS, the Board of Commissioners now intends to approve the Preliminary/Final Land Development Plan for BND 250 King of Prussia, LP, subject to certain terms and conditions.

NOW, THEREFORE, it is hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Preliminary/Final Land Development Plans for BND 250 King of Prussia, LP, Landcore Engineering Consultants, P.C., consisting of 12 sheets, dated February 18, 2021, last revised July 7, 2021, subject to the following conditions:

1. The Applicant shall comply with the August 3, 2021, Gannett Fleming review letter, a copy of which is attached hereto as *Exhibit “A”*.
2. The Applicant shall comply with the July 13, 2021, Gilmore & Associates review letter, a copy of which is attached hereto as *Exhibit “B”*.
3. The Applicant shall comply with all other applicable ordinances with respect to sewage, stormwater management, zoning and building, and all county, state, and federal rules, regulations, and statutes.
4. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Engineer and Township Solicitor.
5. The Applicant shall pay a park and recreation fee in the amount of \$26,800.00 to the Township contemporaneously with the execution of Development and Financial Security Agreements.
6. The Applicant agrees to eliminate all offsite parking and further acknowledges and agrees that any and all offsite parking spaces shall not be used in future parking calculations for the Property.

7. The Applicant agrees to install an additional two (2) rows of 30" HDPE pipe, totaling 244 LF [2 rows at 122 LF] to the Underground Extended Detention Basin UG-01, as defined on sheet DT, 10 of 12, detail E, of the Plan set. The additional piping will be constructed to the aforementioned detail to include pipe size and type, geotextile, clean washed stone, and required manifolds and in a manner approved by Township Engineer.

In addition to the foregoing conditions of preliminary/final plan approval, the Board's determination with respect to the following SLDO modifications requested by the Applicant is as follows:

1. SLDO § 255-12. A: to permit the plans to proceed as a preliminary/final land development plan without a separate preliminary land development application.

Approved Denied

2. SLDO § 255-20. B(1)(n): from showing existing improvements off the property within 500 feet of the property.

Approved Denied

3. SLDO § 255-29. A (6): to permit within the parking structure more than 10 continuous parking spaces in a row without being interrupted by a cubed landscape island.

Approved Denied

4. SLDO § 255-29. B: to waive parking lot landscaping requirements within the parking structure.

Approved Denied


5. Stormwater Ordinance §245-22 – to waive the groundwater recharge requirement and permit evapotranspiration through a rain garden to be installed on the property to meet the stormwater standard.

Approved Denied

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 20th day of September 2021.

RADNOR TOWNSHIP BOARD OF
COMMISSIONERS

By:


Name: Jack Larkin, Esq.
Title: President

ATTEST:





Excellence Delivered As Promised

Date: August 3, 2021

To: Steve Norcini, PE Township Engineer

From: Roger Phillips, PE

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

RE: 250 King of Prussia Road

Date Accepted: 03/01/2021
90 Day Review: 05/30/2021 extended to 09/30/2021

Gannett Fleming, Inc. has completed a review of the Preliminary/Final Land Development Plan for the above reference project for compliance with the Radnor Township Code. The Plans were reviewed for conformance with Subdivision and Land Development, Zoning and other applicable codes of the Township of Radnor.

The applicant is proposing to construct a parking structure over an existing surface parking lot at the above location. This property is located within the PLO district of the Township.

The applicant appeared before the Zoning Hearing Board June 3, 2021. The applicant has requested variances to the following:

1. §280-64.C – To permit (i) a setback of 43.38 feet (+/-) opposite King of Prussia Road and (ii) a setback of 17.16 feet (+/-) opposite Radnor Chester Road.
2. §280-64.B – To allow a building/structure area of 42.2% (+/-)
3. §280-64.B – To allow a landscaped area of 29.4%
4. Any other relief deemed necessary for the project.

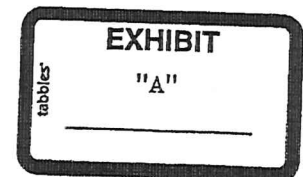
On July 17, 2021 the applicant received the attached Zoning Relief.

The applicant has indicated on the plans that the following waivers are being requested:

1. §245-22 – Ground water recharge
2. §255-12.A – To permit preliminary and final land development to be filed as a single application.
3. §255-20.B(1)(n) – From showing existing improvements within 500 feet of the project site.

Gannett Fleming, Inc.

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t: 610.650.8101 • f: 610.650.8190
www.gannettfleming.com



BDN 250 King of Prussia I, LP – Proposed Parking Structure

Plans Prepared By: Landcore Engineering Consultants, P.C.

Dated: 02/18/2021, and last revised 07/26/2021

Zoning

1. §280-63.A – 40 to 100% of the gross floor area may be used or occupied for (1) Scientific or industrial research (2) office building, including medical, dental, professional and sales. The applicant has indicated on the plans that the proposed medical office use will be 70% and the proposed office use will be 30%.
2. §280-64.A– Every lot on which a building or a combination of buildings is hereafter erected or used shall have a lot area of not less than 10 acres, and such lot shall not be less than 300 feet at the building line. This is an existing non-conformity that the applicant wishes to continue.
3. §280-64.B – No more than 30% of the area of any lot may be occupied by building and structures, and not less than 45% of the total lot area, exclusive of those areas within the public right-of-way, shall be devoted to land landscaping. The applicant is requesting a variance to allow a building/structure area of 42.2% (+/-). The existing facility is currently 32.5%
4. §280-64.B – No more than 30% of the area of any lot may be occupied by building and structures, and not less than 45% of the total lot area, exclusive of those areas within the public right-of-way, shall be devoted to landscaping. The applicant is requesting a variance to allow a landscaped area of 29.4%. The existing landscaped area is 31.7%.
5. §280-64.C– No building or accessory structure shall be located less than 150 feet from a street right-of-way line nor less than 200 feet from a side or rear property line and surface parking area, driveway, service or interior roadway with the exception of approved areas for vehicular access, shall be located less than 75 feet from a street right-of-way or other property line. The applicant has requested a variance to permit (i) a setback of 43.39 or 43.56(zoning table) feet (+/-) opposite King of Prussia Road and (ii) a setback of 17.16 feet (+/-) opposite Radnor Chester Road. The existing setbacks are (i)74.5 and (ii)233.6 feet.
6. §280-65.1– Along each street line, a landscaped strip not less than 75 feet in width shall be provided, except for necessary sidewalks and accessways crossing the strip. This is an existing non-conformity that the applicant wishes to continue.
7. §280-105.E – All outside lighting including sign lighting shall be directed in such a way as not to create nuisance in any agricultural, institutional or residential district, and in every

district all such lighting shall be arranged so as to protect the street or highway and adjoining property from direct glare or hazardous interference of any kind. Any luminary shall be equipped with some type of glare shielding device approved by the Township Engineer. The height of any luminary shall not exceed 25 feet. The lighting plan has been revised to indicate that the lights will be full cut off.

Subdivision and Land Development

1. §255-12.A – The applicant has submitted this plan as a Preliminary/Final Land Development plan. The applicant has requested the land development application to proceed and be reviewed as a single preliminary/final land development plan. A waiver has been requested from this requirement.
2. §255-20.B(1)(n) – 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. The applicant has requested a waiver from this requirement.
3. §255-43.1.B(2) – For all nonresidential or institutional subdivisions and/or land developments involving more than 5,000 square feet of floor area, the amount of land to be dedicated for park and recreational area shall be 2,500 square feet per 6,400 square feet of floor area (existing or proposed), or portion thereof, unless the developer agrees to a fee in lieu of \$3,307 per 6,400 square feet of floor area (existing or proposed). The applicant has indicated on the record plans that they will pay a fee in lieu of \$26,800. We will defer to the Solicitor for the fee based on a total of 64,832 SF for the parking garage.

Stormwater

1. Sheet 10 – Construction Details – The applicant indicates that there is no Orifice No. 2 proposed for the rain garden, but the E4 Rain Garden RG-01 Outlet Structure detail Front View and Side View both indicate “Orifice No. 2 (E)” at the vertical standpipe. The Orifice Detail also identifies a “Drilled Orifice Opening (E) (At Bottom of Cap)”. If this orifice is not proposed please revise the plans to remove these items and any references to “Orifice No. 2 (E)”. Please note that if the standpipe is to have an orifice, then this would be considered the lowest orifice above the rain garden bottom, which would lower the capacity of the rain garden and possibly impact the system’s ability to address the §245-23 Water Quality volume.

2. Table 4: Peak Discharge Summary on page 7 of the stormwater report indicates post-developed runoff flows that do not appear to match the hydrograph reports. Please revise these inconsistencies.
3. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at this time.

General

1. The applicant appeared before the Shade Tree Commission on July 21, 2021 and received approval of this plan.

The applicant appeared before the Planning Commission on August 2, 2021. The Planning Commission recommended approval of the plan and requested waivers.

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

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in black ink, appearing to be 'R. Phillips', written over a large, loopy circular scribble.

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



MEMORANDUM

Date: July 13, 2021
To: Steve Norcini, P.E.
Radnor Township Engineer
From: Damon Drummond, P.E., PTOE
Senior Transportation Engineer
cc: Kevin Kochanski, ASLA, R.L.A. – Director of Community Development
Roger Phillips, P.E. – Gannett Fleming, Inc.
Leslie Salisbury, P.E. – Gilmore and Associates, Inc.
Reference: 250 King of Prussia Road Proposed Parking Structure
Preliminary/Final Land Development Plan Review #3
Radnor Township, Delaware County, PA
G&A #21-03007

Gilmore & Associates, Inc. (G&A) has completed a transportation review for the referenced project and offers the following transportation comments for Radnor Township consideration:

A. BACKGROUND

The applicant proposes to demolish a portion of the existing parking lot and construct a 2-story parking garage for the office building at 250 King of Prussia Road.

B. DOCUMENTS REVIEWED

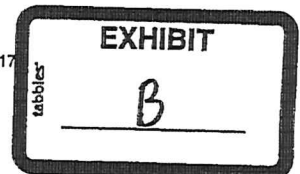
1. Preliminary/Final Land Development Plan prepared by Landcore Engineering Consultants, P.C., consisting of 12 sheets and dated February 18, 2021, last revised July 7, 2021.
2. 250 King of Prussia Road submission letter, prepared by Landcore Engineering dated July 7, 2021.
3. Transportation Impact Assessment, prepared by Traffic Planning and Design, Inc., dated July 2, 2021.

C. REQUESTED WAIVERS

1. §255-12.A – The Applicant is requesting a waiver to permit preliminary and final land development to be filed as a single application.

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 | 215-345-4330 | 215-345-8606
508 Corporate Drive West | Langhorne, PA 19047 | 215-369-3955 | 215-345-8606
184 W. Main Street | Suite 300 | Trappe, PA 19426 | 610-489-4949 | 610-489-8447
119 East Linden Street | Kennett Square, PA 19348 | 610-444-9006 | 610-444-7292
5100 Tilghman Street | Suite 150 | Allentown, PA 18104 | 610-366-8064 | 610-366-0433
One Penn Center at Suburban Station | 1617 JFK Blvd. | Suite 425 | Philadelphia, PA 19103 | 215-687-4246 | 215-564-1700
201 Market Street | Camden, NJ 08102 | 856-203-7447 | 856-379-3567
www.gilmore-assoc.com



2. §255-20.B(1)(n) – The Applicant is requesting a waiver from showing existing improvements within 500 feet of the project site.
3. §255-29.A(6) – The Applicant is requesting a waiver to permit more than 10 continuous parking spaces without a curbed landscaping island.
4. §255-29.B – The Applicant is requesting a waiver of the parking lot landscape requirements.
5. §255-43.1 – The Applicant is requesting a waiver of the park and recreation land/fee requirements.

D. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. §255-20.B(5) – Transportation Impact Study:
 - a. The northbound left turn LOS and queue at the King of Prussia Road and 250 Office Loop Road driveway during the PM peak hour is significantly worsened between the base and build condition due to the parking garage redistribution. A discussion should be provided in the report regarding this delay as well as any mitigation efforts.
 - b. All streets and/or intersections showing a Level of Service below C shall be considered deficient, and specific recommendations for the elimination of these problems shall be listed. This listing of recommended improvements shall include, but not be limited to, the following elements: internal circulation design, site access location and design, external street and intersection design and improvements and traffic signal installation and operation, including signal timing and transit-design improvements.
 - c. Based on traffic volumes at the accesses and the turn lane warrant analysis, we recommend that King of Prussia Road and Radnor Chester Road be restriped to include right lanes into the site. The Applicant has noted that they will work with the Township and PennDOT on this matter.
2. §280-63.D(5) – Parking spaces within structures may be reduced to not less than nine feet in width by 19 feet in depth. The plans show the spaces within the structure as 9 feet wide by 18 feet. Revise the spaces within the parking structure for the 9 feet by 19 feet dimensions.

E. GENERAL COMMENTS

1. We understand the parking will be improved from existing conditions but the total required spaces will still not be met. We defer to the Solicitor regarding the need for a variance.
2. Provide additional signage and pavement markings to indicate how vehicular traffic circulation will be directed within the parking garage. Clearance height signage should also be provided and detailed on the plans.
3. Update the construction notes to indicate how construction vehicles will access the site (either via the existing Radnor Chester Road access or the King of Prussia Road access). Provide vehicle turning templates for construction vehicles accessing the existing site driveway that will be used during construction. Include notes regarding the installation of appropriate signage restricting construction

vehicles to certain entrances, if required. **The applicant has indicated they will submit any construction circulation/staging plans for review upon approval of zoning variances and stormwater waivers that could affect the site layout and/or parking structure design.**

4. Provide a detail for a typical parking space as well as gore area striping.
5. Reverse the direction of the gore area striping adjacent to the northern garage entrance.

DAD/las