

Planning Commission
Radnor Township
Wayne, Delaware County, Pennsylvania

Tuesday
October 8, 2013
7:00 P.M.

Agenda

New Business

1. 13-D-07 – 115 Strafford LLC - Preliminary Land Development Plan - 115 Strafford Avenue to construct 11 townhomes – Submitted 8/2/13 (Awaiting Conditional Use Decision)
2. Villanova Train Station Zoning Application
3. BioMed Realty Zoning Amendment - Amending Chapter 280 of the Radnor Township Code, Zoning Ordinance, by establishing regulations for a new Mixed-Use Special Transportation Development Use within the PLO – Planned Laboratory–Office District

Old Business

Public Participation

Next Regular Planning Commission Meeting Monday November 4, 2013

7 PM

2013.D.08

RADNOR TOWNSHIP
301 IVEN AVE
WAYNE PA 19087
P) 610 688-5600
F) 610 971-0450
WWW.RADNOR.COM

RECEIVED
AUG - 2 2013
BY: _____

SUBDIVISION ~ LAND DEVELOPMENT

Location of Property 115 Strafford Avenue, Wayne, PA 19087

Zoning District R-4 Application No. _____
(Twp. Use)

Fee 3650 - + 800
\$2,850.00

Ward No. 1-1 Is property in HARB District No

Applicant: (Choose one) Owner Equitable Owner

Name 115 Strafford Ave, LLC Attn: Bo Erixon

Address 115 Strafford Ave, Wayne, PA 19087

Telephone 610-721-1495 Fax _____ Cell 610-721-1495

Email berixxon@comcast.net

Designer: (Choose one) Engineer Surveyor

Name Inland Design, LLC Attn: Charles A. Dobson, P.E.

Address 759 East Lincoln Highway, Exton, PA 19341

Telephone 484-872-8260 Fax 484-872-8261

Email chuck@inlanddesign.net

Area of property 2.13 Ac Area of disturbance 2.0

Number of proposed buildings 4 Proposed use of property Residential/Office

Number of proposed lots 11

Plan Status: Sketch Plan Preliminary Final Revised

Are there any requirements of Chapter 255 (SALDO) that are not in compliance with?

Are there any requirements of Chapter 255 (SALDO) not being adhered to?
Explain the reason for noncompliance.

Are there any infringements of Chapter 280 (Zoning), and if so what and why?
Please refer to attached list of granted zoning variances

Individual/Corporation/Partnership Name 115 Strafford Ave, LLC

I do hereby certify that I am the owner, equitable owner or authorized representative of the property which is the subject of this application.

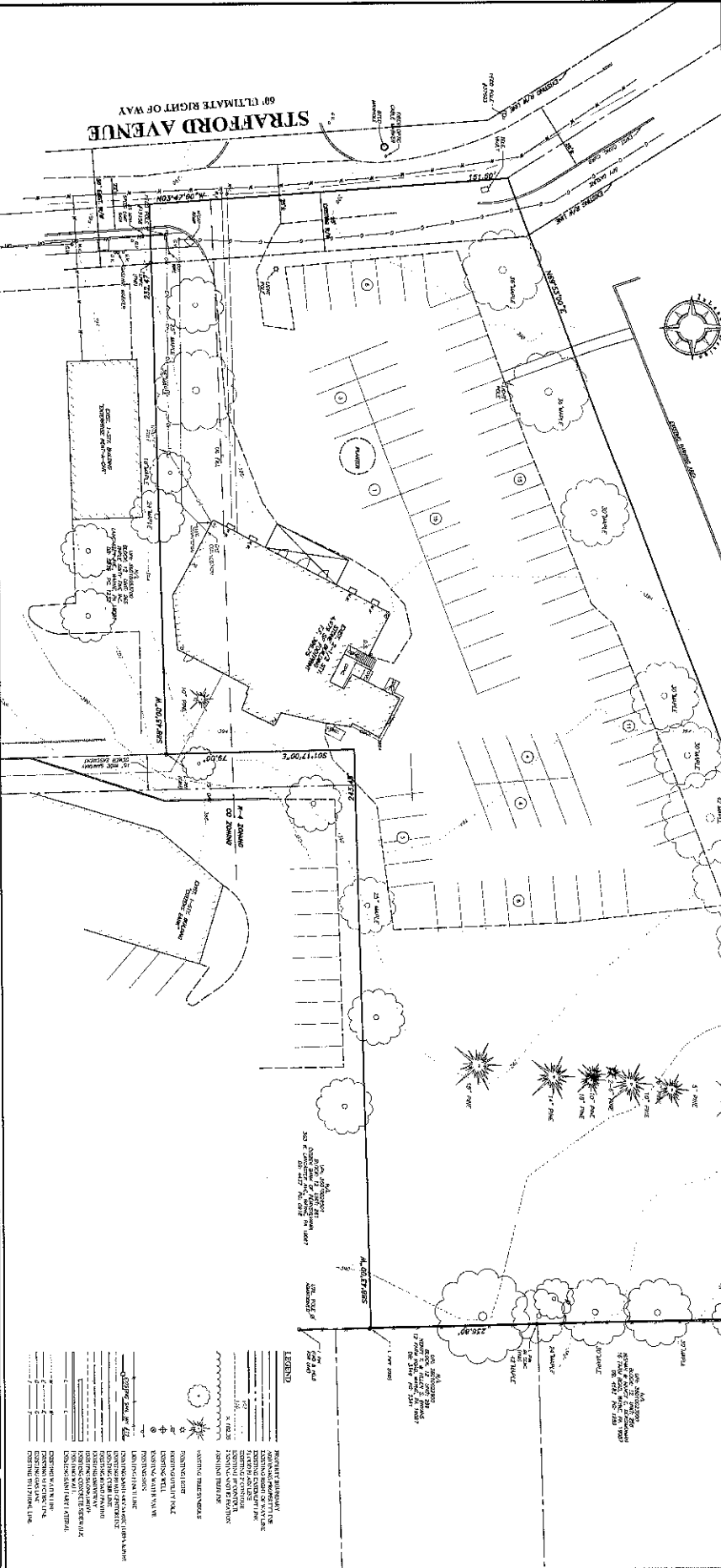
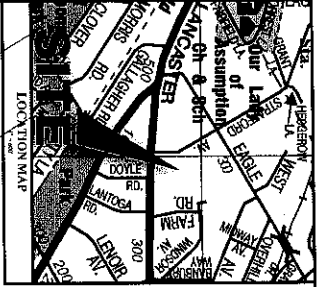
Signature



Print Name Bo Erixson, Managing Partner

By filing this application, you are hereby granting permission to Township officials to visit the site for review purposes.

NOTE: All requirements of Chapter 255 (Subdivision of Lane) of the Code of the Township of Radnor must be complied with whether or not indicated in this application.



60' ULTIMATE RIGHT OF WAY
STAFFORD AVENUE

SEAL OF THE COMMONWEALTH OF PENNSYLVANIA
Professional Engineer
Lester W. Starnes
No. 10701
Firm Name: Inland Design, Inc.
Firm Address: 2000 N. Eagle Rd., Lancaster, PA 17305
Firm Phone: 717/399-1234
Firm Fax: 717/399-1234

Inland Design
Civil Engineers & Land Development Consultants
Professional Seal of the State of Pennsylvania

PRELIMINARY

NO.	DATE	REVISIONS

LAND DEVELOPMENT PLAN
GRAPHIC SCALE
1" = 40 FEET

EXISTING FEATURES AND NATURAL RESOURCE PLAN FOR 115 STRAFFORD AVE. LLC 115 STRAFFORD AVENUE WAYNE, PA 19087

10262

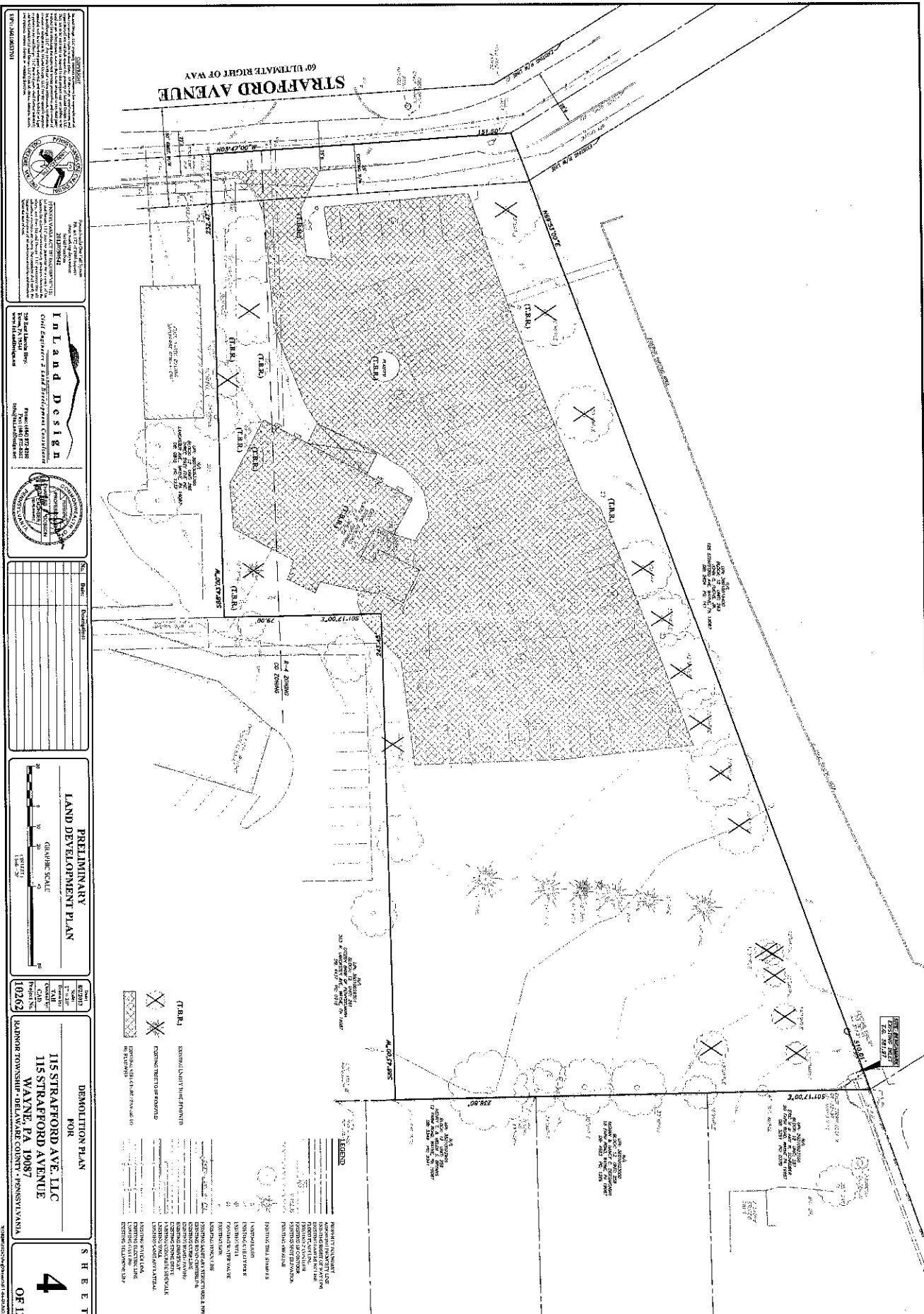
KANDOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA

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OF 12

SCALE: 1" = 40 FEET

LEGEND

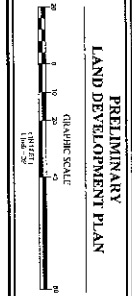
(Symbol)	PROPOSED BUILDING
(Symbol)	EXISTING BUILDING
(Symbol)	PROPOSED DRIVEWAY
(Symbol)	EXISTING DRIVEWAY
(Symbol)	PROPOSED DRIVEWAY
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(Symbol)	PROPOSED DRIVEWAY
(Symbol)	EXISTING DRIVEWAY
(Symbol)	PROPOSED DRIVEWAY
(Symbol)	EXISTING DRIVEWAY



PROFESSIONAL SEAL
Professional Engineer
 No. 3009
Professional Engineer
 No. 3009
 State of Pennsylvania
 Civil Engineering
 License No. 3009
 The above named professional is duly licensed under the laws of the State of Pennsylvania, and is duly qualified to perform the duties and obligations of the profession of a Professional Engineer.
 I hereby certify that the above named professional is duly licensed under the laws of the State of Pennsylvania, and is duly qualified to perform the duties and obligations of the profession of a Professional Engineer.
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Inland Design
 Civil Engineer & Land Development Consultant
 100 East Lincoln Ave.
 Harrisburg, PA 17101
 Tel: (717) 632-2222
 Fax: (717) 632-2223
 www.inlanddesign.com

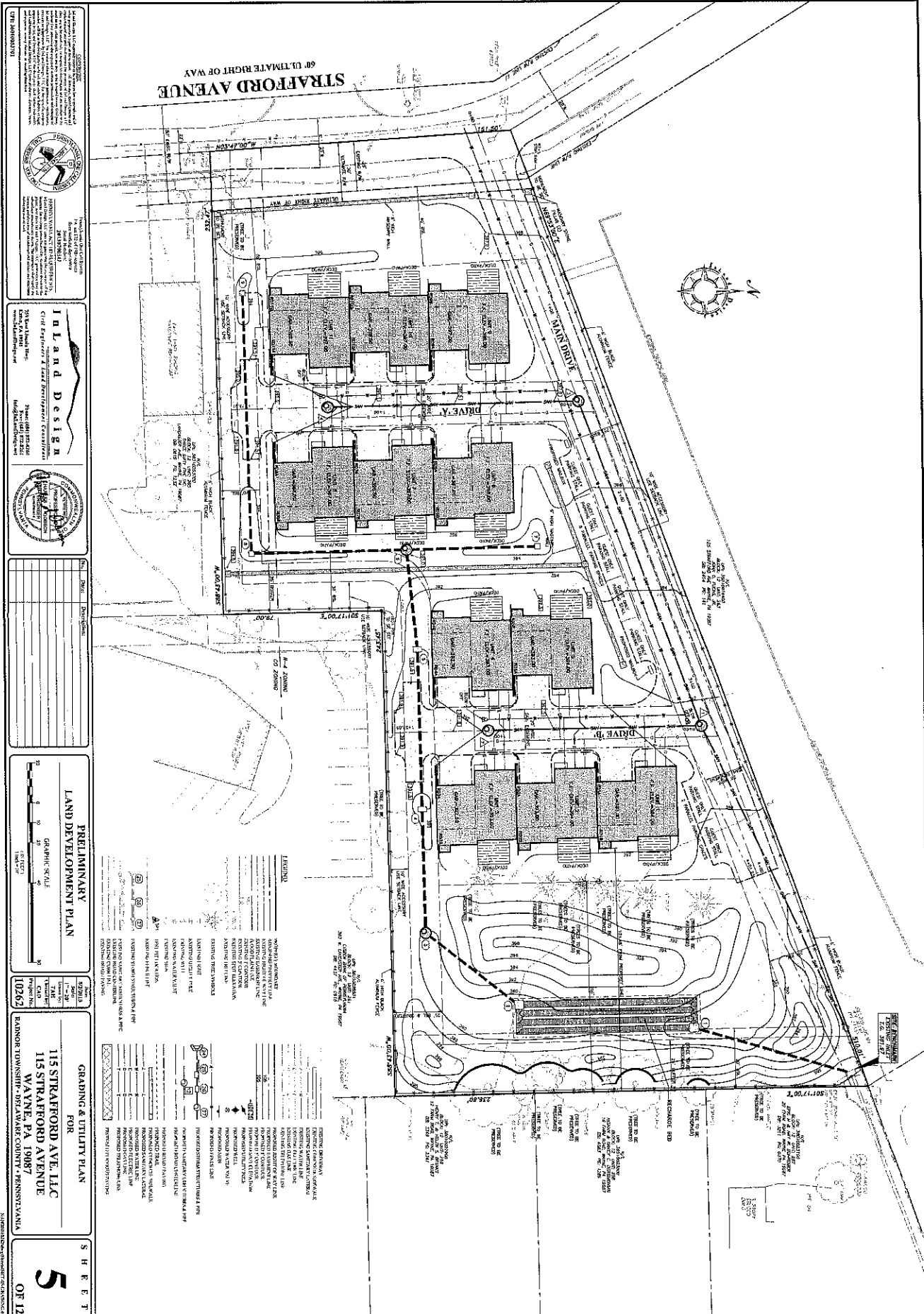
No.	Date	Description



DEMOLITION PLAN
 FOR
115 STRAFFORD AVE, LLC
115 STRAFFORD AVENUE
WAYNE, PA 19087
 RANDOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA
0262

SHEET
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OF 12

- LEGEND**
- PROPERTY BOUNDARY
 - EXISTING DEMOLITION
 - EXISTING IMPROVEMENTS
 - EXISTING UTILITIES
 - EXISTING EASEMENTS
 - EXISTING STREETS
 - EXISTING DRIVEWAYS
 - EXISTING SIDEWALKS
 - EXISTING CURBS
 - EXISTING LANDSCAPE
 - EXISTING TREES
 - EXISTING SETBACKS
 - EXISTING ZONING
 - EXISTING ADJACENT PROPERTIES
 - EXISTING ADJACENT UTILITIES
 - EXISTING ADJACENT EASEMENTS
 - EXISTING ADJACENT STREETS
 - EXISTING ADJACENT DRIVEWAYS
 - EXISTING ADJACENT SIDEWALKS
 - EXISTING ADJACENT CURBS
 - EXISTING ADJACENT LANDSCAPE
 - EXISTING ADJACENT TREES
 - EXISTING ADJACENT SETBACKS
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 - EXISTING ADJACENT STREETS
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 - EXISTING ADJACENT CURBS
 - EXISTING ADJACENT LANDSCAPE
 - EXISTING ADJACENT TREES
 - EXISTING ADJACENT SETBACKS
 - EXISTING ADJACENT ZONING



STAFFORD AVENUE
60' ULTIMATE RIGHT OF WAY

CONTRACTOR:
Inland Design, Inc.
208 East Main Street
Wayne, PA 19087
Tel: 484-833-1111
Fax: 484-833-1112
www.inlanddesign.com

Inland Design
Civil Engineers & Land Development Consultants
208 East Main Street
Wayne, PA 19087
Tel: 484-833-1111
Fax: 484-833-1112
www.inlanddesign.com

DATE	DESCRIPTION

PRELIMINARY LAND DEVELOPMENT PLAN

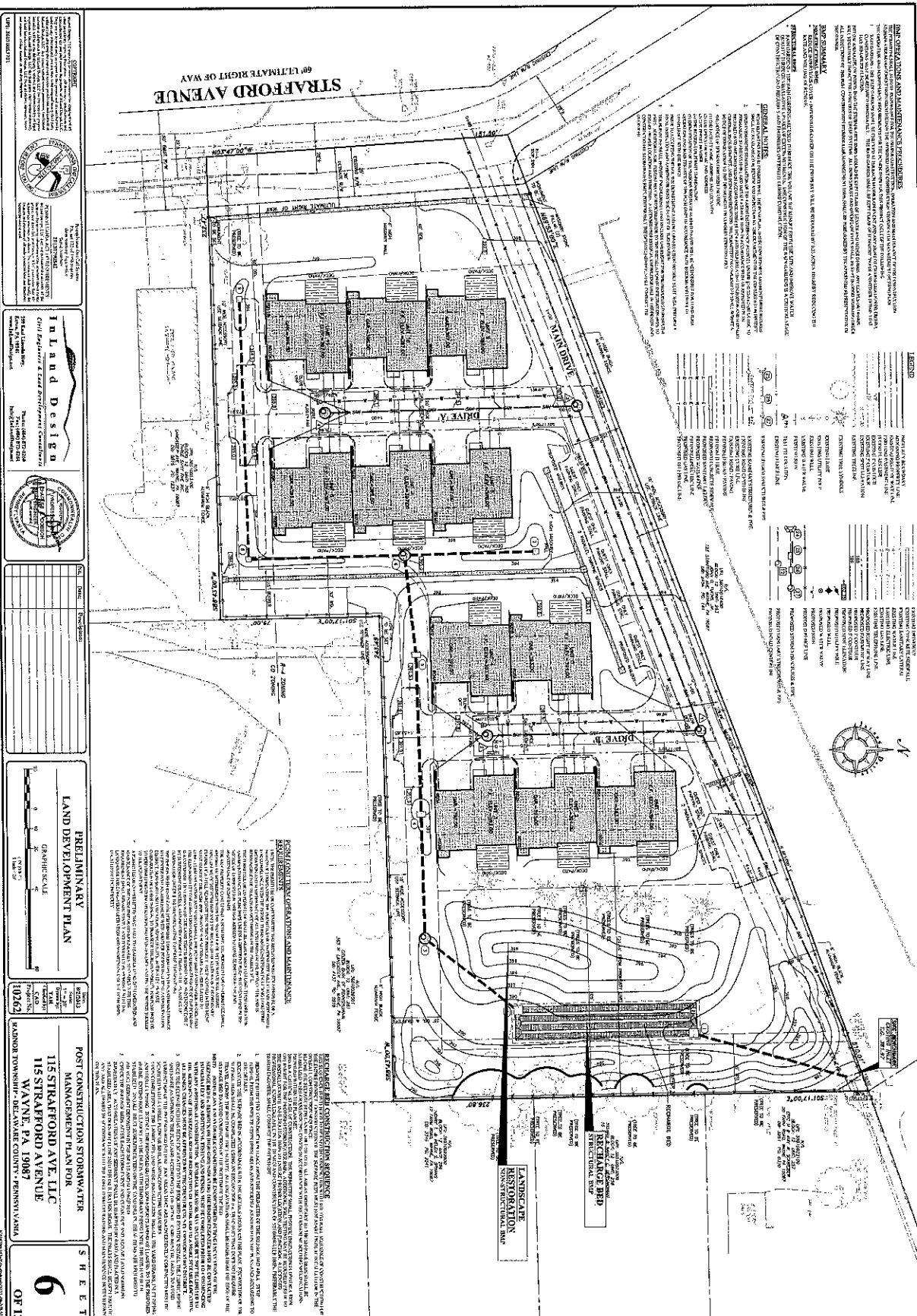
GRAPHIC SCALE
1" = 20' (HORIZONTAL)
1" = 10' (VERTICAL)

GRADING & UTILITY PLAN FOR
115 STAFFORD AVE. LLC
115 STAFFORD AVENUE
WAYNE, PA 19087
KARNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA
PROJECT NO. 10267

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- LEGEND**
- PROPOSED IMPROVEMENTS
 - EXISTING IMPROVEMENTS
 - PROPOSED SIDEWALKS
 - PROPOSED DRIVEWAYS
 - PROPOSED PAVEMENT
 - PROPOSED GRADING
 - PROPOSED EROSION CONTROL
 - PROPOSED UTILITIES
 - PROPOSED CONCRETE
 - PROPOSED METAL
 - PROPOSED BRICK
 - PROPOSED STONE
 - PROPOSED ASPHALT
 - PROPOSED GRAVEL
 - PROPOSED SAND
 - PROPOSED SLOPE
 - PROPOSED CURB
 - PROPOSED GUTTER
 - PROPOSED DRAINAGE
 - PROPOSED SEWER
 - PROPOSED WATER
 - PROPOSED GAS
 - PROPOSED ELECTRIC
 - PROPOSED TELEPHONE
 - PROPOSED CABLE
 - PROPOSED FIBER OPTIC
 - PROPOSED RAINWATER
 - PROPOSED SWALE
 - PROPOSED BIOWALL
 - PROPOSED BIOPOND
 - PROPOSED BIOTREATMENT
 - PROPOSED BIOLAGOON
 - PROPOSED BIOPAN
 - PROPOSED BIOWALL
 - PROPOSED BIOPOND
 - PROPOSED BIOTREATMENT
 - PROPOSED BIOLAGOON
 - PROPOSED BIOPAN

CONSTRUCTION NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REGULATIONS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REGULATIONS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REGULATIONS.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REGULATIONS.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REGULATIONS.



OPERATIONS AND MAINTENANCE PROVISIONS

The contractor shall be responsible for the construction and maintenance of the stormwater management system. The contractor shall provide a detailed operations and maintenance manual for the system. The manual shall include the following information:

- 1. Description of the system components and their functions.
- 2. Recommended inspection and maintenance schedules.
- 3. Procedures for cleaning and debris removal.
- 4. Procedures for emergency repairs.
- 5. Contact information for the contractor and other relevant parties.

The manual shall be submitted to the local authority having jurisdiction for review and approval. The contractor shall be responsible for the ongoing maintenance of the system throughout the life of the project.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND HIGHWAY CONSTRUCTION SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY HAVING JURISDICTION.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
4. ALL UTILITIES SHALL BE PROTECTED AND DEEPENED AS NECESSARY TO ACCOMMODATE THE PROPOSED CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING TREES AND VEGETATION.
6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES.
8. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES.
10. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

LEGEND

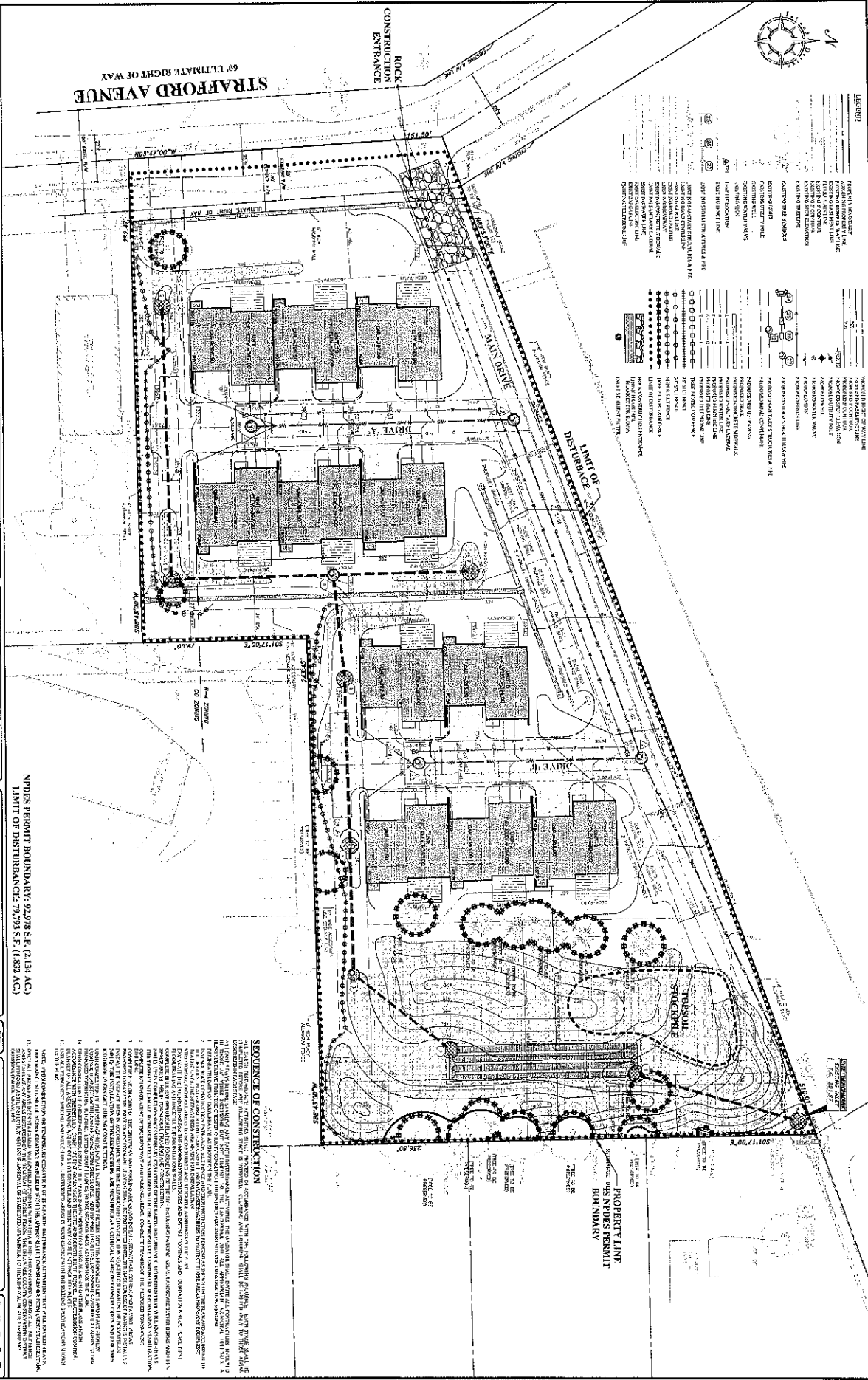
(Symbol)	PROPOSED IMPROVEMENTS
(Symbol)	EXISTING IMPROVEMENTS
(Symbol)	PROPOSED STORMWATER MANAGEMENT SYSTEM
(Symbol)	EXISTING STORMWATER MANAGEMENT SYSTEM
(Symbol)	PROPOSED RECHARGE BED
(Symbol)	EXISTING RECHARGE BED
(Symbol)	PROPOSED DRIVE A
(Symbol)	EXISTING DRIVE A
(Symbol)	PROPOSED DRIVE B
(Symbol)	EXISTING DRIVE B
(Symbol)	PROPOSED LOT LINES
(Symbol)	EXISTING LOT LINES
(Symbol)	PROPOSED UTILITY LINES
(Symbol)	EXISTING UTILITY LINES
(Symbol)	PROPOSED EROSION CONTROL MEASURES
(Symbol)	EXISTING EROSION CONTROL MEASURES
(Symbol)	PROPOSED TREES AND VEGETATION
(Symbol)	EXISTING TREES AND VEGETATION
(Symbol)	PROPOSED TOPOGRAPHIC CONTOURS
(Symbol)	EXISTING TOPOGRAPHIC CONTOURS

INLAND DESIGN
 Civil Engineers & Land Development Consultants
 225 East Lincoln Ave.
 Harrisburg, PA 17101
 Phone: 717-651-0100
 Fax: 717-651-0101
 www.inlanddesign.com

PRELIMINARY
 LAND DEVELOPMENT PLAN
 GRAPHIC SCALE
 0 10 20 30 40 50 Feet

POST CONSTRUCTION STORMWATER
 MANAGEMENT PLAN FOR
115 STRAFFORD AVE, LLC
 115 STRAFFORD AVENUE
 WAYNE, PA 19087
 10262
 RANDOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA

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 SHEET
 OF 12



PROFESSIONAL SEAL
 STATE OF PENNSYLVANIA
 PROFESSIONAL LANDSCAPE ARCHITECTS
 M. J. ROSS
 115 STARFORD AVE., LLC
 115 STARFORD AVENUE
 WAWNE, PA 19087

Inland Design
 Chief Architects & Lead Designers/Engineers
 799 East Lincoln Hwy
 Lancaster, PA 17602
 Phone: (717) 397-2500
 Fax: (717) 397-3800
 www.inlanddesign.com

NO.	DATE	REVISIONS

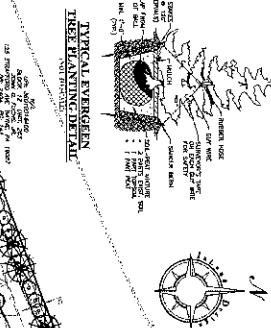
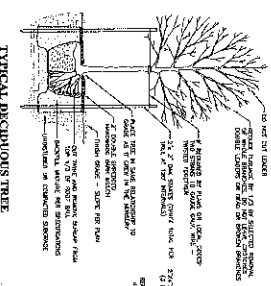
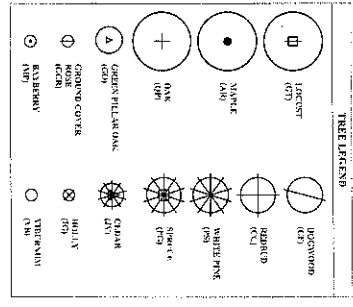
PRELIMINARY LAND DEVELOPMENT PLAN
 GRAPHIC SCALE
 1" = 50'-0"

SEDIMENTATION AND EROSION CONTROL PLAN FOR
115 STARFORD AVE, LLC
115 STARFORD AVENUE
WAWNE, PA 19087
LANOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA
 SHEET **7** OF 12

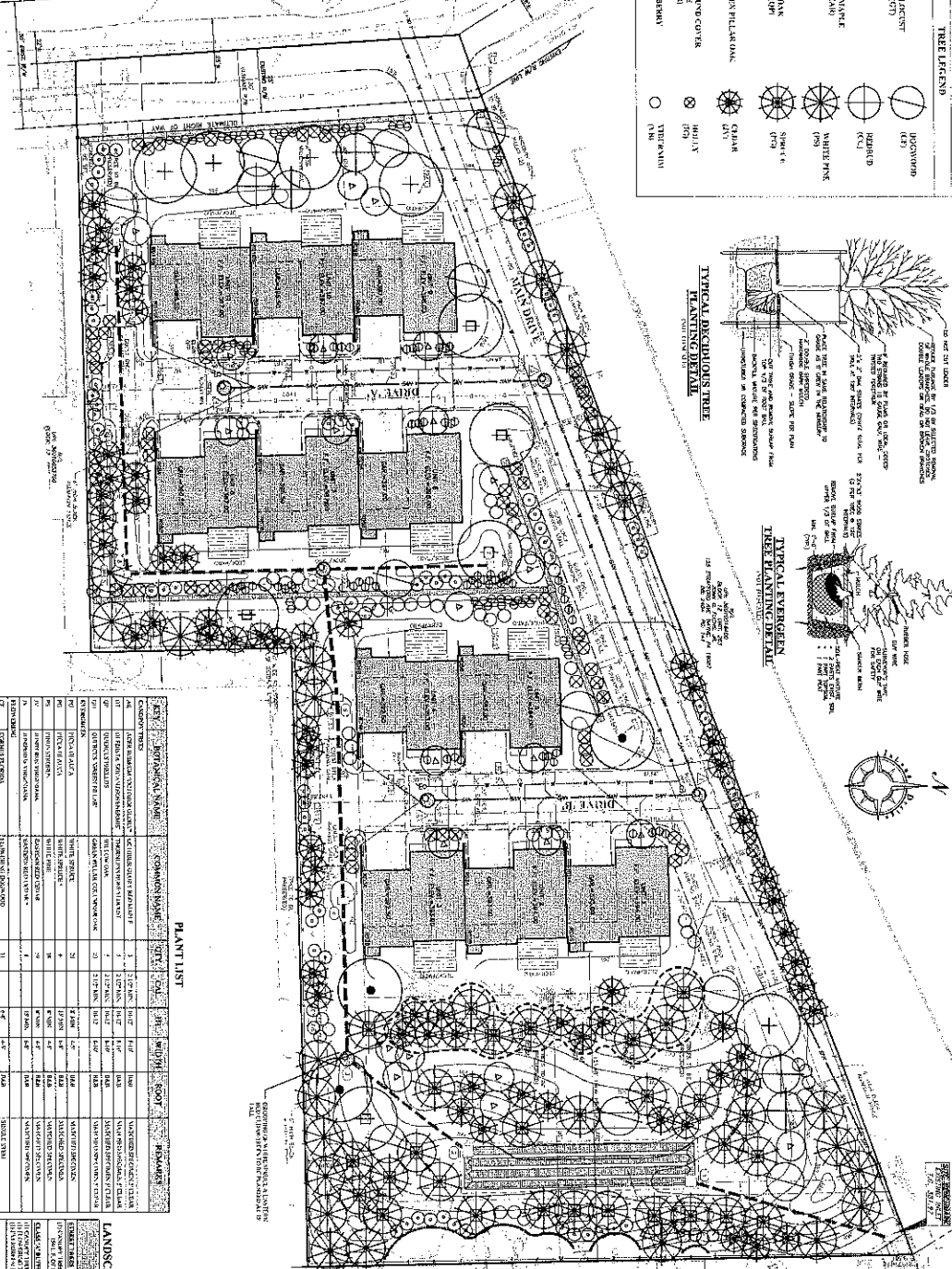
NPPS PERMIT BOUNDARY: 92,978 S.F. (2.13 AC)
LIMIT OF DISTURBANCE: 79,793 S.F. (1.83 AC)

SEQUENCE OF CONSTRUCTION

1. ALL EXISTING UTILITIES TO BE MAINTAINED AND PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. A UTILITY LOCATION SURVEY SHALL BE CONDUCTED PRIOR TO THE START OF CONSTRUCTION.
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60' ULTIMATE RIGHT OF WAY
STRAFORD AVENUE



PLANT LIST

COMMON NAME	SYMBOL	HT.	SPREAD	SOIL	REMARKS
AMERICAN BEECH	(Symbol)	30'	30'	10'	PLANTING IN ROWS
RED BARKED DOGWOOD	(Symbol)	25'	25'	10'	PLANTING IN ROWS
FRANCIS CRANE	(Symbol)	25'	25'	10'	PLANTING IN ROWS
GREENING CEDAR	(Symbol)	15'	15'	10'	PLANTING IN ROWS
MAPLE	(Symbol)	25'	25'	10'	PLANTING IN ROWS
OAK	(Symbol)	25'	25'	10'	PLANTING IN ROWS
YEW	(Symbol)	15'	15'	10'	PLANTING IN ROWS
RAINIER	(Symbol)	15'	15'	10'	PLANTING IN ROWS
BIRCH	(Symbol)	15'	15'	10'	PLANTING IN ROWS

CONTRACTOR
 JAMES W. HARRIS & SONS, INC.
 115 STRAFORD AVENUE
 WAYNE, PA 19087
 (610) 398-1111

LANDSCAPE ARCHITECT
 Inland Design
 Civil Engineer & Land Development Consultant
 115 STRAFORD AVENUE
 WAYNE, PA 19087
 (610) 398-1111

PROFESSIONAL ENGINEER
 JAMES W. HARRIS & SONS, INC.
 115 STRAFORD AVENUE
 WAYNE, PA 19087
 (610) 398-1111

PRELIMINARY LAND DEVELOPMENT PLAN
 GRAPHIC SCALE
 1" = 100'

LANDSCAPING PLAN FOR
 115 STRAFORD AVE, LLC
 115 STRAFORD AVENUE
 WAYNE, PA 19087
 RANDOLPH TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA

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GENERAL SPECIFICATIONS

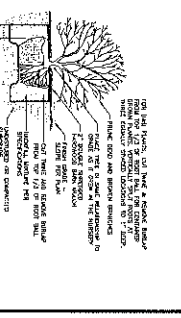
- ALL SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, SEVENTH EDITION, AS AMENDED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, SEVENTH EDITION, AS AMENDED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION.
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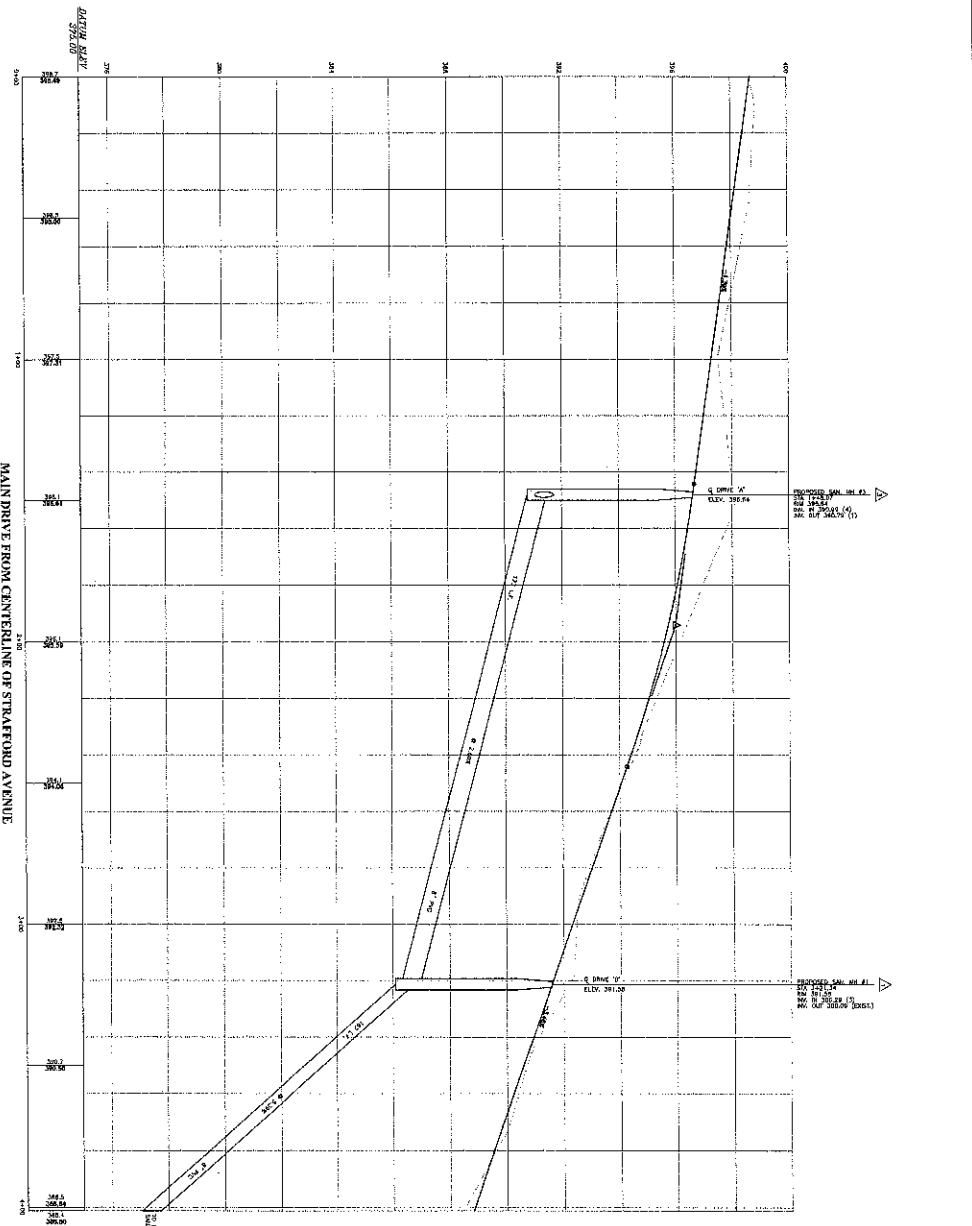
NOTES

- ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS AND THE PLANTING DETAIL DRAWINGS.
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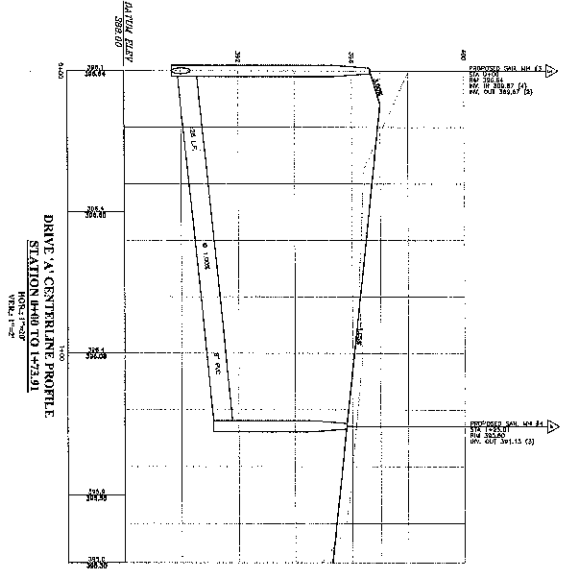
LANDSCAPING COMPLIANCE CHART

TREE TYPE	PLANTING SPECIFICATIONS	PLANTING DETAIL DRAWINGS
DECIDUOUS	18" x 18" x 18" ROOT BALL	2" MULCH, 4" TOP SOIL, 6" SUBSOIL, 12" GRAVEL
EVERGREEN	18" x 18" x 18" ROOT BALL	2" MULCH, 4" TOP SOIL, 6" SUBSOIL, 12" GRAVEL
BARE ROOT	18" x 18" x 18" ROOT BALL	2" MULCH, 4" TOP SOIL, 6" SUBSOIL, 12" GRAVEL
GREENING CEDAR	18" x 18" x 18" ROOT BALL	2" MULCH, 4" TOP SOIL, 6" SUBSOIL, 12" GRAVEL
MAPLE	18" x 18" x 18" ROOT BALL	2" MULCH, 4" TOP SOIL, 6" SUBSOIL, 12" GRAVEL
OAK	18" x 18" x 18" ROOT BALL	2" MULCH, 4" TOP SOIL, 6" SUBSOIL, 12" GRAVEL
YEW	18" x 18" x 18" ROOT BALL	2" MULCH, 4" TOP SOIL, 6" SUBSOIL, 12" GRAVEL
RAINIER	18" x 18" x 18" ROOT BALL	2" MULCH, 4" TOP SOIL, 6" SUBSOIL, 12" GRAVEL
BIRCH	18" x 18" x 18" ROOT BALL	2" MULCH, 4" TOP SOIL, 6" SUBSOIL, 12" GRAVEL

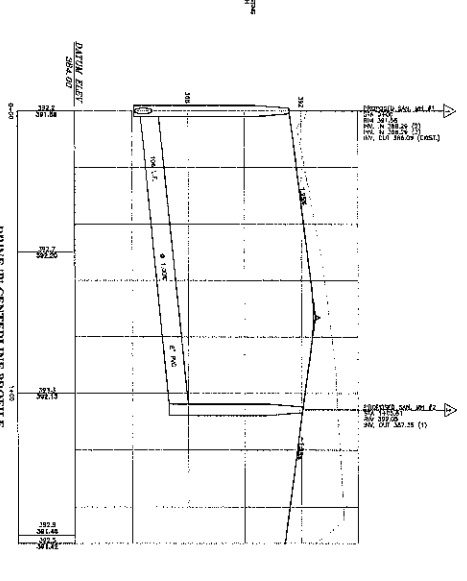




MAIN DRIVE FROM CENTERLINE OF STRATFORD AVENUE
STATION 0+00 TO 4+12.25
DATE: 11/27/20
VBA: J-2



DRIVE 'A' CENTERLINE PROFILE
STATION 0+00 TO 1+73.91
DATE: 11/27/20
VBA: J-2



DRIVE 'B' CENTERLINE PROFILE
STATION 0+00 TO 1+52.85
DATE: 11/27/20
VBA: J-2

CONTRACT:
115 STRATFORD AVE. L.L.C.
115 STRATFORD AVE.
WAYNE, PA 19087

PROJECT:
SEWER PROFILES FOR
115 STRATFORD AVE. L.L.C.
WAYNE, PA 19087

DATE:
11/27/20

SCALE:
VERTICAL: 1" = 10'
HORIZONTAL: 1" = 40'

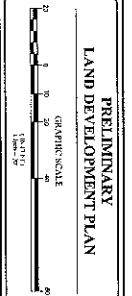
DESIGNED BY:
J. J. JACOBI

CHECKED BY:
J. J. JACOBI

IN CHARGE:
J. J. JACOBI

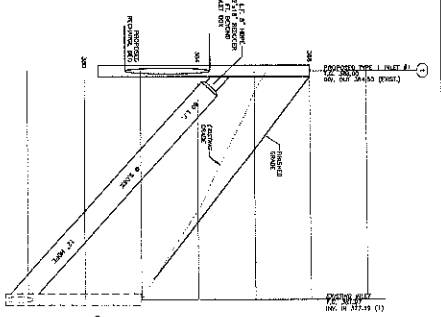
Inland Design
Civil, Survey & Land Development Consultants
1001 N. 10th St., Suite 200
Wayne, PA 19087
Tel: 484-833-8888
Fax: 484-833-8889
www.inlanddesign.com

No.	Date	Description

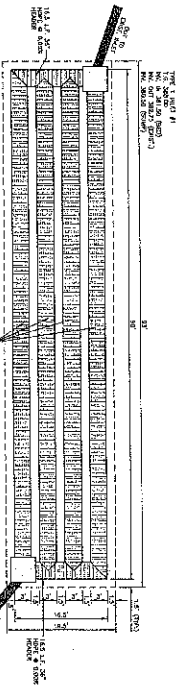
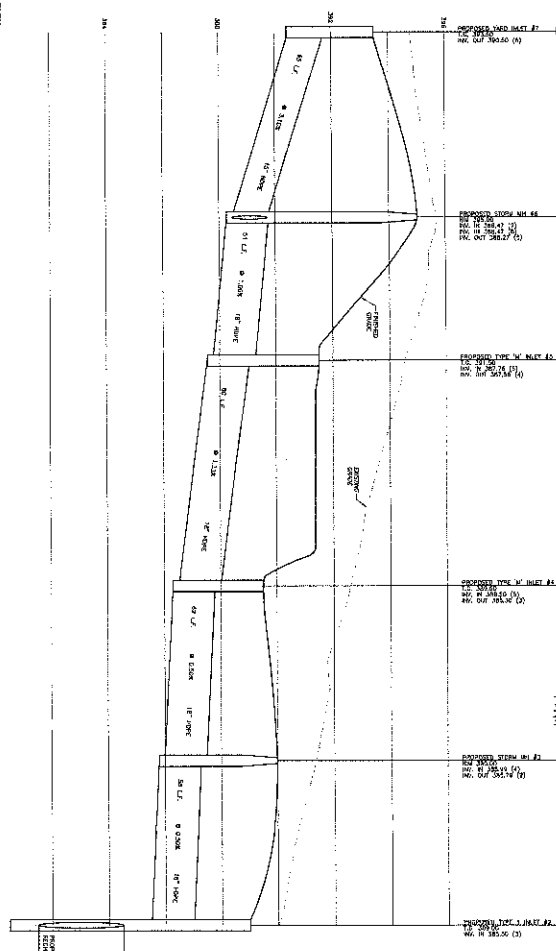


SEWER PROFILES FOR
115 STRATFORD AVE. L.L.C.
115 STRATFORD AVENUE
WAYNE, PA 19087
RAMON TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA

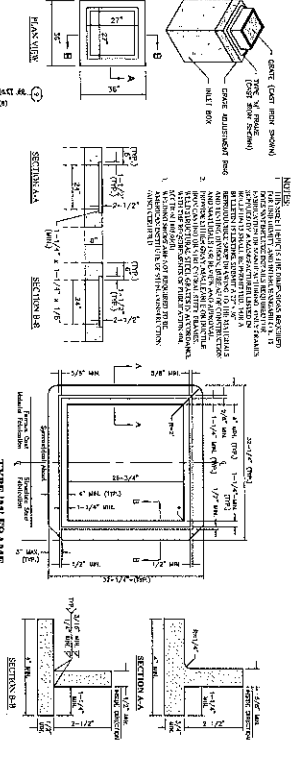
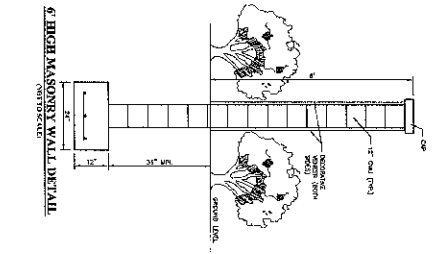
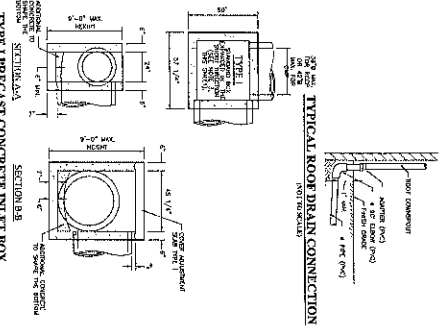
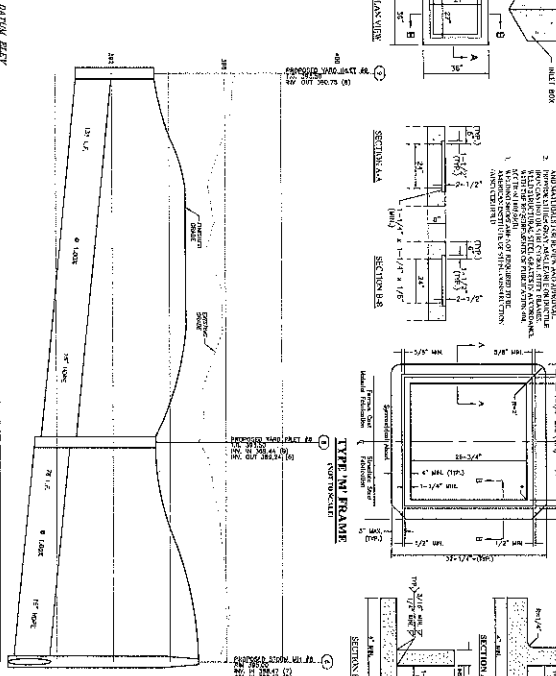
SHEET
10
OF 12



STORM SEWER PROFILE FROM PROPOSED YARD INLET #1 TO EXISTING INLET



STORM SEWER PROFILE FROM PROPOSED YARD INLET #2 TO TYPE 1 INLET #2



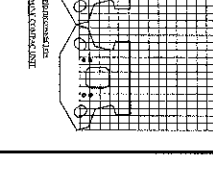
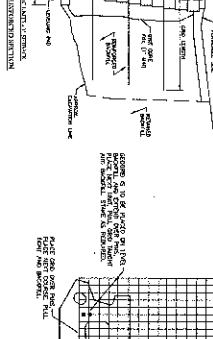
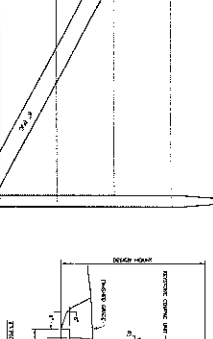
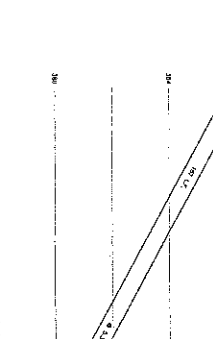
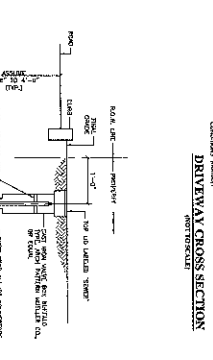
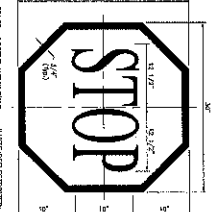
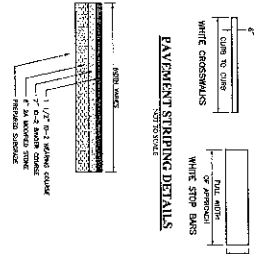
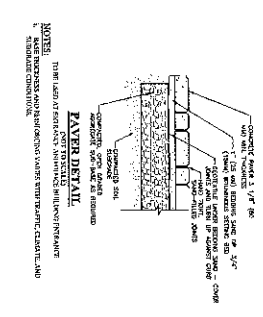
CONTRACTOR
 Inland Design
 2840 W. 10th Street
 Suite 100
 Tacoma, WA 98409
 Phone: (253) 733-2222
 Fax: (253) 733-2223
 Email: info@inlanddesign.com
 Website: www.inlanddesign.com

CLIENT
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 2840 W. 10th Street
 Suite 100
 Tacoma, WA 98409
 Phone: (253) 733-2222
 Fax: (253) 733-2223
 Email: info@inlanddesign.com
 Website: www.inlanddesign.com

NO.	DATE	DESCRIPTION
1	08/15/20	ISSUED FOR PERMIT
2	08/15/20	ISSUED FOR PERMIT
3	08/15/20	ISSUED FOR PERMIT
4	08/15/20	ISSUED FOR PERMIT
5	08/15/20	ISSUED FOR PERMIT
6	08/15/20	ISSUED FOR PERMIT
7	08/15/20	ISSUED FOR PERMIT
8	08/15/20	ISSUED FOR PERMIT
9	08/15/20	ISSUED FOR PERMIT
10	08/15/20	ISSUED FOR PERMIT

PRELIMINARY LAND DEVELOPMENT PLAN
 GRAPHIC SCALE
 1" = 20' HORIZONTAL
 1" = 4' VERTICAL

CONSTRUCTION DETAILS FOR
 115 STRAFFORD AVE. LLC
 115 STRAFFORD AVENUE
 WAYNE, PA 19087
 RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA
 10262



NOTE: THE SIGN IS TO BE PLACED ON THE SIDE OF THE ROAD AS SHOWN IN THE PLAN VIEW. THE SIGN IS TO BE PLACED ON THE SIDE OF THE ROAD AS SHOWN IN THE PLAN VIEW.

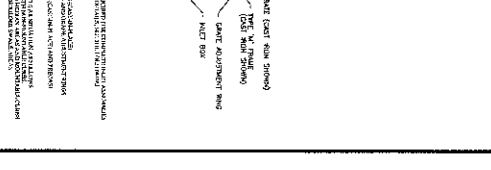
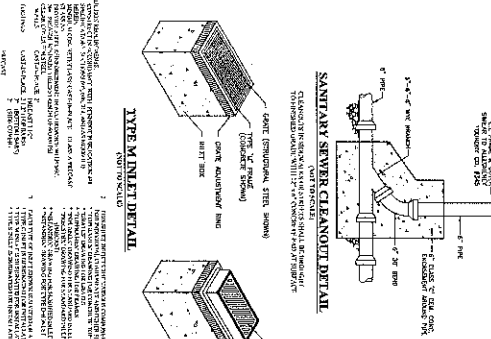
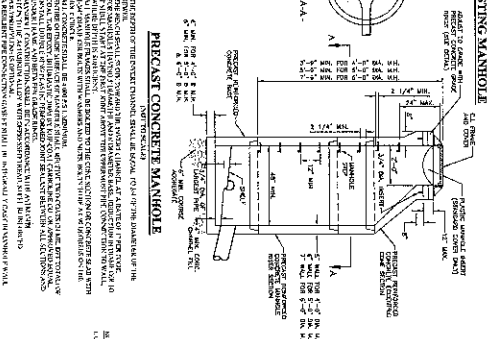
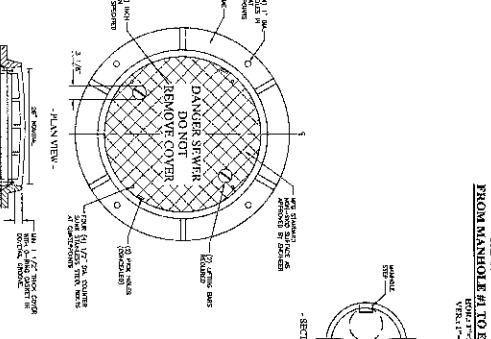
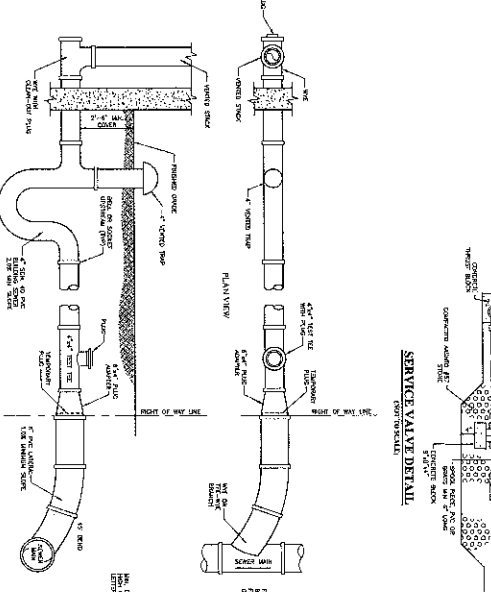
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NOTE: THE SERVICE VALVE IS TO BE PLACED ON THE SIDE OF THE ROAD AS SHOWN IN THE PLAN VIEW. THE SERVICE VALVE IS TO BE PLACED ON THE SIDE OF THE ROAD AS SHOWN IN THE PLAN VIEW.

NOTE: THE SANITARY SEWER LATERAL IS TO BE PLACED ON THE SIDE OF THE ROAD AS SHOWN IN THE PLAN VIEW. THE SANITARY SEWER LATERAL IS TO BE PLACED ON THE SIDE OF THE ROAD AS SHOWN IN THE PLAN VIEW.

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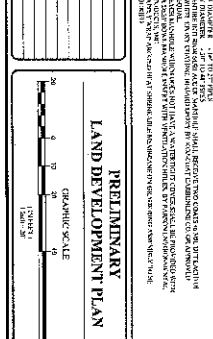
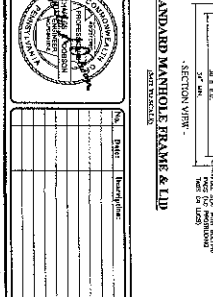
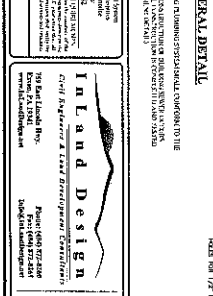
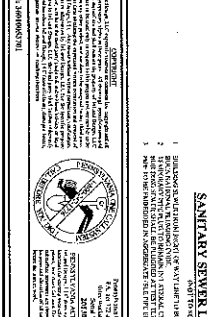
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3. THE SERVICE VALVE IS TO BE PLACED ON THE SIDE OF THE ROAD AS SHOWN IN THE PLAN VIEW. THE SERVICE VALVE IS TO BE PLACED ON THE SIDE OF THE ROAD AS SHOWN IN THE PLAN VIEW.

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6. THE SANITARY SEWER CLEANOUT IS TO BE PLACED ON THE SIDE OF THE ROAD AS SHOWN IN THE PLAN VIEW. THE SANITARY SEWER CLEANOUT IS TO BE PLACED ON THE SIDE OF THE ROAD AS SHOWN IN THE PLAN VIEW.



CONSTRUCTION DETAILS FOR
 115 STRATFORD AVE. LLC
 115 STRATFORD AVENUE
 WAYNE, PA 19087
 RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA



Gannett Fleming

Excellence Delivered As Promised

Date: October 1, 2013

To: Radnor Township Planning Commission

From: Roger Phillips, PE, Township Engineer

cc: Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Maryann Cassidy – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official

RE: 115 Strafford Avenue – Zoning and Land Development
115 Strafford Avenue, LLC – Applicant

Date Accepted: August 5, 2013
90 Day Expiration: November 3, 2013

Gannett Fleming, Inc. has completed our first review of the 115 Strafford Avenue Preliminary Land Development Plan for compliance with the Radnor Township Code.

The existing parcel is approximately 2.13 acres. The property consists of a vacant building that was approved for restaurant/bar use, a 72 car parking lot and related improvements. There is approximately 1 acre of impervious coverage on the property and no stormwater management controls. The property is located in the R-4 Residence District. A small portion of the property (approximately 6%) is located in the CO Commercial-Office District.

The applicant proposes to develop the property with 11 high-end carriage home/town home units. The rear of the property is proposed to be open space. A home owners association will be created to maintain all access driveways, open spaces, stormwater management facilities, and to provide for snow and trash removal.

The applicant has filed a conditional use application as outlined in Article XXIII – Conditional Uses, of the Township Code, and is requesting conditional use under §280-90 (Density Modification) of the Township Zoning Code to allow the development of the property. The conditional use hearing was held on September 16, 2013. No decision has been rendered by the Board of Commissioners at this time.



Gannett Fleming

This Land Development Application is subject to Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

Plans Prepared By: InLand Design
Dated: 8/2/2013, No Revisions

On July 18, 2013 the Radnor Township Zoning Board granted various measures of relief to allow the re-development project to proceed under the Density Modification provision of the Township Code. The following variances were granted:

- A variance from §280-92.A(4) to allow Density Modification on a tract of less than five (5) acres;
- A variance from §280-42 to allow residential use and related improvements in the CO Commercial-Office District;
- Variances from §280-91.G to allow (i) paved vehicle turn-around areas and (ii) a six feet high wall or fence in the required buffer area from the adjoining bank property, a portion of which is zoned residential;
- To the extent required, variances from §280-29 and §280-93 to allow multiple-family townhouse buildings on a lot;
- A variance from §280-109 to allow a six (6) feet high wall in the front yard setback;

In addition, the following conditions were incorporated as Exhibit A – Agreement with Neighbors of the ZHB decision:

- Building foundation walls shall be no closer than 120” to the rear property line.
- In consultation with a certified arborist, Developer shall use good faith efforts to preserve the existing row of 6 pine trees parallel to the rear property lines (“Pine Trees”), including, as recommended by the arborist, relocating those trees further away from the proposed dwellings.
- Developer shall include in its landscaping plans an additional row of 6 evergreen trees with a minimum height of 15’ in the gaps of the existing pine trees.
- Developer shall make its landscape plans for the rear of the Property available to the neighborhood for input and shall make its landscape architect available for a meeting with the 3 adjacent owners along Farm Road for input on screening and landscaping in the rear area.
- Developer shall provide storm water management for the site in excess of requirements.
- A maximum of 11 townhouse units shall be permitted on the Property. The townhouse units shall have a minimum width of approximately 40’ and shall be substantially similar in architecture to the rendering provided to the neighbors and entered into the record.
- The area between Pine Trees and the rear property lines shall be deed restricted open space (approximately 105’ from the rear property line). Such restriction shall, however, allow for passive recreation and improvements such as landscaping, fencing, utilities, and stormwater management. Such restrictions shall be finalized during conditional use and land development proceedings and shall be satisfactory to the Township.
- Screening walls on the Property shall not exceed six feet in height.

Gannett Fleming

Since no Conditional Use decision has been rendered by the Board of Commissioners at this time, the plan cannot be considered under the Density Modification provisions of the Zoning Ordinance. Therefore, we recommend denial of the plan based on the following:

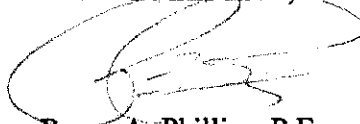
1. **§280-29.B(1)** – Density Modification in the R-4 District is only permitted by Conditional Use. Without Density Modification approval, townhouses are not a permitted use.

Therefore, a recommendation of denial of the plan as submitted shall be forwarded to the Board of Commissioners unless a time extension for review of the plan is granted by the applicant in accordance with Section 508 (3) of the Pennsylvania Municipal Planning Code.

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

Very truly yours,

GANNETT FLEMING, INC.



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



Excellence Delivered As Promised

Date: August 29, 2013

To: Radnor Township Planning Commission

From: Roger Phillips, PE

cc: Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Maryann Cassidy – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official

RE: 115 Strafford Avenue – Review of Conditional Use Application
115 Strafford Avenue, LLC - Applicant

Gannett Fleming, Inc. has completed our review of the Conditional Use Application for 115 Strafford Avenue Land Development Plan. The applicant has filed a conditional use application as outlined in Article XXIII – Conditional Uses, of the Township Code, and is requesting conditional use under §280-90 (Density Modification) of the Township Zoning Code to allow for proposed Townhomes. This plan was reviewed only for items relating to the Density Modification portion of the Township Code.

The applicant proposes to develop the property with 11 high-end carriage home/town home units. The rear of the property is proposed to be open space. A home owners association will be created to maintain all access driveways, open spaces, stormwater management facilities, and to provide for snow and trash removal.

The existing parcel is approximately 2.13 acres. The property consists of a vacant building that was approved for restaurant/bar use, a 72 car parking lot and related improvements. There is approximately 1 acre of impervious coverage on the property and no stormwater management controls. The property is located in the R-4 Residence District. A small portion of the property (approximately 6%) is located in the CO Commercial-Office District.

On July 18, 2013 the Radnor Township Zoning Board granted various measures of relief to allow the re-development project to proceed under the Density Modification provision of the Township Code. The following variances were granted:

- A variance from §280-92.A(4) to allow Density Modification on a tract of less than five (5) acres;
- A variance from §280-42 to allow residential use and related improvements in the CO Commercial-Office District;

Gannett Fleming, Inc.

P.O. Box 80794 • Valley Forge, PA 19484-0794 | 1010 Adams Avenue • Audubon, PA 19403-2402
t: 610.650.8101 • f: 610.650.8190

www.gannettfleming.com



Gannett Fleming

- Variances from §280-91.G to allow (i) paved vehicle turn-around areas and (ii) a six feet high wall or fence in the required buffer area from the adjoining bank property, a portion of which is zoned residential;
- To the extent required, variances from §280-29 and §280-93 to allow multiple-family townhouse buildings on a lot;
- A variance from §280-109 to allow a six (6) feet high wall in the front yard set back;

In addition, the following conditions were incorporated as Exhibit A – Agreement with Neighbors of the ZHB decision:

- Building foundation walls shall be no closer than 120” to the rear property line.
- In consultation with a certified arborist, Developer shall use good faith efforts to preserve the existing row of 6 pine trees parallel to the rear property lines (“Pine Trees”), including, as recommended by the arborist, relocating those trees further away from the proposed dwellings.
- Developer shall include in its landscaping plans an additional row of 6 evergreen trees with a minimum height of 15’ in the gaps of the existing pine trees.
- Developer shall make its landscape plans for the rear of the Property available to the neighborhood for input and shall make its landscape architect available for a meeting with the 3 adjacent owners along Farm Road for input on screening and landscaping in the rear area.
- Developer shall provide storm water management for the site in excess of requirements.
- A maximum of 11 townhouse units shall be permitted on the Property. The townhouse units shall have a minimum width of approximately 40’ and shall be substantially similar in architecture to the rendering provided to the neighbors and entered into the record.
- The area between Pine Trees and the rear property lines shall be deed restricted open space (approximately 105’ from the rear property line). Such restriction shall, however, allow for passive recreation and improvements such as landscaping, fencing, utilities, and stormwater management. Such restrictions shall be finalized during conditional use and land development proceedings and shall be satisfactory to the Township.
- Screening walls on the Property shall not exceed six feet in height.

We have the following general comments regarding the plan as submitted. Additional review comments will be forthcoming once engineered plans are submitted.

1. Sidewalks and curbing should be extended along Stafford Avenue, consistent with the adjacent parcels.
2. It appears that there is insufficient guest parking provided. Consideration should be given to providing an additional overflow area.
3. The configuration and dimensions of the interior courts/roadways do not provide sufficient circulation and access for larger vehicular traffic, such as delivery vehicles, or assess for emergency vehicles.

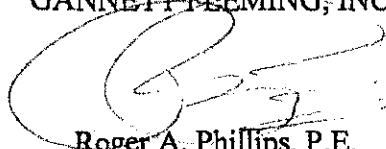
Gannett Fleming

In addition to our review comments, a memorandum dated August 29, 2013 from Amy Kaminski of Gilmore & Associates, Inc. the Township Traffic Engineer has been attached and is incorporated herein by reference.

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

Very truly yours,

GANNETT-FLEMING, INC.

A handwritten signature in black ink, appearing to read "R. Phillips", is written over the company name.

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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: August 21, 2013

To: Steve Norcini, P.E.
Radnor Township Public Works Director

From: Amy Kaminski, P.E., PTOE
G&A Senior Transportation Engineer

cc: Roger Phillips, P.E.
Gannett Fleming, Inc., Senior Project Engineer

Reference: 115 Strafford Avenue Mixed Use Development
Preliminary Plan Review -DRAFT

G&A : 13-04034

Pursuant to your request, Gilmore & Associates, Inc. has completed a transportation review of the referenced Preliminary Land Development plan, dated August 2, 2013, prepared for 115 Strafford Ave, LLC., prepared by Inland Design. The preliminary land development plan proposes the renovation of the Villa Strafford Mansion (10,000 sf) for a commercial professional office use, and the construction of four (4) groupings of eleven (11) single-family attached dwelling units. Gilmore offers the following comments for Radnor Township consideration:

1. §255-37: We recommend the applicant provide sidewalks along the Main Drive, Strafford Avenue with internal onsite pedestrian connections. In addition, the site should meet current ADA requirements for the Pedestrian Access Route (PAR).
2. §255-20(B)(5)(c)[2] As indicated previously, the Township may require the applicant submit a traffic impact study with the preliminary land development plan submission. Please contact the Township regarding a scope of work for the traffic impact study.
3. It is unclear if trash services are required for each individual residence, or as a community with a common trash receptacle. Regardless of which option is decided, the plan must include truck turning templates for sanitation trucks servicing the site. The parking spaces identified as "Guest Only" parking stalls may be needed to allow for onsite truck maneuvers.
4. Verify adequate circulation for emergency vehicles servicing the proposed site through truck turning templates for the largest anticipated emergency vehicle. Preliminary and Final plans should include turning templates for all turning movements into and out of the site along with necessary onsite maneuvers. Adequate emergency service access to all buildings must be provided.

If you have any questions regarding the above, please contact this office.

ZONING HEARING BOARD APPLICATION
TOWNSHIP OF RADNOR
301 IVEN AVENUE
WAYNE, PA 19087
610-688-5600
FAX: 610-971-0405
www.radnor.com

TOWNSHIP USE ONLY

APPEAL # 2900

FEE: 900

DATE RECEIVED: 8/19/13

GENERAL INFORMATION: Applicants are strongly encouraged to review the "Requirements and Information for Appeals to the Zoning Hearing Board" that are attached to this application. Ten (10) copies of this application with required attachments must be filed with the Community Development Department not less than thirty (30) calendar days prior to the hearing.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED FOR PROCESSING

APPLICATION FEE: RESIDENTIAL - \$550.00 / NONRESIDENTIAL - \$700.00

PLEASE TYPE OR PRINT

Property Address: Villanova Train Station

Name of Applicant: Southeastern Pennsylvania Transportation Authority (SEPTA)

c/o William G. Caden, Senior Project Manager, SEPTA Rail Facilities

1234 Market Street, 12th Floor, Philadelphia, PA 19107

Telephone Number: 215-580-7083 **E-Mail:** wcaden@septa.org

Property Owner (if different than above): Same as Applicant

Address: _____

Telephone Number: _____ **E-Mail:** _____

Attorney's Name: David J. Falcone, Esq., Saul Ewing LLP

Address: 1200 Liberty Ridge Drive, Suite 200, Wayne, PA 19087

Telephone Number: 610-251-5752 **E-Mail:** dfalcone@saul.com

Relief requested and/or the basis for appearing before the Zoning Hearing Board including *specific citation to any and all sections of the Zoning Code relevant to the appeal. (attach additional pages if necessary)*

Applicant is seeking a variance from Section 280-4(B) of the Township's Zoning Ordinance which defines a Parking Space as "an outdoor space . . . used for parking motor vehicles, which shall measure not less than nine feet six inches by 20 feet . . ." As shown on the plans submitted with this Application, Applicant is seeking to construct Parking Spaces which are nine feet by 18 feet. Applicant is seeking a second variance from the requirements of Section 280-269(B) which requires "not less than 55% of the total tract area, exclusive of that area within the public right-of-way, shall be devoted to landscaping and planting in accordance with Chapter 255, Subdivision of Land." Applicant is seeking to expand the existing parking lot over a portion of the property which is presently pervious in nature. Presently, the site is 66% impervious and the Applicant is proposing to expand the impervious coverage to 82% as shown on the submitted plans. Lastly, Applicant is seeking an interpretation from the Zoning Hearing Board that the existing setbacks are pre-existing nonconformities. Should the Zoning Hearing Board determine that the existing setbacks are not pre-existing nonconformities, Applicant seeks, in the alternative, a variance from Section 280-69(E)(3) which mandates a building setback of 120 feet and a parking setback of 60 feet in the PI District. Building setbacks at the site are presently 58 feet and parking setbacks are presently 5 feet. Applicant is not proposing to adjust the setbacks.

Description of previous decisions by the Zoning Hearing Board pertinent to the property, or attach copies of decisions: *(attach additional pages if necessary)* N/A

Brief narrative of proposed improvements: *(attach additional pages if necessary)*

Applicant is proposing to expand the existing parking lot in an easterly direction and to construct approximately forty-five (45) new parking spaces as part of a larger redevelopment and renovation of the Villanova Train Station. Applicant is also proposing to adjust existing access to the site and re-orient existing parking to accommodate future renovation of the Villanova Train Station. With respect to impervious coverage, Applicant is proposing approximately eight (8) planting islands as well as underground stormwater management to offset newly created impervious coverage/runoff on the site.

ATTACHMENTS: Ten (10) copies of each of the following must be provided:

Engineered plan or survey of the property drawn to scale, prepared by a registered architect, engineer or surveyor licensed in Pennsylvania, containing the following information:

- a) lot lines and lot dimensions described in metes and bounds (in feet)
- b) total lot area;
- c) location of easements and rights of way, including ultimate rights of way;
- d) location of all setback lines for existing and proposed structures;
- e) location of steep slopes, floodplains, riparian buffers, wetlands, and other pertinent features;
- f) location of existing and proposed improvements;
- g) table of zoning data including zoning district, required setbacks, existing and proposed building coverage, impervious coverage, height, and other pertinent zoning restrictions, and specifying whether the existing and/or proposed improvements comply with the zoning requirements, or specify the degree of any noncompliance; and,
- h) all other features or matters pertinent to the application

PLANS SHALL NOT EXCEED 24" X 36" , AND MUST BE NEATLY FOLDED TO NO GREATER DIMENSION THAN 8 1/2" X 11" AT FILING

- Y N List of witnesses and summary of testimony.
- Y N Photographs of the property at issue and all adjoining properties.
- Y N Copies of written professional reports, including traffic studies, land planning studies, appraisals, floodplain analyses, economic forecasts or other written reports which the applicant wishes to present at the hearing. *(note - the author of the study or a qualified representative of the entity who prepared the study must appear at the meeting and be available for cross-examination)*
- Y N Copy of deed, lease, agreement of sale, or other authorization to file the appeal *(note leases or agreements of sale either must expressly permit the tenant or buyer to file the appeal, or must be accompanied by a by a letter from the owner clearly authorizing tenant or buyer to file the appeal)*
- Y N Will this application involve land development or the subdivision of land. Applications that involve land development subdivision of land are referred to the Planning Commission for review and recommendation. Applicants will be notified of the date and time of the Planning Commission meeting
- Y N Will briefs or memoranda of law be filed in accordance with requirements of the Zoning Hearing Board. *(note - 10 copies of any brief or memorandum of law to be submitted by the applicant must be received by the Community Development Department no later than 14 days prior to the meeting)*
- Y N Will the applicant (or duly authorized officer of the applicant, if applicant is not a natural person) be present at the hearing. If not, then power of attorney, notarized and in recordable form, authorizing the person who will testify on behalf of the applicant, and to bind the applicant in any proceedings of the Board must be presented at or before commencement of the hearing. Attorneys, agents, or other representatives of the applicant may not appear and testify on behalf of the applicant without power of attorney. Forms of power of attorney are available in the Community Development Department *(note-failure to provide power of attorney will result in either the appeal being discontinued, or being dismissed, at the discretion of the Board)*

SIGNATURE OF APPLICANT:

By: 

David J. Falcone, Esquire
Attorney for Applicant

AN ADDITIONAL FEE F \$150 SHALL BE CHARGED FOR ANY CONTINUANCE REQUESTED BY THE APPLICANT. THIS FEE SHALL BE PAID PRIOR TO THE RESCHEDULING OF THE HEARING.

ORDINANCE NO. 2013-_____

RADNOR TOWNSHIP

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 280, ZONING, ARTICLE XV PLO PLANNED LABORATORY-OFFICE DISTRICT, BY ADDING A NEW USE, MIXED-USE SPECIAL TRANSPORTATION DEVELOPMENT WITHIN THE PLO ZONING DISTRICT

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

Section 1. Chapter 280, Zoning, Article XV, PLO Planned Laboratory-Office District, is hereby amended by adding a new principal use permitted by conditional use, Mixed-Use Special Transportation Development, to read as follows:

ARTICLE XV

PLO Planned Laboratory-Office District

§280-63.1. Mixed-Use Special Transportation Development

- A. Purpose; intent of regulations. The Mixed-Use Special Transportation Development (“MUST”) is a planned development designed to encourage the development of transit-supportive architecturally compatible structures offering a mix of uses that foster economic viability. It recognizes the importance of public transit as a viable alternative to the automobile by encouraging appropriate densities and a mix of land uses within walking distance of public transit stops while, at the same time, providing sufficient off-street parking to uses within the MUST.
- B. Definition. A Mixed-Use Special Transportation Development is the use of any Building or Structure, or a combinations of Buildings and Structures, for any one or more of the uses set forth in §280-63.1D(1).
- C. Designation. Mixed-Use Special Transportation Development shall be permitted in the PLO Planned Laboratory-Office District by Conditional Use approval. The MUST may consist of more than one contiguous parcel or lot. Whenever there is conflict or inconsistency between the Planned Laboratory-Office District regulations and other definitions and regulations of the Zoning Code or the Subdivision and Land Development Ordinance, Chapter 255, the regulations set forth in this §280-63.1 shall govern notwithstanding anything to the contrary in the Zoning and Subdivision and Land Development ordinances of the Township of Radnor. §280-64 through §280-65.1 of the

Zoning Code shall not apply to the MUST. All other codes and regulations of the Township of Radnor shall remain applicable to the MUST.

D. Definitions. As used in the MUST the following terms shall have the meanings indicated:

BUSINESS DEVELOPMENT SIGN - an on-premises sign located along the road frontage which announces the nature, purpose, or name of the building/enterprise/complex.

BUSINESS DIRECTORY SIGN—a sign giving multiple names, logos or trademarks, and/or address of a building housing more than one business on the premises where it is located.

GROSS FLOOR AREA - The sum of the horizontal floor area of a building or group of buildings on a Site, measured from the exterior faces of the building. The calculation of Gross Floor Area shall not include parking structures.

SITE – A parcel or parcels of adjoining land under common ownership on which a principal building or, when authorized under the MUST, a unified group of buildings and any accessory buildings are or may be placed, together with the required open spaces and rights of way.

STREET LINE – The required right of way to be dedicated in accordance with the Subdivision and Land Development Ordinance (SALDO) of the Township of Radnor, as amended.

TOTAL SITE AREA – The gross area of a lot or lots as described in the deeds included as part of an application for a MUST.

E. Regulations.

(1) Use regulations. The following regulations shall govern the use of property and shall permit a Building, a Structure, or a combination of Buildings and Structures to be erected, used, or occupied for any one or more of the uses listed below. Such use(s) shall only be approved when authorized by the Board of Commissioners as a Conditional Use in accordance with Article XXIII of this Chapter. Any change in use or the addition of a new use(s) to an approved Conditional Use application shall require a new Conditional Use approval. A Traffic Mitigation Plan shall be submitted and approved as part of the Conditional Use approval process.

(a) Any use or accessory use permitted in §280-63 of the PLO Planned Laboratory-Office District.

- (b) Out-Patient Surgical Center.
- (c) Restaurants.
- (d) Indoor place of commercial recreation.
- (e) Multiple-family development with associated amenities including but not limited to a community center and/or swimming pool for the use of the residents, subject to the requirements as set forth in this article.
- (f) Retail store with a gross floor area not in excess of 10,000 square feet.
- (g) Personal service shop, such as barbershop, beautician, and clothes-cleaning-and-pressing pickup agency, including automatic self-service laundry, with a gross floor area not in excess of 10,000 square feet. Such use shall specifically exclude a laundry, dry-cleaning, or clothes-pressing establishment.
- (h) Retail service shop or custom shop, such as bakery, candy, ice cream, or similar shop with a gross floor area not in excess of 10,000 square feet
- (i) Bank or similar financial institution.
- (j) Motel, hotel or inn, which may contain banquet space.
- (k) Convalescent home, nursing home, skilled nursing and/or assisted living facility.
- (l) Accessory Uses customarily incidental to the foregoing permitted uses, to include the following:

[1] Outdoor dining subject to the provisions of §280-115.4(A)(1) through §280-115.4(A)(15), §280-115.4(D), and §280-115.4(E).

(2) Dimensional Regulations.

- (a) Front Yards. There shall be a front yard on each street on which a Site abuts, which shall not be less than 135 feet for non-residential buildings and 60 feet for a building primarily devoted to residential use.
- (b) Side Yards. There shall be at least one side yard on each Site which shall not be less than 100 feet; provided, however, along an adjacent property line in the

PLO Planned Laboratory-Office zoning district the setback may be reduced to not less than 25 feet. Any yard not a front yard or rear yard shall be considered a side yard.

- (c) Rear Yards. There shall be a rear yard on each Site which shall not be less than 100 feet.
- (d) Surface Parking Lot. No surface parking area, with the exception of driveways, and service and/or interior roadways for vehicular access, shall be located less than 75 feet from a Street Line.
- (e) Accessory structures shall meet the required yard setback of a principal structure, unless otherwise regulated.
- (f) Maximum Building Area. Not more than 30% of the Total Site Area may be occupied by buildings. An additional 15% building coverage may be allocated for accessory parking structures.
- (g) Maximum Impervious Coverage. Not more than 55% of the Total Site Area may be occupied by Impervious Surfaces.
- (h) Height requirements.
 - [1] No building shall exceed 91 feet in height. Provided all other MUST regulations are met, 30% of the Gross Floor Area on the Site may be higher than 91 feet, but in no event may the height of any building exceed 120 feet.
 - [2] A Parking Structure or other accessory structure shall not exceed 38 feet in height. The maximum height of a Parking Structure may be increased to 70 feet if located not less than 350 feet from the Street Line.
- (i) Riparian Buffer Setback: 35 feet.
- (j) Buffer and Landscaping.
 - [1] Along each public street, except for a limited access highway, a landscaped strip not less than 75 feet in width from the Street Line shall be provided. Stormwater management areas, driveways, sidewalks, and service or interior roadways for vehicular access, which cross the strip shall be permitted.

- [2] Along any property line which adjoins a residential zoning district, a buffer planting strip of not less than 50 feet shall be planted and maintained. The type of buffer planting strip shall be approved by the Board of Commissioners as part of the Conditional Use approval process.
- (k) Building Spacing. The distance at the closest point between any two buildings shall not be less than 45 feet. There is no required minimum distance between a building and a parking structure.
- (l) Exceptions from Dimensional Regulations.
 - [1] Where the MUST consists of more than one lot or parcel (collectively the "Site"), there shall be no required setbacks to Buildings, other Structures, or improvements between the lots or parcels included in the MUST, provided an easement agreement, lot consolidation, or declaration of covenants, conditions and restrictions enables the lots or parcels comprising the MUST to function as one integrated development.
 - [2] For an accessory parking structure the required setback may be reduced to 5 feet on each property line which abuts a railway or transit authority right-of-way or easement, or a limited access highway.
- (3) Special Regulations.
 - (a) Floor Area Regulations.
 - [1] The Gross Floor Area permitted on the Site shall not exceed the square footage of the Total Site Area.
 - [2] The maximum gross floor area of a Use permitted in the MUST shall not exceed the following percentages of the site area; provided however, in no case, shall any one (1) Use exceed a Gross Floor Area of 450,000 square feet.
 - [a] A maximum of 50% of the Site Area of a MUST may be designated for Office Uses.
 - [b] A maximum of 33% of the Site Area of a MUST may be designated for Multiple Family Development Uses.
 - [c] A maximum of 33% of the Site Area of a MUST may be designated for Motel, Hotel or Inn Uses.

- [d] A maximum of 5% of the Site Area of a MUST may be designated for Retail Uses.
 - [e] A maximum of 33% of the Site Area of a MUST may be designated for All Other Principal Uses.
- (b) Multiple Family Development Use. The minimum percentage of One-Bedroom dwellings comprising any Multiple Family Development Use shall be (60%) percent.
 - (c) Minimum Number of Uses. A minimum of three (3) of the Uses provided in §280-63.1 (E)(1) shall be required for every Site over ten (10) acres.
 - (d) The MUST shall require the use of Stormwater Best Management Practices (BMPs) as part of any National Pollution Discharge Elimination System (NPDES) permit application.
 - (e) All building mechanical systems such as air conditioning units, exhaust systems, satellite dishes, fire escapes, elevator housing, and other similar elements (including dumpsters) shall be integrated into the overall design and character of the building and screened from view.
- (4) Off-Street Parking and Loading Requirements.
- (a) Parking space. A parking space used for parking motor vehicles shall measure not less than 9 feet by 19 feet, except for parking spaces designated for compact cars which shall measure no less than 8 feet by 16 feet. Upon approval by the Board of Commissioners as part of the Conditional Use approval process, no more than 25% of the total number of parking spaces may be designated as compact.
 - (b) Required Number of Parking Spaces. In no case shall the number of parking spaces provided or the area devoted to parking, be less than:
 - [1] Residential Units - 1.2 spaces per dwelling unit.
 - [2] All Other Uses: In accordance with §280-103B of the Zoning Code except that there shall be no separate parking requirement for a banquet facility which is part of a Motel, Hotel, or Inn upon approval by the Board of Commissioners as part of the Conditional Use approval process.

- (c) Shared Parking. Two or more uses in the development may provide for required parking in a common parking lot if the total of the spaces provided is not less than the sum of the spaces required for each use individually. Provided however, that the number of spaces required in a common parking facility may be reduced below this total if it can be adequately demonstrated by the applicant to the Board of Commissioners as part of the Conditional Use approval process that the hours or days of peak parking needed for the uses are so different that a lower total will provide adequate parking for all uses proposed as part of the development. Any change in use or the addition of a new use(s) to an approved Conditional Use application shall require a new Conditional Use approval for Shared Parking.
- (d) Off street loading. Off street loading shall comply with §280-104. However, where two or more uses within a single building requires loading facilities, the number of loading facilities required by all such uses in the building can be reduced below this total if it can be adequately demonstrated by the applicant to the Board of Commissioners as part of the Conditional Use approval process that the hours or days of peak loading needed for the uses are so different that a lower total will provide adequate loading for all uses proposed within the building.

(5) Signs. The following provisions shall apply to all signs in a MUST:

(a) Business Development Sign

- [1] Shall not exceed 50 square feet.
- [2] No more than 1 development sign shall be permitted for every 500 feet of road frontage. However, no more than 2 such signs shall be permitted within a MUST.
- [3] Shall not exceed 6 feet in height.
- [4] Signs may be placed within any required front yard; however such signs shall be no closer to the street right-of-way line than 10 feet.

(b) Business Directory Signs

- [1] Directory signs shall be located within the site or complex so as to allow motorists to leave the flow of traffic and safely read the directory, or, shall be placed at the main entrance to a building.

- [2] No more than 1 directory sign per entrance driveway, street intersection or main entrance to a building shall be allowed.
- [3] Directory signs shall not exceed 12 square feet in sign area.
- [4] Freestanding directory signs shall not exceed 5 feet in height.

(c) Corporate Identification Signs

- [1] Each building shall be permitted 2 Corporate Identification Signs not to exceed 140 square feet in sign area for each sign. Signs shall be in addition to any permitted wall signs.
- [2] Only 1 of the permitted Corporate Identification Signs per building may be illuminated. Such illumination shall only be internally illuminated and shall be in accordance with §280-125(D).
- [3] Corporate Identification Signs shall not be subject to any height restrictions; however it shall be no higher than or extend above any cornice, parapet wall or building façade.
- [4] Corporate Identification Signs shall be limited to a name and/or business logo.
- [5] Corporate Identification Signs shall be attached to a building and shall not be freestanding.

(d) Wall Signs

- [1] The total sign area of all wall signs for each building shall not exceed a maximum sign area of 100 square feet.
- [2] In no case shall a wall sign exceed a sign height of 15 feet above the existing grade or project above any cornice, roofline, parapet wall or building façade.

(e) Instructional Signs

- [1] Signs shall not exceed 30 square feet in sign area or a sign height of 6 feet above existing grade.
- [2] Signs may be illuminated but shall not blink, flash or be animated.

(f) Directional Signs

- [1] Signs shall not exceed 4 square feet in sign area.
- [2] Sign height shall not exceed 3 feet above existing grade.
- [3] Signs may be illuminated but shall not blink, flash or be animated.
- [4] Trade names and logo shall be permitted to the minimum extent necessary.

(g) Real Estate Signs

- [1] Signs advertising the sale, rental or development of premises shall not exceed 40 square feet.
- [2] Shall not exceed a sign height of 8 feet above mean grade.
- [3] No more than 1 sign shall be permitted on each street frontage.
- [4] Signs shall be non-illuminated and exempt from permit requirements.
- [5] Off-premises signs advertising the sale, rental or development of premises shall be prohibited.

F. Transportation Demand Management. As part of the Conditional Use application, the applicant shall submit a Transportation Demand Management Plan (the "TDM") designed to minimize projected adverse transportation impacts within the proposed MUST development. The improvements proposed in the TDM shall be incorporated into the developer's agreement for the MUST and set forth in covenants and easements placed upon the Site. The TDM shall be reviewed and approved by the Board of Commissioners as part of the Conditional Use. The TDM shall include a minimum of four of the following factors:

- (1) Promote the use of public transportation by providing up to date maps, schedules and transit information, educating and strongly encouraging all tenants to subsidize employee transit fares, and making reference to transit facilities and proximity in marketing and advertising materials.
- (2) Provide methods to tenants to encourage staggered or flexible work hours for employees of all tenants.

- (3) Establish parking management techniques such as providing preferential parking spaces for van pools and car pools.
- (4) Provide joint use of parking facilities to maximize effectiveness of parking management programs.
- (5) Provide a shuttle system or join with an existing system to serve tenants and make public transit more accessible.
- (6) Provide methods to tenants to encourage tenants to implement an incentive program for employees who use alternative modes of transportation and public transit.
- (7) Provide sufficient covered and secure bicycle racks.
- (8) Reinforce and strengthen pedestrian connections within the zoning district.
- (9) Improve access for buses and pedestrians to existing railways.
- (10) Develop on-site services to mitigate additional traffic trips.
- (11) Develop the site with mixed uses designed to reduce trip generation.
- (12) Provide lockers and showers.
- (13) Provide methods to tenants to encourage compressed/flexible work schedule and telecommuting.
- (14) Provide methods to tenants to encourage transit subsidies with pre-tax dollars.
- (15) Provide methods to tenants to encourage employee "Guaranteed Ride Home" program.
- (16) Offer for dedication to the Township additional right of way along the site's frontage to accommodate roadway widening and improvements.

Section 2. Article XV, Section 280-62. Purpose; application of regulations, is hereby amended by adding a new Subsection (4) to read as follows:

§ 280-62.A.(4) Due to the proximity to public transit, to provide for coordinated mixed-use developments which would permit and promote development where new residents can both live and work within close proximity to public transportation.

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

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

RADNOR TOWNSHIP

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

ATTEST: _____
Robert A. Zienkowski, Secretary

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
LAURA A. CULLEN
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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PLEASE REPLY TO:
PERKASIE

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JOHN FREDERIC GRIM, OF COUNSEL

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

RT #12-82

August 14, 2013

VIA ELECTRONIC CORRESPONDENCE

Delaware County Daily Times
Attn: Legal Department
500 Mildred Avenue
Primos, PA 19018

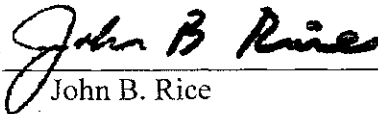
Re: BioMed Zoning Amendment – Radnor Township

Dear Legal Department:

Enclosed please find for advertisement two (2) times in the August 19 and August 26 editions of your newspaper, a Legal Notice for a public hearing to be held by the Board of Commissioners of Radnor Township at their meeting on September 9, 2013. Kindly provide proofs of publication and your invoice for the advertisements directly to Radnor Township, c/o Robert Zienkowski, 301 Iven Avenue, Wayne, PA 19087. A full copy of the text of the ordinance is enclosed for public inspection purposes only. If you have any questions regarding the enclosed, please do not hesitate to contact my office.

Sincerely,

GRIM, BIEHN & THATCHER

By: 
John B. Rice

JBR/LDG

Enclosure

cc: Jennifer DeStefano (w/encl.) – via email
Robert A. Zienkowski (w/encl.) – via email
Kevin Kochanski (w/encl.) – via email

LEGAL NOTICE

Notice is hereby given that the Radnor Township Board of Commissioners, Delaware County, Pennsylvania, will hold a hearing on a petition filed by Radnor Properties BMR-145 King of Prussia Road LP, c/o BioMed Realty Trust, Inc., to amend Article XV of the Radnor Township Zoning Ordinance by proposing a zoning amendment which would establish a new Mixed Use Special Transportation Development Use within the PLO Planned Laboratory-Office District.

The Board of Commissioners will consider this petition and proposed amendment, and any public comment related to the proposed amendment on September 9, 2013, 7:00 p.m., at the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087. Copies of the full text of the proposed amendment are available at the Township offices, the Radnor Memorial Library, and the offices of this newspaper during normal business hours.

RADNOR TOWNSHIP
BOARD OF COMMISSIONERS
301 Iven Avenue
Wayne, PA 19087-5297

**TOWNSHIP OF RADNOR
DELAWARE COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2013 - 20

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 280, ZONING, OF THE RADNOR TOWNSHIP CODE OF ORDINANCES ESTABLISHING A MIXED-USE SPECIAL TRANSPORTATION DEVELOPMENT USE IN THE PLO PLANNED LABORATORY-OFFICE DISTRICT ALONG WITH VARIOUS DEFINITIONAL, USE, DIMENSIONAL, SPECIAL PARKING, AND SIGN REGULATIONS; REVISING OUTDOOR DINING REQUIREMENTS FOR THE PLO DISTRICT; AND CREATING AN DEVELOPMENT IMPACT STUDY REQUIREMENT FOR CONDITIONAL USE APPLICATIONS.

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

PART I – MIXED-USE SPECIAL TRANSPORTATION DEVELOPMENT

Article XV of Chapter 280, Zoning, of the Township Code of Ordinances is hereby amended by adding a new Section to it that shall read as follows:

§280-63.1. Mixed-Use Special Transportation Development

A. Purpose; intent of regulations. The Mixed-Use Special Transportation Development (“MUST”) is a planned development designed to encourage the development of transit-supportive architecturally compatible structures offering a mix of uses that foster economic viability. It recognizes the importance of public transit as a viable alternative to the automobile by encouraging appropriate densities and a mix of land uses within walking distance of public transit stops while, at the same time, providing sufficient off-street parking to uses within the MUST.

B. Definition. A Mixed-Use Special Transportation Development is the use of any Building or Structure, or a combination of Buildings and Structures, for any one or more of the uses set forth in in this section.

C. Designation. Mixed-Use Special Transportation Development shall be permitted in the PLO Planned Laboratory-Office District by Conditional Use approval. The MUST may consist of more than one contiguous parcel or lot. 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. §280-64 through §280-65.1 of the Zoning Code shall not apply to the MUST. All other codes and regulations of the Township of Radnor shall remain applicable to the MUST.

D. Definitions. As used in the MUST the following terms shall have the meanings indicated:

BUSINESS DEVELOPMENT SIGN - an on-premises sign located along the road frontage which announces the nature, purpose, or name of the building/enterprise/complex.

BUSINESS DIRECTORY SIGN—a sign giving multiple names, logos or trademarks, and/or address of a building housing more than one business on the premises where it is located.

GROSS FLOOR AREA - The sum of the horizontal floor area of a building or group of buildings on a Site, measured from the exterior faces of the building. The calculation of Gross Floor Area shall not include parking structures.

SITE – A parcel or parcels of adjoining land under common ownership on which a principal building or, when authorized under the MUST, a unified group of buildings and any accessory buildings are or may be placed, together with the required open spaces and rights of way.

STREET LINE – The half-width of the required ultimate right-of-way as established in §255-27.C(1) of the Subdivision and Land Development Ordinance of Radnor Township at the time of the adoption of the MUST.

TOTAL SITE AREA – The gross area of a lot or lots as described in the deeds or from an actual survey included as part of an application for a MUST.

E. Regulations.

(1) Use regulations.

(a) Subordinate use regulations. A building, structure, or a combination thereof may be erected, used, or occupied for any one or more of the following purposes in

conjunction with a MUST approved as a conditional use by the Board of Commissioners in accordance with Article XXIII of this Chapter.

- [1] Any use or accessory use otherwise permitted in the PLO Planned Laboratory-Office District.
- [2] Out-Patient Surgical Center.
- [3] Restaurants.
- [4] Township Recreation and Sports Facility owned and/or operated in whole or part by Radnor Township. Any such facility owned and/or operated, in whole or in part, by Radnor Township shall comply with the requirements set forth in §280-115.5
- [5] Multiple-family development with associated amenities including but not limited to an accessory community center and/or swimming pool for the use of the residents.
- [6] Retail store with a gross floor area not in excess of 10,000 square feet.
- [7] Personal service shop, such as barbershop, beautician, and clothes-cleaning-and-pressing pickup agency, including automatic self-service laundry, with a gross floor area not in excess of 10,000 square feet. Such use shall specifically exclude a laundry, dry-cleaning, or clothes-pressing establishment. Retail service shop or custom shop with a gross floor area not in excess of 10,000 square feet, such as a bakery, candy shop, ice cream parlor, or similar shop.
- [8] Bank or similar financial institution.
- [9] Hotel which may contain banquet space.
- [10] Convalescent home, nursing home, skilled nursing and/or assisted living facility.
- [11] Accessory Uses customarily incidental to the foregoing permitted uses.

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

- (c) Any change in use or the addition of a new use(s) to an approved MUST shall require a new Conditional Use approval.

(2) Dimensional Regulations.

- (a) Front Yard Setback. Non-residential buildings shall be setback 135 feet from every public street they abut and residential buildings shall be setback 60 feet from every public street they abut. Buildings containing non-residential uses and residential uses shall be setback 135 feet..
- (b) Side Yard Setbacks. Any yard not a front yard or rear yard shall be considered a side yard and every side yard shall not be less than 100 feet. This required side yard setback may be reduced according to the following:
 - [1] Side yards abutting a PLU – Public Land Use District or a public school shall not be less than 50 feet.
 - [2] Side yards abutting railroad rights-of-way or easements shall not be less than 50 feet.
 - [3] Side Yards abutting uses in the PLO – Planned Laboratory Office District shall not be less than 25 feet.
- (c) Rear Yard Setbacks. Any lot line parallel to or within forty-five (45) degrees of being parallel to a street line that is not street line itself shall be considered a rear yard. There shall be a rear yard on each Site which shall not be less than 200 feet; provided however the required setback may be reduced according to the following:
 - [1] Rear yards abutting a PLU – Public Land Use District or a public school shall not be less than 100 feet.
 - [2] Rear yards abutting uses in the PLO Planned Laboratory-Office Zoning District or railroad rights-of-way or easements shall not be less than 50 feet.
- (d) Surface Parking Lot. No surface parking area, with the exception of driveways, and service and/or interior roadways for vehicular access, shall be located less than 75 feet from a Street Line. A surface parking lot shall not include parking located within or under a building.

- (e) Accessory structures (including parking structures) shall meet the required yard setback of a principal structure; except when abutting an expressway or railroad rights-of-way or easements in which case shall not be less than 5 feet.
- (f) Maximum Building Area. Not more than 20% of the Total Site Area may be covered by buildings. An additional 10% building coverage may be allocated for accessory parking structures.
- (g) Maximum Impervious Coverage. Not more than 50% of the Total Site Area may be occupied by Impervious Surfaces.
- (h) Height requirements.
 - [1] No building shall exceed 75 feet or 5 stories in height, whichever is greater. If existing buildings currently located upon the Site exceed 75 feet or 5 stories in height and are going to be replaced by the MUST, then the height of the replacement MUST buildings may equal the height of these existing nonconforming buildings.
 - [2] No Parking Structure or other accessory structure shall exceed 45 feet in height.
- (i) Riparian Buffer Setback: 50 feet.
- (j) Buffer and Landscaping.
 - [1] Along each public street, except for a limited access highway, a landscaped strip not less than 75 feet in width from the Street Line shall be provided; except that 60 feet shall be required adjacent to residential uses within the MUST. Storm water management areas, driveways, sidewalks, and service or interior roadways for vehicular access, which cross the strip shall be permitted.
 - [2] Along any property line which adjoins an existing residential zoning district or use, a buffer planting strip of not less than 100 feet in width shall be planted and maintained. The type of buffer planting strip shall be

approved by the Board of Commissioners as part of the Conditional Use approval process.

- (k) **Building Spacing.** The distance at the closest point between any two buildings shall not be less than 45 feet. There is no required minimum distance between a building and a parking structure.

(3) Special Regulations.

(a) **Floor Area Regulations.**

- [1] The Gross Floor Area permitted on the Site shall not exceed the 70% of the square footage of the Total Site Area.
- [2] For Sites less than 10 acres: There shall be no minimum number of the Subordinate Uses established as part of the MUST. The maximum gross floor area of such Subordinate Use(s) shall not exceed the following percentages:
 - [a] A maximum of 33% of the permitted gross floor area of a MUST may be designated for Office Uses.
 - [b] A maximum of 40% of the permitted gross floor area of a MUST may be designated for Multiple Family Development Uses.
 - [c] A maximum of 40% of the permitted gross floor area of a MUST may be designated for Hotel Uses.
 - [d] A maximum of 10% of the permitted gross floor area of a MUST may be designated for Retail and/or Restaurant Uses.
 - [e] A maximum of 75% of the permitted gross floor area of a MUST may be designated for All Other Principal Uses.
- [3] For Sites 10 acres or larger: There shall be a minimum of three (3) Subordinate Uses established as part of the MUST. The maximum gross floor area of such Subordinate Use shall not exceed the following percentages; provided however, in no case, shall any one (1) Subordinate Use exceed a Gross Floor Area of 400,000 square feet.

- [a] A maximum of 45% of the permitted gross floor area of a MUST may be designated for Office Uses.
- [b] A maximum of 40% of the permitted gross floor area of a MUST may be designated for Multiple Family Development Uses.
- [c] A maximum of 35% of the permitted gross floor area of a MUST may be designated for Hotel Uses.
- [d] A maximum of 10% of the permitted gross floor area of a MUST may be designated for Retail Uses.
- [e] A maximum of 35% of the permitted gross floor area of a MUST may be designated for All Other Principal Uses.

(b) Multiple Family Development Use. The minimum percentage of One-Bedroom dwellings units comprising any Multiple Family Development Use shall be seventy (70%) percent.

(c) All building mechanical systems such as air conditioning units, exhaust systems, satellite dishes, fire escapes, elevator housing, and other similar elements (including dumpsters) shall be integrated into the overall design and character of the building and screened from view.

(4) Off-Street Parking and Loading Requirements.

(a) Automobile Parking. All parking space used for parking motor vehicles shall measure not less than 9 feet by 19 feet. Upon approval by the Board of Commissioners as part of the Conditional Use approval process, up to 25% of the total number of parking spaces may be designated as compact; which shall measure no less than 8 feet by 16 feet.

(b) Required Number of Parking Spaces. In no case shall the number of parking spaces provided or the area devoted to parking, be less than, or greater than 105% of the following:

[1] Residential Subordinate Units - 1.2 spaces per dwelling unit.

- [2] All other permitted Subordinate Uses shall provide parking in accordance with §280-103.B of the Zoning Code except that there shall be no separate parking requirement for a banquet facility which is part of a Hotel, upon approval by the Board of Commissioners as part of the Conditional Use approval process.
- (c) Bicycle/moped facilities shall be provided at a ratio of at least one (1) bicycle/moped space/rack for every twenty (20) automobile parking spaces. These spaces/racks shall be located within a principal or accessory structure or no more than fifty (50) feet from the entrance of a principal building. Each space/rack shall include a metal anchor sufficient to secure the bicycle/moped frame when used in conjunction with a user-supplied lock. The applicant shall provide at least three (3) spaces/racks and cannot be required to provide more than fifty (50) spaces/racks. The applicant shall also provide, as part of the bicycle/moped facilities, lockers and showers within the office/mixed use buildings of a MUST for use by tenants and their employees.
- (d) Shared Parking. Two or more Subordinate Uses in the development may provide for required parking in a common parking lot if the total of the spaces provided is not less than the total number of the spaces required for each use individually.
- (e) Off street loading. Off street loading shall comply with §280-104.
- (f) Conditional Reduction in Parking and/or Loading: The Board of Commissioners, as part of the Conditional Use approval, may permit a reduction in the sum total of the required parking and/or loading for all of the Subordinate Uses based on the following:
- [1] In the case of a MUST development plan in which there are efficiencies derived by shared parking and/or loading for uses which have complementary peak demands. The applicant shall submit parking/loading generation data, based upon standard methodology (such as that published by the Urban Land Institute or from actual studies within the region or regions with similar access to transit) sufficient for the Township to determine the appropriate reduction. The required number of off-street parking spaces shall not be reduced by more than 25% unless the developer can show clear evidence that a greater reduction is warranted.
- [2] The applicant shall adequately demonstrate to the Board that the hours or days of peak parking or loading needed by the individual uses are so different that a lesser

number of spaces or berths will still provide adequate parking/loading for all uses proposed as part of the MUST.

(5) Signs.

In addition to the regulations set forth in Article XXI of this chapter, the following provisions shall apply to all signs in a MUST. Only the signs listed below and signs listed under §280-120, exempt signs are permitted within a MUST.

(a) Business Development Sign

- [1] Shall not exceed 50 square feet in sign area.
- [2] One (1) development sign shall be permitted for every 500 feet of road frontage or portion thereof. However, no more than two (2) such signs shall be permitted within a MUST.
- [3] Shall not exceed 6 feet in height.
- [4] May be placed within any required front yard; but no closer to the street line than ten (10) feet.

(b) Business Directory Signs

- [1] Directory signs shall be located within the site so as to allow motorists to leave the flow of traffic and safely read the directory, or, shall be placed at the main entrance to a building.
- [2] No more than One (1) directory sign per entrance driveway, street intersection or main entrance to a building shall be allowed.
- [3] Directory signs shall not exceed twelve (12) square feet in sign area.
- [4] Freestanding directory signs shall not exceed five (5) feet in height.

(c) Corporate Identification Signs

- [1] Each building shall be permitted two (2) Corporate Identification Wall Signs not to exceed 140 square feet in sign area for each sign. Such signs shall be in addition to any permitted wall signs.
- [2] Only one (1) of the permitted Corporate Identification Signs per building may be illuminated and such illumination shall only be internal.

[3] Corporate Identification Signs shall not be subject to any height restrictions; however it shall be no higher than or extend above any cornice, parapet wall or building façade.

[4] Corporate Identification Signs shall be limited to a single entity's name and/or business logo.

(d) Wall Signs

[1] The total sign area of all wall signs for each building shall not exceed one hundred (100) square feet, not including corporate identification signs.

[2] In no case shall a wall sign exceed a sign height of fifteen (15) feet or project above any cornice, roofline, parapet wall or building façade.

(e) Instructional Signs

[1] Instructional Signs shall not exceed thirty (30) square feet in sign area or a sign height of six (6) feet.

[2] Instructional Signs may be illuminated but shall not blink, flash, or be animated.

(f) Directional Signs

[1] Shall not exceed four (4) square feet in sign area.

[2] Sign height shall not exceed three (3) feet.

[3] Directional Signs may be illuminated but shall not blink, flash, or be animated.

(g) Real Estate Signs

[1] Signs advertising the sale, rental or development of property or units within a MUST shall not exceed forty (40) square feet.

[2] Shall not exceed a sign height of eight (8) feet.

[3] No more than one (1) sign real estate shall be permitted on each street frontage.

[4] Shall be non-illuminated.

F. Density Bonus Program

- (1) Eligibility for bonuses. An applicant may increase the size of the proposed development within a MUST by undertaking several of the alternative improvements described below. An applicant is eligible for these bonuses only if it meets all of the criteria listed within this subsection.
 - (a) The property proposed to be developed under a MUST shall be located within five hundred (500) feet from the platform of a regional rail station or stop.
 - (b) As a part of its Conditional Use application, the applicant shall provide a list of the alternatives proposed to be implemented as part of the MUST development project. Such alternatives shall be in a form acceptable to the Township and shall require the approval of the Board of Commissioners, in their sole discretion, in order to be eligible for a density bonus. The implementation of certain alternatives may require the placement of covenants, easements, conditions, and/or restrictions upon the site.
 - (c) For every five (5) of the Alternatives implemented, the applicant may be entitled to one (1) of the available bonuses below.
 - (d) A single Alternative may only be used once. Alternatives used to achieve one density bonus may not be used to meet the requirement(s) for another.
- (2) A minimum of one (1) of the alternatives from Category I must be implemented per density bonus requested. The remaining requirements can be filled by implementing alternatives in Category I and/or II.
- (3) Alternatives
 - (a) Category I
 - [1] The applicant shall demonstrate that the proposed use is suitable with respect to traffic and highways in the area and proposes improvements to mitigate traffic impacts from the proposed use and to protect major streets and highways from undue congestion and hazard. Such traffic improvements shall meet both of the following requirements:
 - (i) Improvements to intersections with existing Levels of Service A, B, or C shall be designed to operate at Level C or better for all studied intersections during the peak hours.

AND

(ii.) Improvements to intersections with existing Levels of Service D, E, or F shall consist of technology-based traffic signal improvements, approved by PennDOT, and implemented to optimize average travel time through off-site corridors containing interconnected traffic signal systems. Such corridors within the PLO Zoning District are King of Prussia Road, Radnor Chester Road, and Route 30.

- [2] The applicant agrees to construct offsite road improvements within the Township; said improvements having been identified by the Township.
- [3] The applicant agrees to construct offsite traffic signalization improvements within the Township; said improvements having been identified by the Township.
- [4] The applicant, through coordination with and approval from the appropriate transit authority, develops and implements a plan to improve transit stops and stations within the Township, including shelter(s) with convenience and comfort features.
- [5] Provide a shuttle system or join with an existing system to serve tenants and their employees to make public transit more accessible.

(b) Category II

- [1] The applicant shall agree to construct road improvements that benefit Radnor School District; said improvements having been identified and by the District.
- [2] The applicant shall agree to construct traffic signalization improvements that benefit Radnor School District; said improvements having been identified by the District.
- [3] The applicant shall improve pedestrian, bicycle, and vehicular access to existing and proposed public transportation stations and stops.
- [4] The applicant shall reinforce and strengthen pedestrian connections between the MUST and the surrounding neighborhood and within the surrounding neighborhood. This shall include provisions for bike lanes and enhanced sidewalks along frontage, and off-site bike lanes and bike facilities.

- [5] The applicant shall establish a program to promote and maintain tenant employee participation in carpooling, vanpooling, and use of mass transit, including a method of monitoring the number of ride sharers and their travel patterns. As part of this program, preferential parking spaces for van pools and car pools shall be provided.
- [6] The applicant shall promote the use of public transportation by MUST tenants through: (1) the development of a sustainable Employee Trip Reduction or Vehicle Trip Reduction or Alternative Commuting Incentive program to promote the use of public or alternative forms of transportation which would give commuters resources and incentives to reduce their automobile trips. This shall include but not be limited to the creation of a Multi-Modal Access Guide, which includes up to date maps, schedules, transit information, contact numbers, and other information on how to reach a particular destination by public transit; (2) educating and strongly encouraging all tenants to subsidize employee transit fares; (3) making reference to transit facilities and proximity in marketing and advertising materials; and (4) the creation of a Kiosk, which includes maps, schedules, and contact numbers for public transit.
- [7] The applicant shall provide methods that will encourage tenants to allow compressed/flexible work schedule and telecommuting.
- [8] The applicant shall provide methods that will encourage tenants to pay transit subsidies or opportunities to purchase transit passes with pre-tax dollars to employees.
- [9] The applicant shall agree that the predevelopment condition of the site shall be considered meadow for purposes of storm water management calculations and design.
- [10] No less than 50% of the proposed building coverage within the MUST (excluding parking structures) shall consist of green roof technologies.
- [11] The maximum permitted impervious coverage permitted in the MUST shall be reduced to 45%.
- [12] The applicant shall obtain LEED certification of Silver or higher for at least 50% of the total number of buildings proposed as part of a MUST.

When only one (1) building is proposed, that single building shall obtain LEED certification of Silver or higher.

[13] The applicant shall provide electric car charging stations for use at no charge to tenants and their employees. Electric car charging stations shall be provided at a rate of 1 charging station for every 1,000 parking spaces provided, or portion thereof.

[14] A minimum of 10% of all residential units shall be reserved as furnished suites.

(4) Available Bonuses

(a) The maximum Gross Floor Area permitted on the Site may be increased to 80% of the square footage of the Total Site Area.

(b) The maximum Building Height can be increased so that no more than 20% of the allowable Gross Floor Area on the Site may be located on floors higher than 75 feet and 5 stories, but in no event may the height of any building exceed 120 feet or 8 stories; whichever is greater.

(c) The maximum Gross Floor Area of any one (1) Subordinate Use within a MUST may be increased to 425,000 square feet.

PART II – OUTDOOR DINING

Section 280-115.4.B of Chapter 280, Zoning, of the Township Code of Ordinances is hereby amended to read as follows:

B. Outdoor dining shall be permitted within the PLO District as part of a MUST or an accessory cafeteria; and shall be subject to the provisions of § 280-115.3A.

PART III – DEVELOPMENT IMPACT STUDY

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 Study

- (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, or revised).
 - (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.
 - (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 plans of proposed utility and drainage systems.
 - (g) A phasing plan describing the how the proposed development will be implemented (if applicable).

- (h) Plans and renderings indicating the design, unity and aesthetic relationship of building and landscaping within the proposed development with that of the surrounding area.
- (i) 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.

PART IV - REPEALER

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

PART V - SEVERABILITY

If any section, paragraph, sub-section, 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.

PART VI - EFFECTIVE DATE

This Ordinance shall become effective in accordance with the Radnor Township Home Rule Charter.

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

**RADNOR TOWNSHIP
BOARD OF COMMISSIONERS**

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

ATTEST: _____
Robert A. Zienkowski, Secretary