

Planning Commission
Radnor Township
Wayne, Delaware County, Pennsylvania

Wednesday
February 19, 2014
7:00 P.M.

Agenda

Ordinance No. 2013-21

Radnor Township an Ordinance of Radnor Township, Delaware County, Pennsylvania, Amending Chapter 280, Zoning, Article XVIPI Planned Institutional District, by adding a new section 280-68.1, Comprehensive Integrated College Development, as a new use within the PI Zoning District.

Public Participation

Next Regular Planning Commission Meeting

Monday, March 3, 2014 7 PM

J. LAWRENCE GRIM, JR.
JEFFREY G. TRAUGER
MARY C. EBERLE
JOHN B. RICE
DIANNE C. MAGEE *
DALE EDWARD CAYA
DAVID P. CARO *
DANIEL J. PACI * †
JONATHAN J. REISS ◊
GREGORY E. GRIM †
PETER NELSON *
COLBY S. GRIM
DIANE M. SODANO *
PATRICK M. ARMSTRONG
JOEL STEINMAN
SEAN M. GRESH
KELLY L. EBERLE *
MATTHEW J. MCHUGH

* ALSO ADMITTED IN NEW JERSEY
◊ ALSO ADMITTED IN NEW YORK
† MASTERS IN TAXATION
* ALSO A CERTIFIED PUBLIC ACCOUNTANT

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DOYLESTOWN, PA, 18901
(215) 348-2199
FAX (215) 348-2520

January 10, 2014

VIA ELECTRONIC CORRESPONDENCE

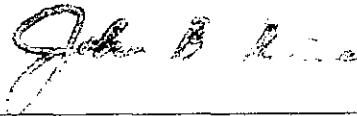
Radnor Township Planning Commission
Attn: Suzanne Jones
301 Iven Avenue
Wayne, PA 19087

Re: Radnor Township - Ordinance

Dear Ms. Jones:

Please find enclosed an ordinance of Radnor Township amending Chapter 280, Zoning, Article XVI PI Planned Institutional District. Please review in accordance with the Pennsylvania Municipalities Planning Code. Thank you.

GRIM, BIEHN & THATCHER

By: 

John B. Rice

JBR/hlp
Enclosure

cc: Kevin Kochanski, w/encl., via email only
Jennifer DeStefano, w/encl., via email only
Nick Caniglia, w/encl., via email only

ORDINANCE NO. 2013-XXX

RADNOR TOWNSHIP

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 280, ZONING, ARTICLE XVI PI PLANNED INSTITUTIONAL DISTRICT, BY ADDING A NEW SECTION 280-68.1, COMPREHENSIVE INTEGRATED COLLEGE DEVELOPMENT, AS A NEW USE WITHIN THE PI ZONING DISTRICT.

The Radnor Township Board of Commissioners does hereby ENACT and ORDAIN, as follows:

Section 1. Section 280-68, Use regulations, of Chapter 280, Zoning, Article XVI, PI Planned Institutional District, is hereby amended by adding a new subsection D that shall read as follows:

D. Comprehensive Integrated College Development in accordance with and pursuant to the regulations and requirements set forth in §280-68.1.

Section 2. Chapter 280, Zoning, Article XVI, PI Planned Institutional District, is hereby amended by adding a new Section 280-68.1, Comprehensive Integrated College Development, a use permitted by conditional use, to read as follows:

§280-68.1. Comprehensive Integrated College Development.

A. Purpose; intent of regulations. It is the intent of these regulations to provide and promote redevelopment of land currently used for college or university purposes within the Township. It is the further intent of the Comprehensive Integrated College Development to promote a pedestrian-friendly landscape upon existing college and university campuses in a sensitive and planned development that preserves the integrity of those neighborhoods in which these institutions are situated. In conformity with the Radnor Township Comprehensive Plan, these regulations provide for the sound planning of colleges and universities and limit the expansion of these institutional uses to areas within the present limits of the campus. These regulations are intended to provide design and regulatory standards for college and university facilities which will mutually benefit the Township and the applicant through enhanced vibrancy of the campus areas and a pedestrian-friendly townscape. This use provides for these benefits, while protecting adjacent non-institutional properties from adverse impacts.

B. Definition. A Comprehensive Integrated College Development (CICD) is the redevelopment of lands, and the buildings, structures, and/or improvements located thereon, for any one or more of the subordinate uses set forth in this Section. A CICD

can only be established upon lands being used for college or university purposes at the time of adoption of this Section on [insert date of adoption].

C. Designation of Location.

- (1) A Comprehensive Integrated College Development shall only be permitted by Conditional Use approval and shall be located upon a single specified site.
- (2) A CICD shall only be permitted when the total campus area of the applicant, within the limits of the PI Planned Institutional District, is greater than 75 acres, as described in the deeds or from an actual survey included as part of an application for a CICD.
- (3) No portion of a CICD shall be located on lands zoned other than Planned Institutional (PI) or on lands located in other municipalities, regardless if such other lands are currently used for college or university purposes.
- (4) Only one CICD shall be allowed on the entire campus of an applicant, and shall only be located on that part of the campus that existed as of the date of adoption of this Section and that was being used for college and university purposes at that time.
- (5) The CICD shall be limited to a contiguous Site Area greater than 10 acres but no more than 15 acres.
- (6) The CICD may consist of more than one contiguous parcel or lot. For purposes of the CICD, this Site Area may include contiguous lots that are separated by streets classified as Local Streets or Minor Collectors by the Township's Subdivision and Land Development Ordinance, but shall not include lots or portions of lots that are separated from the rest of the CICD by streets classified as Arterials or Major Collectors by the Township's Subdivision and Land Development Ordinance or by railroad rights-of-way or easements.
- (7) Whenever there is conflict or inconsistency between this Section's regulations and other regulations of the Zoning Ordinance, the regulations set forth in this Section shall govern. All other applicable codes and regulations of the Township of Radnor shall remain applicable to the CICD.
- (8) Any change in use or the addition of a new use(s); or the expansion of an approved CICD shall require a new Conditional Use approval.

D. Regulations.

- (1) Subordinate Use Regulations. A Building, a Structure, or a combination of Buildings and Structures may be erected, used, or occupied for any one or more of the following purposes as part of a CICD when approved as a Conditional Use by the Board of Commissioners in accordance with Article XXIII of this Chapter. All of the proposed

Subordinate Uses within a CICD shall meet all of the specific standards and regulations set forth in this Section.

(a) Educational Subordinate Uses for any of the following purposes:

- [1] Academic Facilities - classrooms, research facilities, and administrative/faculty offices.
- [2] Performance Facilities - athletic facilities, natatoriums, auditoriums, performance spaces, and theatres.
- [3] Social Facilities - student centers; student health centers; libraries; museums; places of worship; food preparation, restaurant, or dining facilities; and other recreational/social facilities designed and limited to provide services primarily to the institution's students, faculty, and staff.
- [4] Housing Facilities - dormitories, townhouses, apartments, single-family dwellings and other dwelling units and accommodations for housing the institution's students, faculty, and staff.
- [5] Parking Facilities - Surface parking and Parking Structures.

(b) Retail Subordinate Uses, are limited to the following uses and subject to Subparagraph [6] below:

- [1] Clothing shop, book store, variety store to include food items, bakery, ice cream shop, drug store, or similar use providing sales and services to customers.
 - [2] Personal service shop, including a barbershop, beautician, salon, or laundromat.
 - [3] Café, bistro, eatery or similar establishment owned and/or operated by the applicant.
 - [4] Bank or similar financial institution.
 - [5] Indoor amusement arcade.
 - [6] Retail Subordinate Uses shall only be located on the ground floor or basement of a Building.
- [a] Such Uses may be open to the public. However, each such Retail Subordinate Use shall be designed to be an integral part of the institution and to primarily serve the institutional community, including: students, faculty, staff, alumni, and visitors.

[b] Those areas in the CICD devoted to Retail Subordinate Uses shall not exceed 5% of the total gross floor area of all the Buildings, not including Parking Structures, in the CICD. The floor area, excepting related storage, devoted to each retail use shall not exceed 10,000 square feet; provided the floor area devoted to all retail subordinate uses (including storage) within the CICD shall not exceed 25,000 square feet.

(2) Dimensional Regulations.

(a) Setbacks from the ultimate right-of-way for Arterial Streets (as defined in the SALDO) owned on both sides by the applicant:

| | |
|-----------------------------------|----------|
| Academic Facilities | 35 feet |
| Performance and Social Facilities | 35 feet |
| Housing Facilities | 35 feet |
| Parking Structures | 120 feet |
| Surface Parking Lots | 60 feet |
| Retail Subordinate Uses | 35 feet |
| Accessory Uses and Structures | 35 feet |

(b) Setbacks from the ultimate right-of-way for Major Collector Streets (as defined in the SALDO)

| | |
|-----------------------------------|----------|
| Academic Facilities | 200 feet |
| Performance and Social Facilities | 200 feet |
| Housing Facilities | 200 feet |
| Parking Structures | 120 feet |
| Surface Parking Lots | 60 feet |
| Retail Subordinate Uses | 200 feet |
| Accessory Uses and Structures | 200 feet |

(c) Setbacks from the ultimate right-of-way for Local and Minor Collector Streets (as defined in the SALDO) owned on both sides by the applicant:

| | |
|-----------------------------------|---------|
| Academic Facilities | 30 feet |
| Performance and Social Facilities | 30 feet |
| Housing Facilities | 30 feet |
| Parking Structures | 20 feet |
| Surface Parking Lots | 60 feet |
| Retail Subordinate Uses | 30 feet |
| Accessory Uses and Structures | 30 feet |

(d) Setbacks from railroad property lines and rights-of-way:

| | |
|-----------------------------------|---------|
| Academic Facilities | 50 feet |
| Performance and Social Facilities | 50 feet |
| Housing Facilities | 50 feet |

| | |
|-------------------------------|---------|
| Parking Structures | 30 feet |
| Surface Parking Lots | 5 feet |
| Retail Subordinate Uses | 50 feet |
| Accessory Uses and Structures | 20 feet |

(e) All types of Facilities shall be setback 100 feet from the boundary of any lot used for single family residential purposes..

(f) Defaults and Exceptions concerning Setbacks:

[1] All other setbacks shall comply with the regulations generally applicable in the PI District.

[2] Elevators and stair towers for a Parking Structure may be located no closer than 10 feet from the right-of-way of a Local and Minor Collector Street for a length of no greater than 50 feet.

[3] Where the proposed CICD consists of more than one lot or parcel there shall be no required setbacks to Buildings, Structures, or other improvements, between the lots or parcels included in the CICD or other lands owned by the applicant, provided an easement agreement, lot consolidation, or declaration of covenants, conditions and restrictions enables the lots or parcels comprising the CICD to function as one integrated development.

[4] Where the proposed CICD is adjacent to other contiguous lands owned by the applicant (that are not separated by roads, railroad property lines, or rights-of-way) no setbacks shall be required regardless of zoning district.

(g) Maximum Building Area:

[1] Total Building Coverage - Not more than 30% of the CICD Site shall be occupied by Buildings. The Total Building Coverage may be increased to no greater than 45%, subject to the land preservation standards of this Section, provided that in no event may the Total Building Coverage of the applicant's Entire Campus within the PI Zoning District exceed 30%. For purposes of calculating the Total Building Coverage in the CICD, Parking Structures shall be included in the Building Area.

[2] Individual Building Coverage: No individual building nor a group of buildings not separated from each other by the minimum required separation distance noted below shall occupy more than 10% of the CICD Site. Parking structures are not required to be included in the calculation of Individual Building Coverage.

(h) Maximum Impervious Surfaces. Not more than 45% of the CICD Site may be covered by impervious surfaces (the "Impervious Surface Ratio"); provided,

however, if the CICD is redeveloping existing improved lands, then the maximum allowed Impervious Surface Ratio shall be 45% or 10% less than the existing Impervious Surface Ratio on the proposed CICD site, whichever is greater. In no event may the maximum allowed impervious surfaces on the applicant's Entire Campus within the PI Zoning District exceed 45%.

- (i) Height Limitations from the average existing grade (the average of the existing grades taken at twenty-foot intervals around the proposed building perimeter) to the midpoint of a sloped roof or to the highest roof beams of a flat roof, provided that chimneys and spires shall not be included in measuring the height for Structures within CICD*.

| | |
|-------------------------------------|---------|
| Academic and Performance Facilities | 50 feet |
| Housing and Social Facilities | 45 feet |
| Parking Structures | 38 feet |
| All other Structures | 38 feet |

* The height of a Fly Loft shall not exceed 65'. A Fly Loft is limited to the area directly over the stage of a theatre, containing overhead lights, drop curtains, and equipment for raising and lowering sets.

- (j) Building Length and Spacing

[1] Building Length. Building Length shall measure the length of a single façade of a building or parking structure that is unbroken by variations/articulations in the façade for the entire height of the building. Such variations/articulations shall comprise of a minimum 6 foot horizontal offset depth. The variations/ articulations shall have a minimum width to depth ratio of 4:1.

| | |
|--------------------------------------|----------|
| All Buildings and Parking Structures | 180 feet |
|--------------------------------------|----------|

[2] Minimum Building Spacing. These standards shall apply to all existing or proposed buildings and parking structures, either within or outside of the limits of a CICD.

| | |
|--|---------|
| Between any two Buildings | 45 feet |
| Between a Building and a Parking Structure | 30 feet |

- (3) Special Regulations.

- (a) Riparian Buffer Setback: 50 feet.

- (b) Buffer Planting Strip. No Buffer Planting Strip or screening shall be required within the CICD or between the CICD and other properties of the applicant. Where required by §280-71, a 20 foot Buffer Planting Strip shall be provided on

land owned by the applicant. In addition, a 20 foot Buffer Planting Strip, in accordance with §280-71, shall be provided anywhere within 200 feet of the CICD, unless waived by the Board of Commissioners. This additional buffer planting strip shall be located on lands of the applicant and placed so as to effectively screen the proposed CICD from any adjacent residential uses.

- (c) Requirement to Preserve Land. If the applicant wishes to increase its Building Area within the CICD to more than 30%, then for each square foot of Building Area proposed in excess of 30%, the applicant shall be required to preserve two square feet of open space on lands owned by the applicant.

[1] The minimum area of any such preserved land shall not be less than 10,000 square feet.

[2] The preserved lands shall be located within the CICD or within 500 feet of the boundaries of the CICD; shall be located entirely within Radnor Township; shall not be separated from the CICD by an arterial or major collector street; and when at all possible, located to provide a buffer between the CICD and nearby residential properties.

[3] The preserved lands shall consist of one contiguous area which is not separated or divided by other parcels, streets, driveways, vehicular accessways, or railroad easements or rights-of-way. The preserved lands shall not include areas within rights-of-way or easements or areas that are already preserved or protected

[4] The preserved lands shall not include narrow or irregular pieces of land which are remnants from the development on a campus. Preserved lands shall have a minimum horizontal dimension of 200 feet in every direction.

[5] Such lands shall be permanently preserved through the placement of a recorded easement that prohibits the construction of buildings, paving, or structures, other than walkways and other passive park improvements.

- (d) All applications for a CICD shall be subject to review by the Design Review Board in accordance with architectural standards set forth in Chapter 150 of the Township Code.

- (e) Off-Street Parking and Loading Requirements. The number of spaces required shall not be less than the minimum requirements of §280-103 and §280-104 , except as follows:

[1] The Board of Commissioners may permit a reduction in the number of parking spaces to be developed as required by this chapter, provided that each of the following conditions are satisfied:

- [a] The applicant shall demonstrate to the Board using five years of existing or projected employment, customer, resident or other relevant data, such as Urban Land Institute (ULI) standards, that a reduction in the off-street parking spaces requirements of this chapter is warranted.
 - [b] The applicant shall submit plans of the parking as required by this chapter designating a layout for the total number of parking spaces needed to comply with the Ordinance. Additional plans shall also be provided designating other contiguous areas of the Entire Campus where sufficient parking is provided, or shall provide parking agreements between the applicant and the owners of other contiguous lands that designate offsite parking areas intended to serve applicant's property.
 - [c] The applicant shall execute an agreement with the Township requiring the applicant to acquire, install, and/or construct additional off-street parking spaces in the event that the Board finds that additional parking is needed to service all proposed uses within the CICD within five years of final occupancy of such project. If additional parking is needed in accordance with this subsection, such parking shall meet all applicable area, dimensional, and buffering requirements.
- [2] There shall be no off-street loading requirements except for Retail Subordinate Uses. All off-street loading shall be adjacent to the Use being served by the space; designated by the applicant; and approved by the Board during the Conditional Use Approval Process. The number of berths shall be one berth for each 20,000 square feet of net floor area, or fraction thereof, devoted to Retail Subordinate Uses in the CICD.
- [a] Off street loading facilities shall have adequate and unobstructed access to a street, service drive, or alley. Such facilities shall have adequate maneuvering space and shall be so arranged that they may be used without blocking or otherwise interfering with the use of automobile accessways, parking facilities, fire lanes, or pedestrian ways, clear sight distances or triangles, or backing out onto a public street.
- [3] Except for areas of access, all driveways, off-street loading areas, and service or interior roadways shall be permitted within all yard setbacks with a minimum setback distance of 5 feet from any public right-of-way, except that off-street loading areas shall not be located between a building and the right-of-way line of an Arterial or Major Collector Street.
- [4] Surface parking spaces shall be no less than 9 feet by 19 feet. Parking spaces in any Parking Structure shall be no less than 8 feet 6 inches by 19 feet. Parking Structures with a 75° angled parking and one-way aisles shall have a minimum aisle width of 17 feet. Handicap accessible spaces and their size

shall be provided in accordance with the SALDO and other codes of the Township.

- [5] As specifically designated during the Conditional Use Approval process, the required off-street parking spaces may be located (i) within the boundaries of the CICD, or (ii) on other areas of the Entire Campus, exclusive of areas within residential zoning districts.

(f) Mechanical, Electrical Equipment and Trash.

- [1] Mechanical/Electrical equipment shall be located/mounted at ground level. Areas for trash disposal shall be located in the rear of Buildings.
- [2] All such elements shall be screened from view. In addition, sound attenuation devices shall be installed on all equipment to minimize noise pollution at any adjacent residential property line.
- [3] If during the Conditional Use approval process, the applicant can demonstrate that mechanical and/or electrical equipment mounted above ground level can be located and integrated into the overall design and architectural character of the building in such a manner as to be hidden or disguised from view from any adjacent street or property, then such equipment may be located above ground level.

- (g) Site Lighting. Light fixtures shall be shielded to reduce light spillage beyond the property line of the campus; provided however that at no point shall any light trespass onto adjacent residential properties exceed 0.5 foot-candles at the residential property line. All proposed exterior site and building mounted lighting shall meet the International Dark-Sky Association (IDA) full cutoff requirements.

- (h) No Subordinate Use shall include a drive-thru/drive-in service.

- (i) Conditional Use Plans. As part of the Conditional Use Application, the applicant shall provide the following:

- [1] Campus Boundaries Plan. A plan delineating the boundaries of the applicant's Entire Campus (the "Entire Campus Plan"). The applicant's Entire Campus shall include all contiguous lots and those lots owned by the institution or associated entity that may be separated from each other by parcels, streets, and/or transit authority property lines and rights-of-way.
- [2] Improvements Plan. A plan delineating the boundaries of the area covered by the CICD. This shall include a preliminary layout of all of the improvements proposed within the entire CICD; whether proposed to be completed in one or multiple phases.

- (j) **Pedestrian Circulation.** In order to ensure safe and efficient pedestrian circulation the Board of Commissioners may require, as part of the Conditional Use Approval, pedestrian improvements, including but not limited to, signalization, road crossings, pedestrian bridges, and the like. Improvements associated with Pedestrian Circulation shall not be subject to any dimensional, building coverage, and Building/Structure Length and separation requirements of the CICD and the Zoning Code, as amended.

Section 3. Section 280-135 of Chapter 280, Zoning, of the Township Code of Ordinances is hereby amended by adding a new Subsection G that shall read as follows:

G. Development Impact Statement

- (1) For any application filed pursuant to Article XXIII of this Chapter, a development impact statement shall be submitted with the application. To ensure that a proposed use will not have an adverse effect upon the natural features of the site, as well as upon the provision of light and air, water, transportation, police and fire protection, schools, utilities and other public facilities, the Board of Commissioners and the Township Planning Commission shall evaluate the impact of the development upon the site, the surrounding neighborhood, and the facilities and services of Radnor Township as listed below. The applicant shall provide all of the information, data and studies needed to fully evaluate these items. Such statement shall contain the following:
 - (a) An analysis of the consistency of the proposed use with the Radnor Township Comprehensive Plan, as amended. The analysis shall include, but not be limited to, the compatibility with Environmental & Natural Resources; Housing, Demographics, and Socioeconomics; Business and Economic Development; Transportation and Circulation Plan; Open Space and Recreation; Historical and Archaeological Resources; Community Services and Facilities; and the Land Use Plan sections of the Comprehensive Plan.
 - (b) The impact of the proposed use on floodplains, waterways, heavily wooded areas, steep slopes, and other sensitive natural features located upon and adjacent to the Site, if any.
 - (c) The proposed use's impact on the Township and regional transportation system(s) and the ability of adjacent streets and intersections to efficiently and safely handle the traffic generated by the proposed development. This analysis shall include all modes of transportation and shall be based on current Pennsylvania Department of Transportation (PennDOT) requirements within their Policies and Procedures for Transportation Impact Studies (PennDOT Strike-off Letter 470-09-4, dated 2009, as amended). The applicant shall address any measures proposed to be implemented in order to mitigate any adverse impacts.

- (d) The proposed use's impact on the Radnor School District including an estimate of new pupils generated by the proposed development.
 - (e) The proposed use's impact on nearby commercial facilities within the Township and surrounding municipalities.
 - (f) The proposed use's impact on public utilities including but not limited to sewage disposal, water supply, storm drainage, and electrical utilities.
 - (g) The proposed use's impact upon the provision of police and fire protection.
 - (h) The proposed use's impact on the Township's open space and recreation facilities.
 - (i) The proposed use's impact upon the character of the surrounding neighborhood. The applicant must show the proposed development will not adversely affect the surrounding neighborhood and what measures are proposed to mitigate any potential impacts.
 - (j) An analysis of the proposed use's fiscal impacts upon the County, Township, and School District.
- (2) Required documentation for the Statement shall include the following, if applicable:
- (a) A Conditional Use Plan for the proposed development, identifying all proposed uses to be located on the site, and demonstrating compliance with the area, bulk and dimensional requirements for the proposed use. The Conditional Use Plan shall be submitted in the form of a Sketch Plan containing the information required by Section 255-19 of the Township Subdivision and Land Development Ordinance.
 - (b) The applicant shall provide conceptual architectural renderings (perspectives and elevations) of the proposed development.
 - (c) The location and size of the site, with evidence supporting the general adequacy for development.
 - (d) The proposed residential density of the development and the percentage mix of the various dwelling types.
 - (e) The location, size, accessibility and proposed use of the open space, manner of ownership and maintenance, and a copy of the covenant to be incorporated in the individual deeds, if applicable.
 - (f) Conceptual landscape plans showing locations of trees and shrubs and other landscape improvements (e.g., berms, fences) as necessary to mitigate the adverse visual impacts which the proposed actions will have on the property, adjoining

properties and the Township in general. This shall include improvements to the streetscape adjacent to the property boundaries.

- (g) Conceptual plans of proposed utility and drainage systems.
- (h) A phasing plan describing how the proposed development will be implemented (if applicable).
- (i) Plans and renderings indicating the design, unity and aesthetic relationship of building and landscaping within the proposed development with that of the surrounding area.
- (j) The text of covenants, easements and existing restrictions or those to be imposed upon the land or structure including provisions for public utilities, and trails for such activities as hiking or bicycling, if applicable.

Section 4. Repealer. All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

Section 5. 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 thereof other than that portion specifically declared invalid.

Section 6. Effective Date. This Ordinance shall become effective in accordance with the Home Rule Charter of Radnor Township.

ENACTED AND ORDAINED this _____ day of _____, A.D., 2014.

**RADNOR TOWNSHIP
BOARD OF COMMISSIONERS**

By: _____
Name: Elaine P. Schaefer
Title: President

ATTEST: _____
Robert A. Zienkowski, Secretary

ORDINANCE NO. 2013-21XXX

RADNOR TOWNSHIP

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 280, ZONING, ARTICLE XVI PI PLANNED INSTITUTIONAL DISTRICT, BY ADDING A NEW SECTION 280-68.1, COMPREHENSIVE INTEGRATED COLLEGE DEVELOPMENT, AS A NEW USE WITHIN THE PI ZONING DISTRICT.

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B. Definition. A Comprehensive Integrated College Development (CICD) is the redevelopment of lands, and the buildings, structures, and/or improvements located thereon, for any one or more of the subordinate uses set forth in this Section. A CICD

| Authorized 1/6/14

| can only be established upon lands being used for college or university purposes at the
| time of adoption of this Section on [insert date of adoption].

C. Designation of Location.

- (1) A Comprehensive Integrated College Development shall only be permitted by Conditional Use approval and shall be located upon a single specified site ~~within the applicant's existing campus.~~
- (2) A CICD shall only be permitted when the total campus area of the applicant, within the limits of ~~Radnor Township~~ the PI Planned Institutional District, is greater than 75 acres, as described in the deeds or from an actual survey included as part of an application for a CICD.
- (3) No portion of a CICD shall be located on lands zoned other than Planned Institutional (PI) or on lands ~~of~~ located in other municipalities, regardless if such other lands are currently used for college or university purposes.
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- ~~(6)~~(7) Whenever there is conflict or inconsistency between this Section's regulations and other regulations of the Zoning Ordinance, the regulations set forth in this Section shall govern. All other applicable codes and regulations of the Township of Radnor shall remain applicable to the CICD.
- ~~(7)~~(8) Any change in use or the addition of a new use(s); or the expansion of an approved CICD shall require a new Conditional Use approval.

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Subordinate Uses within a CICD shall meet all of the specific standards and regulations set forth in this Section.

(a) ~~(a)~~ Educational Subordinate Uses for any of the following purposes:

- [1] Academic Facilities - classrooms, research facilities, and administrative/faculty offices.
- [2] Performance Facilities - athletic facilities, ~~field houses, stadia, arenas,~~ natatoriums, auditoriums, performance spaces, and theatres.
- [3] Social Facilities - student centers; student health centers; libraries; museums; places of worship; food preparation, restaurant, or dining facilities; and other recreational/social facilities designed and limited to provide services primarily to the institution's students, faculty, and staff.
- [4] Housing Facilities - dormitories, townhouses, apartments, single-family dwellings and other dwelling units and accommodations for housing the institution's students, faculty, and staff.
- [5] Parking Facilities - Surface parking and Parking Structures.

(b) Retail Subordinate Uses, are limited to the following uses and subject to Subparagraph [6] below:

- [1] Clothing shop, book store, variety store to include food items, bakery, ice cream shop, drug store, ~~specialty shop,~~ or similar use providing sales and services to customers.
- [2] Personal service shop, including a barbershop, beautician, salon, or laundromat.
- [3] Café, bistro, eatery or similar establishment owned and/or operated by the ~~Institution~~ applicant.
- [4] Bank or similar financial institution.
- [5] Indoor amusement arcade.
- [6] Retail Subordinate Uses shall only be located on the ground floor or basement of a Building.
 - [a] Such Uses may be open to the public. However, each such Retail Subordinate Use shall be designed to be an integral part of the institution and to primarily serve the institutional community, including: students, faculty, staff, alumni, and visitors.

[b] Those areas in the CICD devoted to Retail Subordinate Uses shall not exceed 5% of the total gross floor area of all the Buildings, not including Parking Structures, in the CICD. The floor area, excepting related storage, devoted to each retail use shall not exceed 10,000 square feet; provided the floor area devoted to all retail subordinate uses (including storage) within the CICD shall not exceed 25,000 square feet.

(2) Dimensional Regulations.

(a) Setbacks from the ultimate right-of-way for Arterial Streets (as defined in the SALDO) owned on both sides by the applicant:

| | |
|-----------------------------------|----------|
| Academic Facilities | 35 feet |
| Performance and Social Facilities | 35 feet |
| Housing Facilities | 35 feet |
| Parking Structures | 120 feet |
| Surface Parking Lots | 60 feet |
| Retail Subordinate Uses | 35 feet |
| Accessory Uses and Structures | 35 feet |

(b) Setbacks from the ultimate right-of-way for Major Collector Streets (as defined in the SALDO)

| | |
|-----------------------------------|----------|
| Academic Facilities | 200 feet |
| Performance and Social Facilities | 200 feet |
| Housing Facilities | 200 feet |
| Parking Structures | 120 feet |
| Surface Parking Lots | 60 feet |
| Retail Subordinate Uses | 200 feet |
| Accessory Uses and Structures | 200 feet |

(c) Setbacks from the ultimate right-of-way for Local and Minor Collector Streets (as defined in the SALDO) owned on both sides by the applicant:

| | |
|-----------------------------------|---------|
| Academic -Facilities | 30 feet |
| Performance and Social Facilities | 30 feet |
| Housing -Facilities | 30 feet |
| Parking Structures | 20 feet |
| Surface Parking Lots | 60 feet |
| Retail Subordinate Uses | 30 feet |
| Accessory Uses and Structures | 30 feet |

(d) Setbacks from railroad property lines and rights-of-way:

| | |
|-----------------------------------|---------|
| Academic -Facilities | 50 feet |
| Performance and Social Facilities | 50 feet |

| | |
|-------------------------------|---------|
| Housing -Facilities | 50 feet |
| Parking Structures | 30 feet |
| Surface Parking Lots | -5 feet |
| Retail Subordinate Uses | 50 feet |
| Accessory Uses and Structures | 20 feet |

(c) All types of Facilities shall be setback 100 feet from the boundary of any lot used for single family residential purposes..

(e)(f) Defaults and Exceptions concerning Setbacks:

[1] All other setbacks shall comply with the regulations generally applicable in the PI District.

[2] Elevators and stair towers for a Parking Structure may be located no closer than 10 feet from the right-of-way of a Local and Minor Collector Street for a length of no greater than 50 feet.

[2][3] Where the proposed CICD consists of more than one lot or parcel there shall be no required setbacks to Buildings, Structures, or other improvements, between the lots or parcels included in the CICD or other lands owned by the applicant, provided an easement agreement, lot consolidation, or declaration of covenants, conditions and restrictions enables the lots or parcels comprising the CICD to function as one integrated development.

[3][4] Where the proposed CICD is adjacent to other contiguous lands owned by the applicant (that are not separated by roads, railroad property lines, or rights-of-way) no setbacks shall be required regardless of zoning district.

(f)(g) Maximum Building Area:

[1] Total Building Coverage - Not more than 30% of the CICD Site ~~may~~shall be occupied by Buildings. The Total Building Coverage may be increased to no greater than 45%, subject to the land preservation standards of this Section, provided that in no event may the Total Building Coverage of the applicant's Entire Campus, within the PI Zoning District exceed 30%. For purposes of calculating the Total Building Coverage in the CICD, Parking Structures shall be included in the Building Area.

[2] Individual Building Coverage—: No individual building ~~or~~nor a group of buildings (not separated from each other by the minimum required separation distance noted below), shall ~~exceed an individual building coverage~~occupy more than 10% of 40% the CICD Site. Parking structures are not required to be included in the calculation of Individual Building Coverage.

(g)(h) Maximum Impervious Surfaces: Not more than 45% of the CICD Site may be covered by impervious surfaces (the “Impervious Surface Ratio”); provided, however, if the CICD is redeveloping existing improved lands, then the maximum allowed Impervious Surface Ratio shall be 45% or 10% less than the existing Impervious Surface Ratio on the proposed CICD site, whichever is greater. In no event may the maximum allowed impervious surfaces on the applicant’s Entire Campus within the PI Zoning District exceed 45%.

(h)(i) Height Limitations from the average existing grade (the average of the existing grades taken at twenty-foot intervals around the proposed building perimeter) to the midpoint of a sloped roof or to the highest roof beams of a flat roof, provided that chimneys and spires shall not be included in measuring the height for Structures within CICD*.

| | |
|-------------------------------------|---------|
| Academic and Performance Facilities | 50 feet |
| Housing and Social Facilities | 45 feet |
| Parking Structures | 38 feet |
| All other Structures | 38 feet |

*

| | |
|-------------------------------------|---------|
| Academic and Performance Facilities | 50 feet |
| Housing and Social Facilities | 45 feet |
| Parking Structures | 38 feet |
| All other Structures | 38 feet |

* The height of a Fly Loft shall not exceed 65’. A Fly Loft is limited to the area directly over the stage of a theatre, containing overhead lights, drop curtains, and equipment for raising and lowering sets.

(i)(j) Building Length and Spacing

[1] Building Length— Building Length shall measure the length of a single façade of a building or parking structure that is unbroken by variations/articulations in the façade for the entire height of the building. Such variations/articulations shall comprise of a minimum 6 foot horizontal offset depth. The variations/ articulations shall have a minimum width to depth ratio of 4:1.

| | |
|--------------------------------------|----------|
| All Buildings and Parking Structures | 180 feet |
|--------------------------------------|----------|

| | |
|--------------------------------------|----------|
| All Buildings and Parking Structures | 180 feet |
|--------------------------------------|----------|

[2] Minimum Building Spacing. These standards shall apply to all existing or proposed buildings and parking structures, either within or outside of the limits of the CICD or between buildings within the CICD and other buildings located on the entire campus.

| | |
|--|---------|
| Between any two Buildings | 45 feet |
| Between a Building and a Parking Structure | 30 feet |

| | |
|---|----------------|
| <u>Between any two Buildings</u> | <u>45 feet</u> |
| <u>Between a Building and a Parking Structure</u> | <u>30 feet</u> |

(3)-Special Regulations.

(a) Riparian Buffer Setback: 50 feet.

(b) Buffer Planting Strip. No Buffer Planting Strip or screening shall be required within the CICD or between the CICD and other properties of the applicant. Where required by §280-71, a 20 foot Buffer Planting Strip shall be provided on land owned by the applicant. In addition, a 20 foot Buffer Planting Strip, in accordance with §280-71, shall be provided anywhere within 200 feet of the CICD, unless waived by the Board of Commissioners. This additional buffer planting strip shall be located on lands of the applicant and placed so as to effectively screen the proposed CICD from any adjacent residential uses.

(c) Requirement to Preserve Land. If the applicant wishes to increase its Building Area within the CICD to more than 30%, then for each square foot of Building Area proposed in excess of 30%, the applicant shall be required to preserve two (2)-square feet of open space on lands owned by the applicant.

[1] The minimum area of any such preserved land shall not be less than 10,000 square feet.

[2] The preserved lands shall be located within the CICD or within 500 feet of the boundaries of the CICD; shall be located entirely within Radnor Township; shall not be separated from the CICD by an arterial or major collector street; and when at all possible, located to provide a buffer between the CICD and nearby residential properties.

[3] The preserved lands shall consist of one contiguous area which is not separated or divided by other parcels, streets, driveways, vehicular accessways, or railroad easements or rights-of-way. The preserved lands shall not include areas within rights-of-way or easements or areas that are already preserved or protected

[4] The preserved lands shall not include narrow or irregular pieces of land which are remnants from the development on a campus. Preserved lands shall have a minimum horizontal dimension of 200 feet in every direction.

~~[3]~~[5] Such lands shall be permanently preserved through the placement of a recorded easement that prohibits the construction of buildings, paving, or structures, other than walkways and other passive park improvements.

(d) All applications for a CICD shall be subject to review by the Design Review Board in accordance with architectural standards set forth in Chapter 150 of the Township Code.

(e) Off-Street Parking and Loading Requirements. The number of spaces required shall not be less than the minimum requirements of §280-103 and §280-104, except as follows:

[1] The Board of Commissioners may permit a reduction in the number of parking spaces to be developed as required by this chapter, provided that each of the following conditions are satisfied:

[a] The applicant shall demonstrate to the Board using five years of existing or projected employment, customer, resident or other relevant data, such as Urban Land Institute (ULI) standards, that a reduction in the off-street parking spaces requirements of this chapter is warranted.

[b] The applicant shall submit plans of the parking as required by this chapter designating a layout for the total number of parking spaces needed to comply with the Ordinance. Additional plans shall also be provided designating other contiguous areas of the Entire Campus where sufficient parking is provided, or shall provide parking agreements between the applicant and the owners of other contiguous lands that designate offsite parking areas intended to serve applicant's property.

[c] The applicant shall execute an agreement with the Township requiring the applicant to acquire, install, and/or construct additional off-street parking spaces in the event that the Board finds that additional parking is needed to service all proposed uses within the CICD within five years of final occupancy of such project. If additional parking is needed in accordance with this subsection, such parking shall meet all applicable area, dimensional, and buffering requirements.

[2] There shall be no off-street loading requirements except for Retail Subordinate Uses. All off-street loading shall be adjacent to the Use being served by the space; designated by the applicant; and approved by the Board during the Conditional Use Approval Process. The number of berths shall be one berth for each 20,000 square feet of net floor area, or fraction thereof, devoted to Retail Subordinate Uses in the CICD.

[a] Off street loading facilities shall have adequate and unobstructed access to a street, service drive, or alley. Such facilities shall have adequate maneuvering space and shall be so arranged that they may be used without blocking or otherwise interfering with the use of automobile accessways, parking facilities, fire lanes, or pedestrian ways, clear sight distances or triangles, or backing out onto a public street.

[3] Except for areas of access, all driveways, off-street loading areas, and service or interior roadways shall be permitted within all yard setbacks with a minimum setback distance of 5 feet from any public right-of-way, except that off-street loading areas shall not be located between a building and the right-of-way line of an Arterial or Major Collector Street.

[4] Surface parking spaces shall be no less than 9 feet by 19 feet. Parking spaces in any Parking Structure shall be no less than 8 feet 6 inches by 19 feet. Parking Structures with a 75° angled parking and one-way aisles shall have a minimum aisle width of 17 feet. Handicap accessible spaces and their size shall be provided in accordance with the SALDO and other codes of the Township.

[5] As specifically designated during the Conditional Use Approval process, the required off-street parking spaces may be located (i) within the boundaries of the CICD, or (ii) on other areas of the Entire Campus, exclusive of areas within residential zoning districts.

(f) Mechanical, Electrical Equipment and Trash.

[1] Mechanical/Electrical equipment shall be located/mounted at ground level. Areas for trash disposal shall be located in the rear of Buildings.

~~[4]~~[2] All such elements shall be screened from view. In addition, sound attenuation devices shall be installed on all ~~ground-mounted~~ equipment to minimize noise pollution at any adjacent residential property line.

~~[2]~~[3] If during the Conditional Use approval process, the applicant can demonstrate that mechanical and/or electrical equipment mounted above ground level can be located and integrated into the overall design and architectural character of the building in such a manner as to be hidden or disguised from view from any adjacent street or property, then such equipment may be located above ground level.

~~(f)~~(g) Site Lighting— Light fixtures shall be shielded to reduce light spillage beyond the property line of the campus; provided however that at no point shall any light trespass onto adjacent residential properties exceed 0.5 foot-candles at the residential property line. All proposed exterior site and building mounted lighting shall meet the International Dark-Sky Association (IDA) full cutoff requirements.

~~(g)~~(h) No Subordinate Use shall include a drive-thru/drive-in service.

~~(h)~~(i) Conditional Use Plans— As part of the Conditional Use Application, the applicant shall provide the following:

Tract

[1] Campus Boundaries Plan—a. A plan delineating the boundaries of the applicant's Entire Campus (the "Entire Campus Plan"). The applicant's Entire Campus shall include all contiguous lots and those lots owned by the institution or associated entity that may be separated from each other by parcels, streets, and/or transit authority property lines and rights-of-way.

[2] Improvements Plan—a. A plan delineating the boundaries of the area covered by the CICD. This shall include a preliminary layout of all of the improvements proposed within the entire CICD; whether proposed to be completed in one or multiple phases.

(i)(i) Pedestrian Circulation. In order to ensure safe and efficient pedestrian circulation the Board of Commissioners may require, as part of the Conditional Use Approval, pedestrian improvements, including but not limited to, signalization, road crossings, pedestrian bridges, and the like. Improvements associated with Pedestrian Circulation shall not be subject to any dimensional, building coverage, and Building/Structure Length and separation requirements of the CICD and the Zoning Code, as amended.

Section 3.— Section 280-135 of Chapter 280, Zoning, of the Township Code of Ordinances is hereby amended by adding a new Subsection G that shall read as follows:

~~§280-135.~~

G— Development Impact Statement

(1) For any application filed pursuant to Article XXIII of this Chapter, a development impact statement shall be submitted with the application. To ensure that a proposed use will not have an adverse effect upon the natural features of the site, as well as upon the provision of light and air, water, transportation, police and fire protection, schools, utilities and other public facilities, the Board of Commissioners and the Township Planning Commission shall evaluate the impact of the development upon the site, the surrounding neighborhood, and the facilities and services of Radnor Township as listed below. The applicant shall provide all of the information, data and studies needed to fully evaluate these items. Such statement shall contain the following:

(a) An analysis of the consistency of the proposed use with the Radnor Township Comprehensive Plan, as amended. The analysis shall include, but not be limited to, the compatibility with Environmental & Natural Resources; Housing, Demographics, and Socioeconomics; Business and Economic Development; Transportation and Circulation Plan; Open Space and Recreation; Historical and Archaeological Resources; Community Services and Facilities; and the Land Use Plan sections of the Comprehensive Plan.

- (b) The impact of the proposed use on floodplains, waterways, heavily wooded areas, steep slopes, and other sensitive natural features located upon and adjacent to the Site, if any.
 - (c) The proposed use's impact on the Township and regional transportation system(s) and the ability of adjacent streets and intersections to efficiently and safely handle the traffic generated by the proposed development. This analysis shall include all modes of transportation and shall be based on current Pennsylvania Department of Transportation (PennDOT) requirements within their Policies and Procedures for Transportation Impact Studies (PennDOT Strike-off Letter 470-09-4, dated 2009, as amended). The applicant shall address any measures proposed to be implemented in order to mitigate any adverse impacts.
 - (b)(d) The proposed use's impact on the Radnor School District including an estimate of new pupils generated by the proposed development.
 - (e)(e) The proposed use's impact on nearby commercial facilities within the Township and surrounding municipalities.
 - (d)(f) The proposed use's impact on public utilities including but not limited to sewage disposal, water supply, storm drainage, and electrical utilities.
 - (e)(g) The proposed use's impact upon the provision of police and fire protection.
 - (f)(h) The proposed use's impact on the Township's open space and recreation facilities.
 - (g)(i) The proposed use's impact upon the character of the surrounding neighborhood. The applicant must show the proposed development will not adversely affect the surrounding neighborhood and what measures are proposed to mitigate any potential impacts.
 - (h)(j) An analysis of the proposed use's fiscal impacts upon the County, Township, and School District.
- (2) Required documentation for the Statement shall include the following, if applicable:
- (a) A Conditional Use Plan for the proposed development, identifying all proposed uses to be located on the site, and demonstrating compliance with the area, bulk and dimensional requirements for the proposed use. The Conditional Use Plan shall be submitted in the form of a Sketch Plan containing the information required by Section 255-19 of the Township Subdivision and Land Development Ordinance.

- (b) The applicant shall provide conceptual architectural renderings (perspectives and elevations) of the proposed development.
- (c) The location and size of the site, with evidence supporting the general adequacy for development.
- (d) The proposed residential density of the development and the percentage mix of the various dwelling types.
- (e) The location, size, accessibility and proposed use of the open space, manner of ownership and maintenance, and a copy of the covenant to be incorporated in the individual deeds, if applicable.
- (f) Conceptual landscape plans showing locations of trees and shrubs and other landscape improvements (e.g., berms, fences) as necessary to mitigate the adverse visual impacts which the proposed actions will have on the property, adjoining properties and the Township in general. This shall include improvements to the streetscape adjacent to the property boundaries.
- (g) Conceptual plans of proposed utility and drainage systems.
- (h) A phasing plan describing how the proposed development will be implemented (if applicable).
- (i) Plans and renderings indicating the design, unity and aesthetic relationship of building and landscaping within the proposed development with that of the surrounding area.
- (j) The text of covenants, easements and existing restrictions or those to be imposed upon the land or structure including provisions for public utilities, and trails for such activities as hiking or bicycling, if applicable.

Section 4.- Repealer. All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

Section 5.- 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 thereof other than that portion specifically declared invalid.

Section 6.- Effective Date. This Ordinance shall become effective in accordance with the Home Rule Charter of Radnor Township.

ENACTED and **AND ORDAINED** this _____ day of _____
_____, 2013 _____, A.D., 2014.

RADNOR TOWNSHIP

BOARD OF COMMISSIONERS

ATTEST: _____

By: _____

~~Robert A. Zienkowski, Secretary~~

Name: Elaine P. Schaefer

Title: President

ATTEST:
Robert A. Zienkowski, Secretary



DELAWARE COUNTY PLANNING COMMISSION

COURT HOUSE/GOVERNMENT CENTER
201 W. Front St. Media, PA 19063

PLANNING COMMISSION

- THOMAS J. O'BRIEN, AIA
CHAIRMAN
- THOMAS J. JUDGE
VICE CHAIRMAN
- KENNETH J. ZITARELLI
SECRETARY
- JOHN E. PICKETT, AICP
DIRECTOR

COUNCIL

- THOMAS J. McGARRIGLE
CHAIRMAN
- MARIO J. CIVERA, JR.
VICE CHAIRMAN
- COLLEEN P. MORRONE
JOHN P. McBLAIN
DAVID J. WHITE

Office Location: Toal Building, 2nd & Orange Sts., Media, PA 19063
Phone: (610) 891-5200 **FAX:** (610) 891-5203
E-mail: planning_department@co.delaware.pa.us

January 16, 2014

Mr. Robert A. Zienkowski
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

RE: Name of Petition: Comprehensive Integrated College
Development

DCPD File No.: ZA-34-1522-77-83-90-92-94-97-98-99-00-
01-02-06-13

Petitioner: Radnor Township

Recv'd in DCPD: January 10, 2014

Dear Mr. Zienkowski:

In accordance with the provisions of Section 609 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on January 16, 2014, the Commission took action as shown in the recommendation of the attached review.

If the proposed amendment/ordinance is enacted, please forward a copy of the final text to this office for our files.

Very truly yours,

Linda F. Hill
Director

LFH/pmg



DELAWARE COUNTY PLANNING DEPARTMENT

DCPD

Court House/ Government Center, 201 W. Front St., Media, PA 19063
Office Location: Toal Building, 2nd & Orange Sts., Media, PA 19063
Phone: (610) 891-5200 FAX: (610) 891-5203
E-mail: planning_department@co.delaware.pa.us

Date: January 16, 2014
File No.: ZA-34-1522-77-83-90-92-94-97-99-00-01-02-06-13-14

PETITION: Comprehensive Integrated College
Development

DATE OF PETITION: January 6, 2014

PETITIONER: Radnor Township

MUNICIPALITY: Radnor Township

TYPE OF REVIEW: Zoning Text Amendment

PROPOSAL: Amend the text of the Township
zoning ordinance by adding a new
section, Comprehensive Integrated
College Development, as a new
development option within the PI
district

RECOMMENDATIONS: Approval, contingent upon incor-
porating the following remarks

STAFF REVIEW BY: Dennis DeRosa

REMARKS:

PREVIOUS ACTION

At its November 21, 2013 meeting, the Delaware County Planning Commission reviewed a previous version of the subject zoning petition, which will permit by conditional use, a Comprehensive Integrated Development (CICD) option within the Planned Institutional zoning district. The Commission recommended approval, contingent upon increasing setback regulations and incorporating additional staff remarks.



Date: January 16, 2014

File No.: ZA-34-1522-77-83-90-92-94-97-99-00-01-02-06-13-14

REMARKS (continued):

CURRENT PETITION

The current zoning text amendment is a further revision of the Comprehensive Integrated College Development (CICD) option within the PI-Planned Institutional zoning district reviewed by Delaware County Planning Department at its November 21, 2013.

COMPREHENSIVE PLAN

With regard to stated goals associated with Institutional Uses (Section 8), the Township Comprehensive Plan, adopted June 16, 2003, indicates the following:

- *Encourage sound planning of institutional property, congruent with Township-wide principles, while preserving the existing character of the institutional properties.*
- *Work to harmonize Radnor's existing institutions with adjacent land uses, promoting physical buffering, better programs of communication, and the like.*
- *Integrate institutional traffic issues with the transportation planning element of the Comprehensive Plan.*
- *Improve communication from the Township to the institutions and vice-versa, especially in areas of potential concern such as student housing, traffic, and other major issues.*

Date: January 16, 2014

File No.: ZA-34-1522-77-83-90-92-94-97-99-00-01-02-06-13-14

REMARKS (continued):

PURPOSE AND INTENT OF THE CICD

- To provide and promote redevelopment of land currently used for college or university purposes within the Township.
- To promote a pedestrian-friendly landscape upon existing college and university campuses in a sensitive and planned development that preserves the integrity of those neighborhoods in which these institutions are situated.
- In conformity with the Radnor Township Comprehensive Plan, these
- regulations provide for the sound planning of colleges and universities and limit the expansion of these institutional uses to areas within the present limits of the campus.
- To provide design and regulatory standards for college and university facilities which will mutually benefit the Township and the applicant through enhanced vibrancy of the campus areas and a pedestrian-friendly townscape.
- This use provides for these benefits, while protecting adjacent non-institutional properties from adverse impacts.

PROPOSED DEFINITION

A Comprehensive Integrated College Development (CICD) is the redevelopment of lands, and the buildings, structures, and/or improvements located thereon, for any one or more of the subordinate uses set forth in the CICD. A CICD can only be established upon lands being used for college or university purposes at the time of adoption of the CICD.

Date: January 16, 2014

File No.: ZA-34-1522-77-83-90-92-94-97-99-00-01-02-06-13-14

REMARKS (continued):

LOCATION OF CICD WITHIN PI DISTRICT (ELIGIBILITY REQUIREMENTS)

Key eligibility requirements include the following:

- A CICD permitted by Conditional Use approval and shall be located upon a single specified site within the applicant's existing campus.
- A CICD requires a land area greater than 75 acres.
- Only one CICD is permitted on the entire campus and shall only be located on that part of the campus that exists at the date of adoption of the CICD and that was being used for college or university purposes at that time.
- The CICD shall be limited to a contiguous Site Area greater than 10 acres but no more than 15 acres.
- The CICD may consist of more than one contiguous parcel or lot.
- The Site Area may include contiguous lots separated by streets classified as Local Streets or Minor Collectors, but shall not include lots or portions of lots that are separated from the rest of the CICD by streets classified as Arterials or Major Collectors or by railroad rights-of-way or easements.

CONDITIONAL USE

The CICD is permitted by conditional use.

Date: January 16, 2014

File No.: ZA-34-1522-77-83-90-92-94-97-99-00-01-02-06-13-14

REMARKS (continued):

PERMITTED USES

Educational subordinate uses include:

- *Academic facilities - classrooms, research facilities and administrative/faculty offices.*
- *Performance Facilities - athletic facilities, field houses, stadia, arenas, natatoriums, auditoriums, performance spaces, and theatres.*
- *Social Facilities - student centers; student health centers; libraries; museums; places of worship; food preparation, restaurant, or dining facilities; and other recreational/social facilities designed and limited to provide services primarily to the institution's students, faculty, and staff.*
- *Housing Facilities - dormitories, townhouses, apartments, single-family dwellings and other dwelling units and accommodations for housing the institution's students, faculty, and staff.*
- *Parking Facilities - Surface parking and Parking Structures.*
- *Retail Subordinate Uses limited to: clothing shop, book store, variety store, which includes food items, bakery, ice cream shop, drug store, or similar use providing sales and services to customers.*
- *Personal service shop, including a barbershop, beautician, salon, or Laundromat.*

Date: January 16, 2014

File No.: ZA-34-1522-77-83-90-92-94-97-99-00-01-02-06-13-14

REMARKS (continued):

- *Café, bistro, eatery or similar establishment owned and/or operated by the Institution.*
- *Bank or similar financial institution.*
- *Indoor amusement arcade.*

Retail Subordinate uses shall only be permitted on the ground floor or basement of a building and not exceed 5% maximum of the total square footage of all the buildings within the CICD. A 10,000 sq. ft. maximum for each retail use is established along with a 25,000 sq. ft. maximum for the total area devoted to retail subordinate uses within the CICD.

Comment/Recommendation: Earlier versions of the CICD specifically prohibited drive-thru facilities associated with banks and eateries; however, the current version does not contain such a clause. Generally, drive-thru facilities require a significant amount of paved area for automobile maneuvering, thereby creating an auto-oriented designed landscape, which is counterproductive to a concentrated pedestrian scaled environment similar in nature to that of the proposed CICD. Drive-thru facilities are often prohibited in local commercial zoning districts which cater to human-scaled pedestrian mobility. Accordingly, the Township should not permit drive-thru facilities within the CICD.

Date: January 16, 2014

File No.: ZA-34-1522-77-83-90-92-94-97-99-00-01-02-06-13-14

REMARKS (continued):

DIMENSIONAL REGULATIONS

REQUIRED SETBACKS FROM:

| | Arterial | Local and Minor Collector |
|---------------------------------|----------|------------------------------|
| Academic Facilities | 35' | 30' |
| Performance & Social Facilities | 35' | 30' |
| Housing Facilities | 35' | 30' |
| Parking Structures | 120' | 20' |
| Surface Parking Lots | 60' | 60' |
| Retail Subordinate Uses | 35' | 30' |
| Accessory Uses and Structures | 35' | 30' |

REQUIRED SETBACKS FROM:

| | Major Collector Streets | Railroad Property Lines and Rights-of- way |
|---------------------------------|----------------------------|---|
| Academic Facilities | 200' | 50' |
| Performance & Social Facilities | 200' | 50' |
| Housing Facilities | 200' | 50' |
| Parking Structures | 120' | 30' |
| Surface Parking Lots | 60' | 5' |
| Retail Subordinate Uses | 200' | 50' |
| Accessory Uses and Structures | 200' | 20' |

Comment/Recommendation: In earlier versions, the proposed petition applied to "institutional property." However, the past two versions of the petition apply to "colleges and universities" within the PI District. Although the subject petition is associated with a development scheme for Villanova University, the petition will also apply to Cabrini College and

Date: January 16, 2014
File No.: ZA-34-1522-77-83-90-92-94-97-99-00-01-02-06-13-14

REMARKS (continued):

Eastern University, areas of the Township which are more rustic and less commercially developed than the areas that comprise Villanova University.

Due to these character dissimilarities, it is problematic to apply identical setback regulations to the affected institutions. In order to preserve the more rural character associated with Eastern University and Cabrini College, it is recommended that more stringent setbacks be applied to parking structures and surface parking lots, from major collector rights-of-way such as Eagle, King of Prussia, and Radnor Roads. The proposed petition establishes 120' and 60' for parking structures and surface parking lots, respectively. A 200' setback is recommended for these facilities, which is consistent with other building types/uses applied to major collector streets. The exception is South Ithan Avenue, however, in the area of Villanova University, where a performing arts center and parking structure are conceptualized. This area currently contains a surface parking lot, Pike Field, a baseball diamond and athletic fields, which are associated with the university and are bordered to the east by a residential neighborhood (Barley Cone Lane). Because a larger setback from South Ithan Avenue may have the adverse effect of locating these structures closer to residents of Barley Cone Lane, the proposed setbacks of 120' and 60' for parking structures and surface parking lots, respectively, appear reasonable.

With regard to setbacks from arterial streets, it is recommended that the Township increase the minimum from 35' to 60' for all structures, with the exception of parking structures, which is proposed at 60'.

With regard to setbacks from railroad property lines and rights-of-way, a 50' setback is recommended for parking structures and surface parking lots, which is currently proposed at 30' and 5', respectively.

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REMARKS (continued):

MAXIMUM BUILDING AREA

A 30% total building coverage is established. If the applicant wishes to increase its Building Area within the CICD to more than 30%, then for each sq. ft. of Building Area proposed in excess of 30%, the applicant shall be required to preserve two sq. ft. of open space on lands owned by the applicant.

INDIVIDUAL BUILDING COVERAGE

Regulations for Individual Building Coverage state:

No individual building or group of buildings (not separated from each other by the minimum required separation distance) shall exceed an individual building coverage of 10%. Parking structures are not required to be included in the calculation of Individual Building Coverage.

MAXIMUM IMPERVIOUS SURFACE

Not more than 45% of the CICD site may be covered by impervious surfaces provided, however, if the CICD is redeveloping existing improved lands, then the maximum allowed impervious surface ratio shall be 45% or 10% less than the existing impervious surface ratio on the proposed CICD site, whichever is greater. In no event may the maximum allowed impervious surfaces on the applicant's entire campus within the PI zoning district exceed 45%.

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REMARKS (continued):

HEIGHT LIMITATIONS

| | |
|-------------------------------------|-----|
| Academic and Performance Facilities | 50' |
| Housing and Social Facilities | 45' |
| Parking Structures | 38' |
| All Other Buildings | 38' |
| Fly Lofts | 65' |

Note: A fly loft is directly over a stage of a theater and contains overhead lights, drop curtains and equipment for lowering/raising sets.

MAXIMUM BUILDING/STRUCTURE LENGTH

All Buildings and Parking Structures - 180'

Comment/Recommendation: The current maximum building length in the PI district is 160'. The previous submittal seen by DCPC on October 17, 2013, proposed a 350' maximum parking structure length and a 180' length for all other buildings. At that time, it was recommended that the maximum length for a parking structure be reduced to 250' or less.

The current petition contains a description for Building Length as follows:

Building Length shall measure the length of a single façade of a building or parking structure that is unbroken by variations/articulations in the façade for the entire height of the building. Such variations/articulations in the façade shall comprise of a minimum 6' horizontal offset depth. The variations/articulations shall have a minimum width to depth ratio of 4:1.

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REMARKS (continued):

The rationale for limiting building length is to address character perception, where long/wide/high building facades portray an urban-like, dense building-scape. As such, viewsheds are blocked and the character of openness is diminished.

The description of building length may not adequately reduce a buildings' visual impact. The Township may want to consider a greater width to depth ratio to permit adequate light and air within the pedestrian realm.

MINIMUM BUILDING/STRUCTURE SPACING

| | |
|--|-----|
| Between any two buildings | 45' |
| Between a building and a Parking Structure | 30' |

BUFFER PLANTING STRIP

As currently required in the PI District, along the side and rear property lines, a 20' buffer planting strip will also be required anywhere within 200' of the CICD so as to screen the proposed development from any adjacent residential uses. No Buffer Planting Strip or screening shall be required within the CICD or between the CICD and other properties of the applicant.

OFF-STREET PARKING REQUIREMENTS

The proposed petition specifies that parking "...shall not be less than currently required in the Township zoning ordinance. However, the Board of Commissioners may permit a reduction in required parking if a number of stated conditions are satisfied." Conditions necessary to warrant reduction include "five year data (Example: ULI) to show reduced parking needs; that other areas on campus are available which can offset CICD

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REMARKS (continued):

parking needs; and execution of written agreements between the applicant and Township which stipulate areas to be developed with needed parking to address inadequacies should they be found within five years of project occupancy."

Comment/Recommendation: The conceptual plan for Villanova University shows proposed surface parking lots adjacent to the railroad right-of-way associated with the Norristown High Speed Line. In order to protect the adjacent residential neighborhood character on Aldwyn Lane from visual and noise disturbance, the Township should consider screening and landscaping standards which consist of natural topography, existing vegetation, dense plantings and berms. Berms should be of sufficient height to ensure automobile lights do not permeate the adjacent residential neighborhood and should be covered with grass, evergreens, shrubbery and other forms of dense vegetation.

OFF-STREET LOADING REQUIREMENTS

The petition requires "one off-street loading space (berth), which is adjacent to the use, for each 20,000 sq. ft. of net floor area related to retail subordinate uses." As required by the existing ordinance, each off-street loading space must be not less than 12' by 30'.

Comment/Recommendation: For reference, the current zoning ordinance requires two berths for retail uses between 8,000 sq. ft. and 20,000 sq. ft. The current petition stipulates that off street loading facilities shall have adequate and unobstructed access to a street, service drive, or alley. The proposed off-street loading requirements appear reasonable for the type of concentrated development scheme envisioned for the CICD. However, the Township Engineer should ensure off street loading provisions are adequate to address development in accordance with the CICD.

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REMARKS (continued):

PEDESTRIAN CIRCULATION

The proposed petition stipulates:

In order to ensure safe and efficient pedestrian circulation, the Board of Commissioners may require pedestrian improvements that may include signalization, road crossings, pedestrian bridges, and the like. These improvements will be exempt from dimensional, building coverage, and building/structure length and separation requirements of the CICD and the Township zoning ordinance.

PERFORMANCE ZONING STANDARDS

The Township should consider enacting performance related zoning standards to address light, noise and refuse collection, thereby protecting adjacent residential communities from activities associated with CICD planned developments. The standards would stipulate maximum light levels permitted to reach residentially zoned/used land, maximum decibel standards at the property line and minimum refuse collection regulations that indicate trash container specifications and trash pick-up times. These regulations could bolster existing regulations that are currently within the General Code, where reference to such standards would be cited within CICD provisions.

CONCLUSION

The petition is drafted specifically to address a proposed development scheme for Villanova University within the Township's PI district. However, development in accordance with the CICD is applicable to Cabrini College and Eastern University, where the areas are more rural in character containing significantly less commercial development. As a

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REMARKS (continued):

result, setbacks from major collector rights-of-way in these areas (Radnor Road, King of Prussia Road, and Eagle Road), should be more stringent than those required in the area of Villanova University. The Township should incorporate setback and other recommendations stated throughout the review prior to adoption.

ADOPTION

Should the Township approve the proposed text amendment, in accordance with Section 609(g) of the PA Municipalities Planning Code, an executed copy of the amendment must be forwarded to the County Planning Department within thirty (30) days of enactment.