

Planning Commission  
Radnor Township  
Wayne, Delaware County, Pennsylvania

Tuesday  
December 3, 2013  
7:00 P.M.

Agenda

1. Minutes of the Meetings of November 4, 2013

**New Business**

2013-D-07 115 Strafford Ave., LLC – Construct 11 townhomes

2013-D-11 Village Associates – 503 W. Lancaster Ave – Renovate & expand vacant retail building

Review of APPEAL #2909 - The applicant, Overbrook Golf Club, property located at 799 Godfrey Road, seeks a variance to remove vegetation and re-grade 560 square feet of man-made steep slopes and construct a golf cart storage building.

2013-D-09 Enrico Partners, LP - 771 E. Lancaster Ave. – Construct office, retail & restaurant

**Old Business**

Ordinance # 2013-21 - Amending Chapter 280 of the Radnor Township Code, Zoning Ordinance, by establishing regulations for a new Comprehensive Integrated College Development Use within the PI – Planned Institution District

**Public Participation**

*Next Regular Planning Commission Meeting Tuesday, January 7, 2014 7 PM*

*Radnor Township Planning Commission  
Minutes of the Meeting of November 4, 2013  
301 Iven Ave., Wayne, Pa*

Skip Kunda called the meeting to order at 7 PM with the following Commission members present: Kathy Bogosian, Steve Cooper, John Lord, Regina Majercak, Doug McCone, Elizabeth Springer, and Susan Stern. Attendance included: Roger Phillips, PE, Township Engineer; Amy Kaminski, PE, Township Traffic Engineer; Peter Nelson, Esq., Kevin Kochanski, Zoning Officer; Steve Norcini, PE, Director of Public Works and Suzan Jones, Administrative Assistant. Julia Hurle was absent.

The nominating committee for the 2014 officers will consist of Liz Springer, Steve Cooper, John Lord and Doug McCone. The announcement and voting for the new officers will take place at the December meeting.

John Lord moved to accept the minutes from the October 7<sup>th</sup> and October 8<sup>th</sup> meetings. Seconded by Steve Cooper, the motion unanimously passed.

*2013-D-07 – 115 Strafford LLC – Preliminary Land Development Plan –  
115 Strafford Avenue to construct 11 townhomes – Submitted 8/2/13*

George Broseman representing the applicant, ask that the matter can be tabled and they will submit an extension to the township accordingly. Susan Stern moved to table the application. Seconded by Steve Cooper, the motion unanimously passed.

*Villanova Zoning Amendment – Amending Chapter 280 of the Radnor Township Code, Zoning Ordinance by establishing regulations for a new Comprehensive Integrated College Development Use within the PI – Planned Institution District*

Kevin Kochanski gave a brief history of the steps taken to arrive at the proposed ordinance in front of the board today. This has been changed several times due to concerns and comments from neighbors, Planning Commission, Board of Commissioners and Staff.

This ordinance will be forwarded to the Commissioners at a future meeting for introduction. Steve Norcini stated that the P.C. can do one of three things. Recommend approval as it, recommend denial, or recommend approval with conditions.

The Friends to Preserve Radnor, was contacted by Kevin Kochanski and invited to meet to address their concerns. The meeting was attended by four neighbors, their attorney and land planner.

Susan Stern is concerned with the 75 acres measurement for CICD. Kathy Bogosian would like to knock out the expansion part and just leave the use change when an approved CICD changes.

This ordinance would not be limited to Villanova University. Eastern University and Cabrini College would also be included as part of the ordinance.

There were comments from board members regarding the following: 75+ acre size for campus development, expansion of an approved CICD requiring a new conditional use approval, the construction of a stadium and the possible size, site lighting, the construction of a 'specialty store', an alcohol permit on campus, taxation on the 'retail' shops, setbacks on arterial streets, setback issues from other streets, setback issues between buildings for emergency access and railroad property, existing non-conformities being carried into new development, and stormwater.

Kathy Bogosian wants paragraph (e) 4 on page 7 regarding contiguous lands and no set back removed.

Land preservation should be on outward of campus, not on interior of campus,

Amy reminded the board that the applicant will have to submit a TIS (Traffic Impact Study) as part of the land development process. PennDOT still has to make comments as well as comments during the conditional use process after the ordinance is finally adopted. A full land development application has not been submitted, so a TIS cannot be fully documented at this time.

Kevin told them the applicant submits a TIS at the time of the conditional use application.

#### *Public comment*

Kate Long from Friends to Preserve Radnor presented a memo from David Onorato, Esq., their representative. A legal team has reviewed the township's proposed ordinance. She read the memo detailing a list of the items they would like to see addressed. She requested that the PC table this item tonight and defer until the December meeting.

Linda Saul, VP of The League of Women Voters, addressed the Commission. She respectfully request the agendas be shortened and meetings be added when needed so difficult decisions can be given the time required to make warranted decisions without speeding through the system to make sure each item receives the time they deserve. Preserve the balance of land uses, and ensure buffering between land uses. Preserve institutional properties of character, and integrate institutional traffic issues.

The resident from 30 Aldwyn Lane would like to see setbacks from private streets put back into the ordinance. The 500' of buffering should be in the direction of the nearest neighbor. Specifications of the structure surrounding mechanical equipment should be detailed.

Patty Barker from Garrett Hill Coalition has a housekeeping issue. She would appreciate it if the link to Villanova is put back on the front page of the Township Website. Residents haven't had the time to review any of the memos mentioned tonight and she requests that the item be tabled until it can incorporate comments from the PC members stated tonight, the DCPD and the

Friends to Preserve Radnor. Many issues have not been addressed and need to do so before the ordinance is adopted.

Jim Yannopoulos from Braxton Rd. doesn't see the sense of urgency to have this passed as quickly as possible. Take time with this ordinance.

The Aldwyn triangle should be preserved. The height of four stories would be fine. What is the urgency to push this through? Listen to everyone and compromise.

It was moved and seconded to table discussion on this ordinance. Skip Kunda move to re-open discussion from the board. Seconded by Doug McCone, discussion continued.

The members would like the following items addressed in a future revision of the proposed ordinance:

Stormwater component and construct thereof, preserved lands within 500' of the boundaries of CICD should be removed; distance to railroad right-of-ways; view shed analysis; the size of 75 acres for CICD; field houses, stadia and arenas, etc. should be removed; specialty shops should not be permitted; setbacks for dimensional regulations should be 60' except for parking structures; setbacks from ultimate right-of-way should be 60', except for parking lots; setbacks from railroad property lines should be 60', except for parking lots, 20'; stair towers should be further away than 10' from the right-of-way; the maximum building area should be reduced; individual building coverage of 10% should be researched; the fly loft height should be reduced; the 6' horizontal offset depth isn't long enough; buffer planting strips should not be permitted to be waived by the BoC; preserved land should be within the boundaries of Radnor Township and be not less than 15,000 sq. ft.

Doug McCone moved to close the discussion. Seconded by Susan Stern, the motion unanimously passed.

*Bio med zoning amendment – Amending Chapter 2802 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*

Diane Edbril spoke asking the board to consider raising the requirements for the applicant on many of the issues of the ordinance.

Council for Brandywine Realty Trust addressed the Commission. The PC and Township Staff have turned down the two ordinances submitted by BioMed. Brandywine has requested several items be considered and has submitted those to Staff.

They would like an independent planner involved, and they would like to be involved with the creation of the ordinance since a number of their properties will be impacted by this ordinance. It was noted by Staff that Brandywine has been involved since the beginning and that staff incorporated many of their previous planner's comments and recommendations. Their main concern is with the issue of the new proposed traffic count. He stated that a traffic study needs

to be submitted under PennDOT's criteria showing intersection traffic. He questioned why a township facility with an ice skating rink would be included in this ordinance for development of commercial buildings.

Lloyd Goodman, owner of the Radnor Racquet Club supports the Township Ordinance. He wants to see the Township advance with a healthy mix of uses. He felt this was good land planning. Development using the Township's MUST Ordinance will benefit Radnor Twp. and all its residents.

Kevin Kochanski detailed the most recent changes to the MUST ordinance. Properties within the PLO will have the option of implementing the uses contemplated by this ordinance, but they were not required to do so.

Skip Kunda likes the Bio-Med Ordinance better than the Villanova Ordinance.

Susan Stern agrees, however, she needs to see the DCPD comments before making a decision.

Kathy Bogosian is concerned with density.

Liz Springer is concerned with this Ordinance being larger than Villanova's and can't make a decision tonight due to the constraint of time.

It was requested that the applicant email the trip generation study to the members as quickly as possible so they can review before the next meeting.

Skip Kunda requested another night for Bio-Med in November before the December PC meeting. This ordinance needs two to four hours to discuss.

Amy Kaminski stated that they've been very careful to identify and notify the applicant of items that will need to be included in the traffic impact study for this site and she is well aware of the existing traffic in this location.

Brandywine's representatives want to be part of this discussion.

After much discussion, John Lord moved to adjourn. Seconded by Kathy Bogosian, the meeting adjourned at 11:45 PM.

Respectfully submitted,

*Suzan Jones*



# Gannett Fleming

*Excellence Delivered **As Promised***

**Date:** November 25, 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 – Zoning and Land Development  
115 Strafford Avenue, LLC – Applicant

Date Accepted: August 5, 2013  
90 Day Expiration: November 3, 2013  
Extension Date: December 17, 2013

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Gannett Fleming, Inc. has completed a second review of the 115 Strafford Avenue Preliminary Land Development Plan for compliance with the Radnor 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.

Stormwater management facilities are proposed on site along with public water and public sewer.

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, Last Revised 11/08/2013

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

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***Gannett Fleming***

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.

The applicant has filed a conditional use application as outlined in Article XXIII – Conditional Uses, of the Township Code, and has 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. The Radnor Township Board of Commissioners granted the Conditional Use Application, subject to the following conditions of approval, each of which the Board deems a necessary and essential component of this approval:

1. All existing mature trees onsite shall be preserved unless the Township's Shade Tree Commission and/or its arborist determines that the trees are diseased or otherwise unable to be preserved as part of the proposed project.
2. The Applicant shall install sidewalks and curbing along the subject property's Strafford Avenue road frontage in order to connect with existing sidewalks on Strafford Avenue.
3. Hardscaped sidewalks and curbing shall be installed along the main drive access road to the site from Strafford Avenue in a location to be approved by the Township Engineer during any land development plan filed for the property.
4. The Applicant shall not receive credit for the proposed .320 acres of proposed common open space from its required open space calculation due to the presence of structural and/or non-structural BMPs, inlet drains and other areas underlain with stormwater piping in this area and shall provide additional open space of .320 acres within the site.
5. The Applicant shall connect its proposed stormwater system to an off-site connection point as set forth on Township Exhibit T-4 and as directed by the Township Engineer during the land development process.
6. The Applicant shall pay the outstanding Shade Tree Ordinance violations as set forth on Township Exhibit T-1 in the amount of \$7,000.00.

The plans have been revised to conform to the Conditions listed above.

The applicant has requested a waiver of Section 255.35.C of the Subdivision and Land Development Ordinance requiring that no structure requiring a building permit or plantings be set or put within a utility easement. Landscape plantings are proposed within the proposed sanitary sewer easement near the northern property line.



The following comments must be addressed:

I Zoning Ordinance Review

1. §280-103 – The parking tabulation on sheet 1 indicates that 52 spaces are being provided. The plans indicate that there will be 2 spaces in each driveway, 2 in each garage and one overflow space per unit for a total of 55. This should be revised to be consistent.

II Subdivision and Land Development Review

1. §255-21(B).7 – Planning module for land development as required by Chapter 71 of the Pennsylvania Sewage Facilities Act must be submitted.
2. §255-21(B).6 – Management Information: a formal contract for maintenance of open space and/or private streets and methods of management and maintenance including trash collection should be provided.
3. §255-40(F) Multifamily and attached dwelling residential development – The applicant has indicated that there will be trash service for each residence and the home owners association will be responsible for providing the trash service.
4. §255-49 Streetlights – The applicant has shown the proposed locations of the gas lanterns on the plan. Service connections for the proposed lanterns should also be shown on the plans.
5. §255-29(A).12 Width of entrance and exit drives – The width of entrance and exit drives shall be a minimum of 25 feet for two-way use. The entrance drive as shown is 22 feet wide. This should be revised or a waiver requested.
6. §255-48(C) Street Signs – Warning and regulatory signs shall be erected along streets are required by the Board of Commissioners. Stop signs shall be provided at the intersections of Drive A and the Main Drive and also Drive B and the Main Drive.
7. §255-37(B) Sidewalks – The minimum width of all sidewalks and pedestrian paths shall be four feet. The sidewalks provided along the Main Drive are only three feet wide and should be revised or a waiver requested.
8. §255-54(B) Central Water Supply Fire Hydrants – All subdivisions and land developments submitted shall indicate, according to scale, the closes existing fire hydrant to the proposed subdivision and land development. The applicant must locate the closest fire hydrant on the plans. In addition, fire hydrants must be provided at the intersections of Drive A and B and the Main Drive, unless required elsewhere by the Radnor Township Fire Marshall.
9. §255-35(C) Easements – No structure requiring a building permit or plantings, except for lawn and/or paving shall be set or put within the area of a utility easement. There are plantings proposed in the sanitary sewer easement in the north east corner of the property. The proposed plantings that are directly on top of the sanitary sewer are Northern Bayberry (Evergreen Shrubs). The average root depth for the proposed shrubs is 20 inches. The applicant has request a waiver for this requirement.

**III Stormwater Management**

1. Access manholes shall be provided on the recharge bed structure for future access for cleaning and maintenance.
2. Cleanouts shall be provided on the roof drain connections.
3. A general note shall be added to the plans indicating that individual grading plan and erosion sediment and control plans will be submitted and approved prior to issuing any building permits. Any revisions to the size or location of the individual structures or other features will be addressed at that time, and a final approval of the stormwater management plan will be required as part of the Grading Permit process.

**IV General Comments**

1. The disposition of the existing sanitary sewer lateral must be provided. This must be completed by video documentation, as acknowledged in the November 8, 2013 letter from Inland Design.
2. A minimum 10-foot horizontal separation must be maintained between sanitary and water and storm lines. The horizontal separation between the water and sanitary sewer line in Drives A and B are shown at 5 feet. The horizontal separation between the sanitary sewer and the storm sewer in Drive B is shown at 5 feet. Also, the horizontal separation between the sanitary sewer and the storm sewer at the North East corner of the property is less than 10 feet.
3. The sanitary sewer profile on Sheet 10 of 13 appears to be mislabeled. The profile indicates MH #3 –MH#4 in Drive A and should be revised to indicate MH #5 to MH #4.
4. It appears the proposed recharge bed is located in the sanitary sewer easement. This must be addressed by the applicant.
5. Before the Township accepts ownership responsibilities for any sanitary sewer, the developer must provide an acceptable sanitary sewer right-of-way and execute all applicable right-of-way agreements, complete with legal description and drawing in a form acceptable to the Township and its solicitor.
6. All sanitary sewers to be dedicated to the Township must be centered within a 20 foot wide sanitary sewer easement. The sanitary sewer located in the Main Drive should be revised to be centered.
7. The existing sanitary sewer easement should extend to the easterly property line of the site.
8. It appears the proposed 6 foot high aluminum fence will encroach on the existing inlet and existing sanitary manhole on the northeasterly corner of the site.
9. The manhole frame and cover shall be Neenah Foundry R-1788-A1.

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. Should the applicant agree to submit a letter of extension as requested, the project may at this time be considered for a recommendation of preliminary approval contingent upon adequately addressing the above items to the satisfaction of the Township Engineer and Staff.

***Gannett Fleming***

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

Very truly yours,

GANNETT-FLEMING, INC.



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



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

November 25, 2013

File No. 13-04034

Mr. Stephen F. Norcini, Director of Public Works  
Township of Radnor  
301 Iven Avenue  
Wayne, PA 19087

Reference: 115 Strafford Avenue LLC  
Preliminary Land Development Transportation Review  
Radnor Township, Delaware County, PA

Dear Mr. Norcini:

At the request of Radnor Township, Gilmore & Associates, Inc. (G&A) has completed a transportation review of the Preliminary Land Development Plan (13 sheets) prepared for 115 Strafford Avenue LLC, prepared by InLand Design, dated August 2, 2013, revised November 8, 2013. We offer the following comments for your consideration.

**A. Submission**

1. Preliminary Land Development Plans for 115 Strafford Avenue, LLC prepared by InLand Design, consisting of thirteen (13) sheets, dated August 2, 2013, revised November 8, 2013.
2. Letter, "Response to Conditional Use Decision and Order", dated November 8, 2013, from Charles A. Dobson of InLand Design to the Radnor Township Planning Commission.
3. Letter, "Preliminary Land Development Waiver Request", dated November 8, 2013, from Charles A. Dobson of InLand Design to the Radnor Township Board of Commissioners.

**B. Project Description**

The Applicant proposes to construct a residential development on an existing parcel on the east side of Strafford Avenue north of Lancaster Avenue in the Strafford area of the Township. Eleven (11) townhouse type properties are proposed, which will take collective access to Strafford Avenue via a single private driveway. The property is 2.134 acres in size. The property is located in the R-4 Zoning District.

**C. Subdivision and Land Development Ordinance Comments**

1. §255-27.A.5 & 6: Main Drive appears to be a dead-end street or stub street;

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415 McFarlan Road | Suite 213 | Kennett Square, PA 19348 | 610-444-9006 | 610-444-7292  
5100 Tilghman Street | Suite 150 | Allentown, PA 18104 | 610-366-8064 | 610-366-0433  
33 Stokes Avenue | East Stroudsburg, PA 18301 | 670-421-7670 | 570-421-7687  
133 West Tioga Street | Business Route 6 | Tunkhannock, PA 18657 | 570-234-0437 | 570-996-1035  
[www.gilmore-assoc.com](http://www.gilmore-assoc.com)

Stephen F. Norcini, Director of Public Works, Radnor Township  
Reference: 115 Strafford Avenue, LLC Transportation Review  
Radnor Township, Delaware County, PA  
File No. 13-04034  
November 25, 2013

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regardless of which designation applies, the street must meet the requirements of a cul-de-sac.

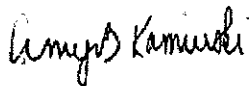
2. §255-27.H(6) Minimum curb radii for the proposed Main Drive at Strafford Avenue is required to be 25 feet for local streets and the plan indicates a 15 foot curbed radius.
3. §255-37B: All sidewalks shall be a minimum of four feet in width. Sidewalks on the property are shown to be three feet in width.
4. §255-40.C.2-3: Access and circulation:
  - a. Fire-fighting and other emergency equipment, moving vans, fuel trucks, garbage collection, deliveries and snow removal shall be planned for efficient operation and convenience. The Applicant should show the proposed paths of access and egress for these types of vehicles.
  - b. Walking distance from single family dwelling unit to a parking area shall be less than 100 feet with an exception to not exceed a distance of 250 feet.
5. §255-40.F: Although Note 12 on sheet 1 of 13 indicates a Homeowner's Association will be responsible for trash pickup; the plan does not provide a collection station location or turning templates for trash hauling trucks.

**D. General Comments**

1. The plan should include a W14-2 NO OUTLET sign (size 30" x 30") facing motorists on Strafford Avenue.
2. The stub end of the Main Drive may not allow for forward motion of vehicles after parking. Motorists may be forced to back out of the stub. The engineer should demonstrate on the plan that a motorist can reasonably reverse direction within the proposed street width.
3. ADA-compliant sidewalks should be provided. Details for compliant curb ramps should be provided.
4. The sidewalk to the adjacent property to the north is proposed for removal. We believe there could be a benefit to retaining it for pedestrian access.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Amy B. Kaminski, P.E., PTOE  
Transportation/Traffic Services Manager  
Gilmore & Associates, Inc.

Stephen F. Norcini, Director of Public Works, Radnor Township  
Reference: 115 Strafford Avenue, LLC Transportation Review  
Radnor Township, Delaware County, PA  
File No. 13-04034  
November 25, 2013

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# INLAND DESIGN

Civil Engineers, Surveyors & Land Development Consultants

November 8, 2013

Radnor Township Planning Commission  
301 Iven Avenue  
Wayne, PA 19087

**Re: 115 Strafford Avenue – Revised Preliminary Plan Submission  
Response to Conditional Use Decision and Order and Review Memo from Roger Phillips  
dated 10-31-2013**

Dear Planning Commission Members:

We have received the above referenced Conditional Use Decision and Order and the Township Engineers review memo for the above referenced project. In response to the conditions and comments we have revised the preliminary plans and offer responses to each as follows:

### **Conditional Use Decision and Order**

1. We have received approval from the Radnor Township Shade Tree commission for the removal of the trees on site as required to facilitate the development. This approval included detailed discussions between our landscape professional and the Township Arborist. We consider this condition satisfied.
2. The plan has been revised to provide sidewalk and curb along Strafford Avenue that connect to the existing sidewalk to the south of the site. We consider this condition satisfied.
3. The plan has been revised to provide hardscaped sidewalks and curbing along the main drive access road to the site from Strafford Avenue. The applicant agrees to work with the Township engineer to finalize the configuration of these features during the land development process. We consider this condition satisfied.
4. The plan has been revised to reconfigure and relocate the proposed stormwater management system such that it is entirely outside of the required 15% open space area. We consider this condition satisfied.
5. A note has been added to the plan stating that the point of connection of the proposed storm sewer management system outfall in Windsor Ave shall be determined by the Township Engineer. We consider this condition satisfied.

6. It is our understanding that the applicant is agreeable to paying the outstanding Shade Tree Ordinance violations as set forth on Township Exhibit T-1 in the amount of \$7,000.00. We consider this condition satisfied.

A copy of the Conditional Use Order has been added to the cover sheet for reference. Notwithstanding the aforementioned responses it is our understanding that the applicant reserves the right to appeal the conditions of approval.

**Review Memo from Roger Phillips Dated 10-31-2013**

I. **Zoning Ordinance Review**

Sufficient parking of 2 spaces per unit (garage parking) is provided in accordance with Section 280-103.B (1). Additionally 1 additional parking space has been provided for each unit along the main access drive. It should be noted that there are additional overflow areas provided within the driveway aprons for each unit. This parking analysis is detailed on the sheet 1 of the plan set.

II. **Subdivision and Land Development Ordinance**

1. **255-36 Curbs** – Curbing has been added alongside of Strafford Avenue as requested and as required by the Conditional Use Decision and Order.
2. **255-37 Sidewalks and Pedestrian Paths** – Sidewalks have been added along Strafford Avenue that is consistent with the adjoining parcels. Sidewalks have also been provided along the main access drive. The addition of these sidewalks is required by the Conditional Use Decision and Order.
3. **255-38 Shade Trees** – Although no comments were offered regarding this section please be advised that the project proposal has been presented to and approved by the Shade Tree Commission.
4. **255-29 Parking Facilities** – All parking and driveway dimensions have been provided as requested.
5. **255-29 A (15) Parking Facilities** – A turn around area has been provided at the end of the main driveway and also at the end of the driveways serving each group of units.
6. **255-40 C(2) Multifamily and Attached Dwelling Residential Development** – A turning analysis for a 40' long fire truck having a wheelbase of 25' has been prepared. A copy of this analysis has been included in the revised plan set.
7. **255-40 F Multifamily and Attached Dwelling Residential Development** - Note #13 of the plan set calls for a homeowners association to be responsible for trash pickup. As such all trash will remain within the units until it is picked up.
8. **255-42 Buffer Screen** – Both Class 'A' and Class 'B' buffer screens have been provided as required.



9. 288-27A (5) Streets – The main driveway is intended to serve as a private driveway for the development.
10. 255-49 Streetlights – The applicant proposes to install gas lanterns within the development. Details and locations of these lanterns have been provided on the revised plan submission.

**III. Stormwater Management**

1. We concur that the SWM system will be revised as a result of the conditional use decision and order. All revised calculations will be forwarded for review when complete.
2. The referenced note is a result of a typographical error. The reference to the subgrade has been revised to be "Uncompacted Subgrade". This change has been reflected on the revised plan set.

**IV. General Comments**

1. Based on the proposed location and alignment of the sanitary sewer, some landscaping buffer plantings are proposed within the edge of the sanitary sewer easement. A waiver request has been added to the plan.
2. Water lines have been added to the sanitary sewer provides as requested.
3. Details have been provided for the connection to the existing sanitary sewer manhole.
4. There are no grinder pumps proposed as part of this project. The referenced detail has been removed from the plans.
5. The retaining wall detail is not required and has been removed from the plan as requested.
6. We are currently in the process of completing the sewage planning for the project.
7. We have been advised that the disposition of the existing sanitary sewer line in Windsor Avenue must be determined using video documentation or similar means.

I look forward to reviewing these comments with you at your regularly scheduled meeting in December. Please let me know if you require any additional information. Thank you for your consideration in this matter.

Very Truly Yours,



Charles A. Dobson, P.E.  
President

/cad

cc: Bo Erixson – 115 Strafford Ave., LLC  
George Broseman, Esq.  
file



**DELAWARE COUNTY PLANNING COMMISSION**

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

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

**PLANNING COMMISSION**

THOMAS J. O'BRIEN, AIA  
CHAIRMAN

THOMAS J. JUDGE  
VICE CHAIRMAN

KENNETH J. ZITARELLI  
SECRETARY

JOHN E. PICKETT, AICP  
DIRECTOR

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MARIO J. CIVERA, JR.  
VICE CHAIRMAN

COLLEEN P. MORRONE  
JOHN P. McBLAIN  
DAVID J. WHITE

August 15, 2013

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

RE: Name of Dev't: 115 Strafford Ave., LLC  
DCPD File No.: 34-6016-05-12-13  
Developer: 115 Stafford Ave., LLC  
Location: Southeast corner of Windsor and  
Strafford Avenues  
Recv'd in DCPD: August 2, 2013

Dear Mr. Zienkowski:

In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on August 15, 2013, the Commission took action as shown in the recommendation of the attached review.

Please refer to the DCPD file number shown above in any future communications related to this application.

Very truly yours,

Linda F. Hill  
Interim Director

LFH/pmg

cc: 115 Strafford Ave., LLC  
Inland Design, LLC



**DELAWARE COUNTY PLANNING DEPARTMENT**

**DCPD**

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

Date: August 15, 2013  
File No.: 34-6016-12-13

PLAN TITLE: 115 Strafford Ave., LLC  
DATE OF PLAN: August 2, 2013  
OWNER OR AGENT: 115 Strafford Ave., LLC  
LOCATION: Southeast corner of Windsor and  
Strafford Avenues  
MUNICIPALITY: Radnor Township  
TYPE OF REVIEW: Preliminary Land Development  
ZONING DISTRICT: R-4 & CO-Commercial Office  
SUBDIVISION ORDINANCE: Local  
PROPOSAL: Develop 2.13 acres with 11 single-  
family attached dwellings  
UTILITIES: All Public  
RECOMMENDATIONS: Proceed to the preparation of  
final plans incorporating the  
following remarks  
STAFF REVIEW BY: Dennis DeRosa

REMARKS:

**PREVIOUS ACTION**

At its June 21, 2012 meeting, the Delaware County Planning Commission reviewed final plans to further develop 2.134 acres with renovations to an existing building totaling 1,500 sq. ft.



Date: August 15, 2013  
File No.: 34-6016-12-13

**REMARKS (continued):**

for use as a restaurant. The Commission recommended approval, contingent upon the applicant receiving the necessary variances.

**CURRENT PROPOSAL**

The plan shows 4 groupings of 11 single-family attached dwellings. An existing two-and-a-half story building and a circular concrete planter are proposed to be removed.

**ZONING CLASSIFICATION/USE REGULATIONS**

The site is predominantly located within the R-4 Residence district, with a small portion located in the CO-Commercial Office district. The applicant intends to develop the site in accordance with Density Modification Development standards as per Section 280-29.B.(1) of the Township zoning ordinance.

The maximum density permitted is 5.5 dwelling units per acre, where the proposed density is 5.15 dwelling units per acre.

The minimum open space required is 15% of the tract area. Therefore, the site requires .32 acre or 13,943 sq. ft. The plan notes indicate 18% or .384 acre is proposed to be open space. It appears the majority of open space is located in the eastern portion of the site where the proposed stormwater recharge bed is located. The Township engineer should ensure compliance with Section 280-91 of the Township zoning ordinance regarding open space requirements when applying the Density Modification Development standards.

**VARIANCES REQUESTED/GRANTED**

- Section 280-92.A.(4) of the Township zoning ordinance requires a 5-acre minimum tract size to develop the site in accordance with Density Modification Development standards.

Date: August 15, 2013  
File No.: 34-6016-12-13

REMARKS (continued):

The plan notes indicate the applicant received a variance to allow density modification development on a tract of less than 5 acres (2.134 acres provided).

- Variances were requested/granted from Section 280-42 to allow residential use and related improvements in the CO-Commercial Office zoning district.
- Variances were requested/granted from Section 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 (southern property line buffer area).
- To the extent required, variances from Sections 280-29 (R-4) and 280-93 (Density Modification Development) were requested/granted to allow multiple-family townhouse buildings on the lot.
- A variance from Section 280-109 was requested/granted to allow a 6' high wall in the front yard setback, where the maximum permitted is 4'.

**VARIANCES GRANTED PRIOR TO COUNTY PLANNING COMMISSION REVIEW**

The Township should consider amending its zoning and subdivision ordinances to require that any application for a variance, which involves a subdivision or land development, first be filed and reviewed as a subdivision or land development pursuant to

Section 502(b) of the MPC. This will permit the Planning Commission and governing body to review the merits of the application against applicable ordinance standards and thereby

Date: August 15, 2013  
File No.: 34-6016-12-13

REMARKS (continued):

provide guidance to the Zoning Hearing Board on (1) whether the variance should be granted and (2) what conditions should be attached to the approval if granted.

**HISTORICAL AND ARCHEOLOGICAL SIGNIFICANCE**

The proposed development is in a zone that has a low potential for underground archaeological resources. The building presently on the site was once the family home of a prominent Radnor family, built c. 1880s. It was adaptively re-used in the 1960's as a restaurant, and a wing was added sometime later. It was a restaurant until a few years ago, and now sits vacant. The original core of the stone home is locally significant, and without the addition, might very well be National Register-eligible. Adaptive re-use for an office, restaurant, meeting room, or even residential units would have been desirable. Re-using this stone historic building could have increased the "sense of place" in this new development and in the neighborhood in general.

**SEWAGE FACILITIES**

The site is to be served by a public sewer service.

The developer should contact the Pennsylvania Department Environmental Department for a determination as to whether or not the proposed development is eligible for an exemption or will require a revision to the municipality's Act 537 Sewage Facilities Plan.

**STORMWATER MANAGEMENT FACILITIES**

To control stormwater runoff, the plan shows proposed structural Best Management Practices (BMP's) including rain gardens, and recharge bed, and non-structural BMP's (landscape restoration).

Date: August 15, 2013  
File No.: 34-6016-12-13

REMARKS (continued):

The plan notes indicate the rain gardens will be inspected for proper function after every major rain storm, where an appointed representative of the owner is responsible for the aforementioned maintenance schedule.

The Township engineer should verify all existing, as well as all proposed stormwater management facilities.

**TREE PRESERVATION**

In accordance with Density Modification Development standards, the plan shows a variety of existing trees to be preserved. The Township Engineer should ensure compliance with Density Modification Development standards with regard to tree preservation requirements, as well as applicable tree preservation standards within the Township subdivision and land development ordinance.

**SIDEWALKS/PEDESTRIAN MOBILITY**

Section 255-37 of the Township subdivision and land development ordinance indicates "sidewalks and pedestrian paths shall minimize pedestrian-vehicle conflict and shall be provided when required by the Board of Commissioners."

**Comment/Recommendation:** The plan does not appear to include sidewalks within the proposed Main Drive and within the right-of-way of Strafford Avenue, which is proposed to be widened/improved. It is recommended that sidewalks be provided in these locations, as the surrounding area contains a number of businesses that could be accessed by pedestrians via dedicated sidewalks providing safe pathways to walk.

Date: August 15, 2013  
File No.: 34-6016-12-13

REMARKS (continued):

**PARKING**

The Township zoning ordinance requires 2 parking spaces per dwelling unit, thereby requiring 22 parking spaces for the proposed 11-unit development. The Township zoning ordinance appears to be void of guest parking requirements for multi-family developments.

The plan notes indicate 2 parking spaces are provided within, and in front of, each private garage within the development. For guest parking, the plan notes indicate 11 parking spaces are provided. However, the plan shows 7 parallel parking spaces in addition to the 44 spaces for 11 units.

The Township engineer should ensure there is adequate parking at the site, while also ensuring the proposed parking is in compliance with the Township's parking standards.

**MISCELLANEOUS**

As the plan notes indicate, a homeowners association will be created to maintain all access driveways, open space, and stormwater management facilities, and to provide for snow and trash removal.

**COMPLIANCE**

Aside from the requested/granted variances, the plan appears to comply with the Township zoning ordinance, and the Township subdivision and land development ordinance.





*Excellence Delivered **As Promised***

**Date:** November 26, 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:** 163 Eagle Road – Eagle Village Shops  
Village Associates – Applicant

Date Accepted: November 4, 2013  
90 Day Expiration: February 2, 2013

---

Gannett Fleming, Inc. has completed a review of the Eagle Village Shops Final Land Development Plan for compliance with the Radnor Township Code.

The applicant would like to expand and significantly upgrade a building located in the rear of the center to be a garden center/retail shop for Valley Forge Flowers. In 2010 a plan for Valley Forge Flowers was approved by the Township to move into a new larger facility adjacent to this location. This is an expansion of the business into a second building.

The proposed modifications and addition includes a vestibule and outdoor sales area located over an existing impervious areas which will be removed. Also a new partial second floor will be constructed over the existing foot print of the current building. The proposed improvements will be comparable to the work on the existing Valley Forge Flowers building in terms of architectural appeal. The impervious coverage would be reduced slightly.

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: Momenee & Associates, Inc.  
Dated: 10/31/2013, No Revisions

The applicant has indicated that the following waiver may be requested from the Subdivision and Land Development Code:

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](http://www.gannettfleming.com)



***Gannett Fleming***

1. §255-21.N – To allow aerial photograph to depict features within 500 feet of property. Utility and similar information for properties within 500 feet in not readily available or needed for this application.

I Subdivision of Land Review

1. §255-53 – Storm Sewer System – The applicant is proposing to install an underground storage tank. The roof rain water conductors will drain to the storage tank. The water in the storage tanks will be reused in the irrigation of the plants, which is consistent with the existing store.

Due to the minor nature of this project and the minimal impacts on stormwater, final review of the plan in accordance with the Stormwater Management Ordinance will be addressed upon completion of the grading permit submission.

There are no outstanding zoning conflicts associated with this project at this time. We suggest that a recommendation of final approval for this preliminary/final land development plan be forwarded to the Board of Commissioners at this time.

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

Very truly yours,

GANNETT FLEMING, INC.



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

George W. Broseman  
Direct Dial: (610) 941-2459  
Direct Fax: (610) 684-2005  
Email: [gbroseman@kaplaw.com](mailto:gbroseman@kaplaw.com)  
[www.kaplaw.com](http://www.kaplaw.com)

November 1, 2013

**VIA HAND DELIVERY**

Mr. Roger Phillips, P.E., Township Engineer  
Radnor Township  
301 Iven Avenue  
Wayne, PA 19087

RE: **Eagle Village Shops – Land Development Application**  
**Our Reference: 11805-03**

Dear Mr. Phillips:

I represent Village Associates (“Associates”), owner of the Eagle Village Shops (“Center”) in Strafford. Along with this letter we are filing a land development application for improvements associated with the use and expansion of a vacant building in the Center for use by Valley Forge Flowers, as a garden center/retail store.

**I. SUBMISSION**

Along with this letter please find:

1. The land development application;
2. The Delaware County Planning Commission review application;
3. A copy of the deed for the property confirming Associates’ ownership of the land in question;
4. A copy of a title report that includes the affected parcels, together with attachments;
5. Three checks as follows:
  - a. \$1,600.00 to Radnor Township for the required application fee;
  - b. \$5,000.00 to Radnor Township for the professional review fee escrow account; and

Mr. Roger Phillips, P.E., Township Engineer

November 1, 2013

Page 2

- c. \$274.68 to the Delaware County Treasurer, the Delaware County Planning Commission review fee.
6. 35 copies of the Final Land Development Plans prepared for Eagle Village shops by Momenee & Associates, consisting of seven (7) sheets and dated 10/31/2013.

## II. PROJECT NARRATIVE

In 2010 the Township approved a Final/Minor Land Development plan that enabled the relocation of Valley Forge Flowers ("VFF") into a new and larger building formally occupied as a salon. The work on the building is a show piece and had been important to the continued vitality of the Center. There is an existing vacant building tucked in the rear of the Center which is a challenging location for retail. It is proposed that the building be expanded and significantly upgraded to be a garden center/retail shop for VFF. The additions consist of a vestibule and outdoor sales area over existing impervious areas and a new, partial second floor. These improvements will be comparable to the work on the existing VFF building in terms of architectural appeal and upgrade. Impervious coverage will be slightly reduced.

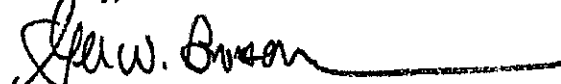
The Center as a whole consists of multiple parcels which are subject to cross easements for access, parking, utilities, and the like, as set forth in various documents of record. The proposed land development is occurring on former parcels C&E which have been merged into one parcel. Past land development approvals have consistently considered these two parcels as one for Code purposes, and separate from the other parcels that comprise the Center. Selected data for the entire Center is provided for informational purposes only and is not intended to signify any merger or intended merger of the various parcels that comprise the Center.

## III. REVIEW

Please place this matter on the December 2, 2013 agenda of the Planning Commission and the December meetings of the Board of Commissioners and distribute the enclosed materials accordingly. Please provide us with copies of all reviews and related materials as soon as they are generated and/or received.

If you have any questions or require any further information, please do not hesitate to contact me. Thank you for your attention to this matter.

Sincerely,



George W. Broseman

Mr. Roger Phillips, P.E., Township Engineer  
November 1, 2013  
Page 3

GWB:sj  
Enclosures

cc via electronic mail:

Donna Torpey (w/enclosures)  
Jeffrey Martin (w/enclosures)  
David Fiorello  
Stephen Norcini  
Kevin Kochanski

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

SUBDIVISION -- LAND DEVELOPMENT

Location of Property Eagle Village Shops, 163 Eagle Road

Zoning District C 2

Application No. 2013-D-09  
(Twp. Use)

Fee \$1,600.00 Ward No. 1 Is property in HARB District No

Applicant: (Choose one) Owner X Equitable Owner \_\_\_\_\_

Name Village Associates

Address Eagle Village Shops, 503 W. Lancaster Avenue, Suite 240, Wayne, PA 19087

Telephone 610-293-2012 Fax 610-687-2433 Cell 610-580-7044

Email dtorpey@eaglevillageahops.com

Designer: (Choose one) Engineer X Surveyor \_\_\_\_\_

Name David Fiorello, P.E., Momena & Associates, Inc.

Address 924 County Line Road, Bryn Mawr, PA 19010

Telephone 610-527-9100 Fax 610-527-9008

Email dfiorello@momena.com

Area of property 3.47 acres (+/-)\* Area of disturbance 5,800 s.f. (+/-)

Number of proposed buildings 1 Proposed use of property Retail Shopping Center

Number of proposed lots 1

Plan Status: Sketch Plan \_\_\_\_\_ Preliminary \_\_\_\_\_ Final X Revised \_\_\_\_\_

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

\*Affected tract, consolidated parcels C & E.

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

Modification of Code 255-21(n) to allow aerial photograph to depict features within 500 feet of property. Utility and similar information for properties within 500 feet is not readily available or needed for this application.

Are there any infringements of Chapter 280 (Zoning), and if so what and why?  
No

Individual/Corporation/Partnership Name  
Village Associates, a PA Limited Partnership

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 Village Associates, a Pennsylvania Limited Partnership,  
by its general partner Eagle Associates, a Pennsylvania  
General Partnership, by Donna Torpey, Authorized Signator.

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.

VILLAGE ASSOCIATES, LP  
555 CROTON RD  
KING OF PRUSSIA, PA 19406-

**RECEIPT**  
RADNOR TOWNSHIP  
301 IVEN AVENUE  
WAYNE, PA 19087  
P: (610) 688-5600 F: (610) 971-0450

<b>DATE: 11/4/2013</b>	<b>G/L ACCOUNT: 01.320.3042</b>	<b>RECEIVED BY:</b>	<b>RECEIPT NO: ENG00002802</b>
SUBDIVISION/LAND DEVELOPMENT APPLICATION NUMBER: 2013-09-D FOR LOCATION: 503 W LANCASTER AV WAYNE, PA 19087- FOR: RENOVATE & EXPAND VACANT RETAIL BUILDING FOR USE AS A RETAIL BUILDING. OTHER BUILDINGS IN CENTER UNAFFECTED CHECK NUMBER: 3046			\$1,600.00

VILLAGE ASSOCIATES, LP  
555 CROTON RD  
KING OF PRUSSIA, PA 19406-

**RECEIPT**  
RADNOR TOWNSHIP  
301 IVEN AVENUE  
WAYNE, PA 19087  
P: (610) 688-5600 F: (610) 971-0450

<b>DATE: 11/4/2013</b>	<b>G/L ACCOUNT: 01.320.3042</b>	<b>RECEIVED BY:</b>	<b>RECEIPT NO: ENG00002802</b>
SUBDIVISION/LAND DEVELOPMENT APPLICATION NUMBER: 2013-09-D FOR LOCATION: 503 W LANCASTER AV WAYNE, PA 19087- FOR: RENOVATE & EXPAND VACANT RETAIL BUILDING FOR USE AS A RETAIL BUILDING. OTHER BUILDINGS IN CENTER UNAFFECTED CHECK NUMBER: 3046			\$1,600.00



**ZONING HEARING BOARD APPLICATION**

**TOWNSHIP OF RADNOR**

**301 IVEN AVENUE**

**WAYNE, PA 19087**

**610-688-5600**

**FAX: 610-971-0450**

**www.radnor.com**

**www.radnor.com**

<b>TOWNSHIP USE ONLY</b>
APPEAL # <u>2909</u>
FEE: <u>900</u>
DATE RECEIVED: <u>11/28/13</u>

\*\*\*\*\*

**GENERAL INFORMATION:** Applicants are strongly encouraged to review the "Requirements and Information for Appeals to the Zoning Hearing Board" that are attached to his application. Ten (10) copies of this application and 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**

**REQUIRED FEE DUE AT FILING:** Please refer to the Consolidated Fee Schedule, as amended, on our website at [www.radnor.com](http://www.radnor.com) for a copy of our current fees.

\*\*\*\*\*

***TYPE OR PRINT***

**Property Address:** 799 Godfrey Road, Villanova, PA 19085

**Name of applicant:** Overbrook Golf Club, a Pennsylvania Non-Profit (Non-Stock) Corporation

**Telephone number:** 610-688-4000 **Email:** \_\_\_\_\_  
(mailing address - P.O. Box 140, Bryn Mawr, PA 19010)

**Property Owner (if different than above):** \_\_\_\_\_

**Property address:** \_\_\_\_\_

**Telephone number:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Attorney's name:**

Fred B. Fromhold, Esquire

**Address:** Fromhold Jaffe & Adams, 789 E. Lancaster Ave., Suite 220, Villanova, PA 19085

**Telephone number:** 610-527-9100

**Email:** fbf@fromholdjaffe.com

**Relief requested and/or 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)***

Section 280-139 of the Code of the Township of Radnor ("Code") authorizes the Zoning Hearing Board to hear and decide applications for variances. To the extent required, Applicant requests a variance from Code § 280-112(D), (E) to remove vegetation and regrade 560 square feet (SF) of man-made steep slopes and construct a golf cart storage building ("golf cart barn") on a small portion of those steep slopes as depicted on the attached plan entitled Golf Cart Storage Facility Improvements (3 sheets) prepared by David R. Fiorello, P.E., Momenee & Associates, Inc. dated October 16, 2013.

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

Applicant is not aware of any decisions pertinent to the construction of the proposed golf cart building as outlined below. The steep slope area was subject to a grading permit issued in 2004 as depicted on the plan.

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

Applicant proposes to construct a golf cart barn and access drive associated with the barn at Overbrook Golf Club as depicted on the plan. The barn and access drive are to be constructed in an area currently improved for golf cart parking. The cart parking area was constructed in 2004 pursuant to a grading permit. Most of the steep slopes where the proposed golf cart barn will be located were disturbed and/or created by the 2004 grading. Only a small portion of the steep slopes to be disturbed by construction of the new golf cart barn - 560 SF - are outside the area graded in 2004. The Zoning Officer has interpreted that the provisions of Code § 280-112 apply only to 560 SF of the disturbed steep slopes and that other steep slopes being disturbed do not require relief from Code § 280-112 because those slopes were disturbed and graded in connection with the 2004 permit. Applicant has obtained a report prepared by John T. Pusey, Jr. of Earth Engineering Inc., dated October 8, 2013, indicating that all of the steep slopes identified on the plan, including the 560 SF area, were created by previous grading activities and are man-made.

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

1. **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 any degree of compliance or 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 ½" X 11" AT FILING**

2. **List of witnesses and summary of their testimony attached.**
3. **Photographs of the property at issue and all adjoining properties.**
4. **Copies of any 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*).

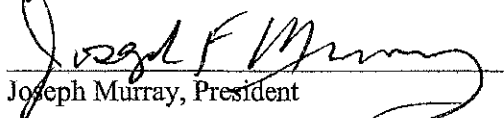
5. Copy of deed, lease, agreement of sale, or other authorization to file the appeal. (*note: leases or agreements of sale either must expressly permit the tenant or buyer to file an appeal, or must be accompanied by a by a letter from the owner clearly authorizing tenant or buyer to file the appeal*).

#### ADDITIONAL REQUIREMENTS

1. Will this application involve the subdivision of land? Applications that involve the 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* No.
2. 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 before the hearing*). No.
3. 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 either in the appeal being discontinued, or being dismissed, at the discretion of the Board*)

Applicant - Overbrook Golf Club

By:

  
Joseph Murray, President

**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.**



# Gannett Fleming

*Excellence Delivered **As Promised***

**Date:** November 25, 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:** Villanova Center – Zoning and Land Development  
Enrico Partners, L.P. – Applicant  
771-797 East Lancaster Avenue

Date Accepted: September 3, 2013  
90 Day Expiration: January 31, 2014

---

Gannett Fleming, Inc. has completed our second review of the Final/Revised Plan for Villanova Center for compliance with the Radnor Township Code. These plans are a revision to a previously approved land development plan. The previous approval is in accordance with an Order of the Court of Common Pleas of Delaware County dated October 1, 2003 approving the Settlement and Stipulation Agreement dated March 25, 2003 pertaining to the development of the subject property.

The existing parcel is 12.531 acres and is located along Lancaster Avenue, in the C1/R2 Zoning District. The site is currently contains five existing buildings. Two of the buildings (totaling 28,250 SF) are proposed to be demolished and a new 31,730 SF office and retail building is proposed.

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: Bohler Engineering  
Dated: 6/25/2013, last revised 10/30/2013

The applicant has adequately addressed the outstanding comments from our previous review letter. The following general comments should be made conditions to the approval:

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](http://www.gannettfleming.com)



General Comments

1. A copy of the executed agreement with Septa and easement descriptions for the area must be provided. The applicant has indicated that a copy of the executed agreement and easement description shall be provided.
2. A Highway Occupancy Permit will be required for the modifications to the driveway along Lancaster Avenue (S.R. 0030). The applicant has indicated that Traffic Planning and Design will provide copies of the HOP.
3. Sewage Facilities Planning must be addressed for the increase in wastewater discharge. The applicant is currently evaluating anticipated flow versus previous flow. A planning module exemption form will be completed for any increase in flow.

We suggest that a recommendation of final approval be forwarded to the Board of Commissioners at this time.

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

Very truly yours,

GANNETT FLEMING, INC.



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



# BOHLER

ENGINEERING

New Britain Corporate Center  
1600 Manor Drive, Suite 200  
Chalfont, PA 18914  
PHONE 215.996.9100  
FAX 215.996.9102

November 12, 2013  
Via Fed Ex – Standard

Radnor Township  
301 Iven Avenue  
Wayne, PA 19087-5297

Attention: Maryanne Cassidy

Re: Villanova Center  
771-797 East Lancaster Ave.  
Radnor Township  
Delaware County, PA  
P98150.01

Dear Maryanne:

Enclosed please find thirty-five (35) copies of the Amended Final Land Development Plans, sheets 1 through 22 of 22, dated 6/25/13, revision 2 dated 10/30/13. In addition, please find thirty-five (35) copies of the Parking Assessment prepared by Traffic Planning & Design, dated November 8, 2013.

We are in receipt of Gannett Flemings' October 2, 2013 review letter and offer the following comments:

Zoning Ordinance Review:

1. The parking calculations provided on sheet 4 were derived in accordance with the methodology provided in the Stipulated Agreement Plan. These calculations indicate a total number of parking spaces required for the Center of 495 spaces versus 552 spaces provided. In addition, the attached Parking Assessment provides a shared parking analysis which indicates a peak parking demand of 490 parking spaces (at 12:00 p.m. during the average weekday) whereas 552 parking spaces are provided.
2. The drive-thru banking facility previously shown on the plans has been removed.
3. A 14' x 60' loading area has been provided along the west side of the proposed office building.

Subdivision & Land Development Review:

1. A 14' x 60' loading area has been provided along the west side of the proposed office building.

**OTHER OFFICE LOCATIONS:**

* Southborough, MA 508.480.9900	* Albany, NY 518.438.9900	* White Plains, NY 914.286.2700	* Ronkonkoma, NY 631.738.1200	* Warren, NJ 908.668.8300	* Center Valley, PA 610.709.9971
* Philadelphia, PA 267.402.3400	* Towson, MD 410.821.7900	* Sterling, VA 703.709.9500	* Warrenton, VA 540.349.4500	* Bowie, MD 301.809.4500	* Fort Lauderdale, FL 954.202.7000

CIVIL AND CONSULTING ENGINEERS • SURVEYORS • PROJECT MANAGERS • ENVIRONMENTAL CONSULTANTS • LANDSCAPE ARCHITECTS  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

Stormwater Management:

1. The invert elevations for the existing stormwater management system shown on the plan are based on as-built elevations and are consistent with the previous design.

General Comments:

1. The Applicant is working with SEPTA to secure the necessary parking and cross access easement agreements. A copy of the executed agreement with SEPTA and easement descriptions for the areas shall be provided upon completion.
2. The Applicant's Traffic Engineer, Traffic Planning & Design, will provide copies of HOP plans and traffic studies to the Township for required modifications to the driveways along Lancaster Ave.
3. A separate lateral and grease trap has been provided for the proposed restaurant.
4. Our office is currently evaluating the anticipated flow versus previously approved flows for the existing office building. A sewage facilities planning module exemption shall be provided for any increase in wastewater discharge.
5. Based on discussions with the Township Engineer and Township Traffic Engineer, fire lanes are not required around the proposed building for this application.
6. As noted above, the remote drive-thru has been removed from the plans.

In addition to the changes noted above, the Shade Tree Commission agreed at their October 23, 2013 meeting to allow the seven (7) street trees required along the frontage of the proposed building to be spaced across the frontage of the entire center. Two (2) shade trees are shown in the front of the proposed building and a note is provided indicating the remaining five (5) trees shall be spaced across the frontage from the signalized driveway to Kenilworth Road.

Upon your review of this information, should you have any questions or require any additional information, please feel free to contact our office.

Sincerely,

**BOHLER ENGINEERING, INC.**

  
Ronald E. Klos, Jr., P.E.

REK/jh  
encs.

cc: Jerry Holtz (w/enclosures)  
David Falcone (w/enclosures)  
Matt Hammond (w/enclosures)





# **Gannett Fleming**

*Excellence Delivered As Promised*

**Date:** October 2, 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:** Villanova Center – Zoning and Land Development  
Enrico Partners, L.P. – Applicant  
771-797 East Lancaster Avenue

**Date Accepted:** September 3, 2013  
**90 Day Expiration:** December 2, 2013

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Gannett Fleming, Inc. has completed our preliminary review of the Final/Revised Plan for Villanova Center for compliance with the Radnor Township Code. These plans are a revision to a previously approved land development plan. The previous approval is in accordance with an Order of the Court of Common Pleas of Delaware County dated October 1, 2003 approving the Settlement and Stipulation Agreement dated March 25, 2003 pertaining to the development of the subject property.

The existing parcel is 12.531 acres and is located along Lancaster Avenue, in the C1/R2 Zoning District. The site is currently contains five existing buildings. Two of the buildings (totaling 28,250 SF) are proposed to be demolished and a new 31,730 SF office and retail building is proposed. The plan also proposes a remote bank drive-thru.

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:** Bohler Engineering  
**Dated:** 6/25/2013, last revised 07/26/2013



## ***Gannett Fleming***

### **I Zoning Ordinance Review**

1. §280-103 Off-Street Parking – Additional information must be provided to determine if adequate parking is being provided for the new uses.
  - 3,764 SF Restaurant – 1 space per 3 seating accommodations, plus one per 2 employees – The proposed number of seats and employees must be provided to determine the number of parking spaces required.
  - 12,101 SF Retail – 1 space per 200 sq feet of floor area on ground floor, plus 1 space per 300 square feet on other floors plus one space for each 2 employees on the shift of greatest employment. – 60 parking spaces are required based solely on the square footage of the retail on the ground floor. Additional information must be provided regarding the number of employees on the largest shift to get an accurate number of parking spaces required
  - 15,865 Office – 1 for each 200 feet for the first 50,000 square feet. 80 parking space are required for the Office use.
2. §280-103(B).11 – Off-Street Parking - Drive-thru banking facilities shall provide for the stacking of 12 automobiles. The proposed remote banking facility does not provide adequate dimensions for the stacking of 12 automobiles.
3. §280-104(A) – Off Street Loading Facilities – Each space shall not be less than 12 feet in width and 30 feet in length with adequate access from a street which does not interfere with the required parking. The code indicates that 2 berths would be required for the proposed retail/office/restaurant uses. There are no berths located on the plan for the proposed building.

### **II Subdivision and Land Development Review**

1. §255-30(A) – Off Street Loading Facilities – Each space shall be no less than 14 feet wide, 60 feet long and 17 feet high, exclusive of drives and maneuvering space, and located entirely on the lot being served.

### **III Stormwater Management**

1. The invert elevations for the existing stormwater management system shown on the plan appear to be inconsistent.

### **IV General Comments**

1. Parking is proposed on the adjacent Septa property. A copy of the executed agreement with Septa and easement descriptions for the area must be provided.
2. A Highway Occupancy Permit will be required for the modifications to the driveway along Lancaster Avenue (S.R. 0030).



***Gannett Fleming***


3. Two separate sanitary sewer laterals must be provided for the proposed restaurant and a grease interceptor provided on one of the laterals. The laterals should be configured as such that domestic sewage is not routed through the grease interceptor.
4. Sewage Facilities Planning must be addressed for the increase in wastewater discharge.
5. §206-3(A) – Traffic and parking control standards – Fire lanes, at least 10 feet wide, shall establish and maintained in the parking area and the front, side and rear of the buildings and structures on subject premises and shall be properly painted and marked as such.
6. The new remote banking area is not shown in the post development drainage plan.

We recommend that the plans be revised to address the above comments before consideration for approval by the Planning Commission.

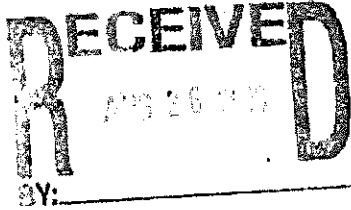
If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.



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



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

NOTE: Plans have been drawn and submitted in accordance with the Order of the Court of Common Pleas of Delaware County dated October 1, 2003, approving the Settlement and Stipulation Agreement dated March 25, 2003 pertaining to the development of the subject property.

**SUBDIVISION --- LAND DEVELOPMENT**

Location of Property 771-797 East Lancaster Avenue, Villanova, PA 19085

Zoning District C1/R2 (w/C2 req. per settlement agreemnt) Application No. \_\_\_\_\_  
(Twp. Use)

Fee \$3150 Ward No. \_\_\_\_\_ Is property in HARB District No

Applicant: (Choose one) Owner X Equitable Owner \_\_\_\_\_

Name Enrico Partners, LP

Address 795 East Lancaster Avenue, Bldg. 2 - Suite 200, Villanova, PA 19085

Telephone 610-520-2010 Fax 610-520-1905 Cell \_\_\_\_\_

Email jholtz@provogroup.com

Designer: (Choose one) Engineer X Surveyor \_\_\_\_\_

Name Bohler Engineering, Inc.

Address 1600 Manor Drive, Suite 200, Chalfont, PA 18914

Telephone 215-996-9100 Fax 215-996-9102

Email rklos@bohlereng.com

Area of property 11.042 Ac Area of disturbance 3.3 Ac

Number of proposed buildings 1 Proposed use of property Office/Retail/Restaurant

Number of proposed lots 1

Plan Status: Sketch Plan \_\_\_\_\_ Preliminary \_\_\_\_\_ Final X Revised X

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.

N/A

Are there any infringements of Chapter 280 (Zoning), and if so what and why?

N/A

Individual/Corporation/Partnership Name

Enrico Partners, LP

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

ENRICO PARTNERS, LP

Vice President

GERALD N. HOLTZ

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.

**ORDINANCE NO. 2013-21**

**RADNOR TOWNSHIP**

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

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

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

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

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

**§280-68.1. Comprehensive Integrated College Development.**

- A. Purpose; intent of regulations. It is the intent of these regulations to provide and promote redevelopment of land currently used for college or university purposes within the Township. It is the further intent of the Comprehensive Integrated College Development to promote a pedestrian-friendly landscape upon existing college and university campuses in a sensitive and planned development that preserves the integrity of those neighborhoods in which these institutions are situated. In conformity with the Radnor Township Comprehensive Plan, these regulations provide for the sound planning of colleges and universities and limit the expansion of these institutional uses to areas within the present limits of the campus. These regulations are intended to provide design and regulatory standards for college and university facilities which will mutually benefit the Township and the applicant through enhanced vibrancy of the campus areas and a pedestrian-friendly townscape. This use provides for these benefits, while protecting adjacent non-institutional properties from adverse impacts.
- B. Definition. A Comprehensive Integrated College Development (CICD) is the redevelopment of lands, and the buildings, structures, and/or improvements located thereon, for any one or more of the subordinate uses set forth in this Section. A CICD can only be established upon lands being used for college or university purposes at the time of adoption of this Section on *[insert date of adoption]*.

C. Designation of Location.

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

D. Regulations.

- (1) Subordinate Use Regulations. A Building, a Structure, or a combination of Buildings and Structures may be erected, used, or occupied for any one or more of the following purposes as part of a CICD when approved as a Conditional Use by the Board of Commissioners in accordance with Article XXIII of this Chapter. All of the proposed Subordinate Uses within a CICD shall meet all of the specific standards and regulations set forth in this Section.
  - (a) Educational Subordinate Uses for any of the following purposes:

- [1] Academic Facilities - classrooms, research facilities, and administrative/faculty offices.
  - [2] Performance Facilities - athletic facilities, field houses, stadia, arenas, natatoriums, auditoriums, performance spaces, and theatres.
  - [3] Social Facilities - student centers; student health centers; libraries; museums; places of worship; food preparation, restaurant, or dining facilities; and other recreational/social facilities designed and limited to provide services primarily to the institution's students, faculty, and staff.
  - [4] Housing Facilities - dormitories, townhouses, apartments, single-family dwellings and other dwelling units and accommodations for housing the institution's students, faculty, and staff.
  - [5] Parking Facilities - Surface parking and Parking Structures.
- (b) Retail Subordinate Uses, are limited to the following uses and subject to Subparagraph [6] below:
- [1] Clothing shop, book store, variety store to include food items, bakery, ice cream shop, drug store, specialty shop, or similar use providing sales and services to customers.
  - [2] Personal service shop, including a barbershop, beautician, salon, or laundromat.
  - [3] Café, bistro, eatery or similar establishment owned and/or operated by the Institution.
  - [4] Bank or similar financial institution.
  - [5] Indoor amusement arcade.
- [6] Retail Subordinate Uses shall only be located on the ground floor or basement of a Building.
- [a] Such Uses may be open to the public. However, each such Retail Subordinate Use shall be designed to be an integral part of the institution and to primarily serve the institutional community, including: students, faculty, staff, alumni, and visitors.
  - [b] Those areas in the CICD devoted to Retail Subordinate Uses shall not exceed 5% of the total gross floor area of all the Buildings, not including Parking Structures, in the CICD. The floor area, excepting related storage, devoted to each retail use shall not exceed 10,000 square feet; provided the floor area



devoted to all retail subordinate uses (including storage) within the CICD shall not exceed 25,000 square feet.

(2) Dimensional Regulations.

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

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

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

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

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

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

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

Academic Facilities	50 feet
Performance and Social Facilities	50 feet
Housing Facilities	50 feet
Parking Structures	30 feet
Surface Parking Lots	5 feet
Retail Subordinate Uses	50 feet
Accessory Uses and Structures	20 feet

(e) Defaults and Exceptions concerning Setbacks:

- [1] All other setbacks shall comply with the regulations generally applicable in the PI District.
- [2] Elevators and stair towers for a Parking Structure may be located no closer than 10 feet from the right-of-way of a Local and Minor Collector Street for a length of no greater than 50 feet.
- [3] Where the proposed CICD consists of more than one lot or parcel there shall be no required setbacks to Buildings, Structures, or other improvements, between the lots or parcels included in the CICD or other lands owned by the applicant, provided an easement agreement, lot consolidation, or declaration of covenants, conditions and restrictions enables the lots or parcels comprising the CICD to function as one integrated development.
- [4] Where the proposed CICD is adjacent to other contiguous lands owned by the applicant (that are not separated by roads, railroad property lines, or rights-of-way) no setbacks shall be required regardless of zoning district.

(f) Maximum Building Area:

- [1] Total Building Coverage - Not more than 30% of the CICD Site may be occupied by Buildings. The Total Building Coverage may be increased to no greater than 45%, subject to the land preservation standards of this Section, provided that in no event may the Total Building Coverage of the applicant's Entire Campus, within the PI Zoning District exceed 30%. For purposes of calculating the Total Building Coverage in the CICD, Parking Structures shall be included in the Building Area.
- [2] Individual Building Coverage - No individual building or group of buildings (not separated from each other by the minimum required separation distance noted below), shall exceed an individual building coverage of 10%. Parking structures are not required to be included in the calculation of Individual Building Coverage.

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

(h) Height Limitations from the average existing grade (the average of the existing grades taken at twenty-foot intervals around the proposed building perimeter) to the midpoint of a sloped roof or to the highest roof beams of a flat roof, provided that

chimneys and spires shall not be included in measuring the height for Structures within CICD\*.

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

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

(i) Building Length and Spacing

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

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

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

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

(3) Special Regulations.

(a) Riparian Buffer Setback: 50 feet.

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

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

- [1] The minimum area of any such preserved land shall not be less than 10,000 square feet.
  - [2] The preserved lands shall be located within the CICD or within 500 feet of the boundaries of the CICD.
  - [3] The preserved lands shall consist of one contiguous area which is not separated or divided by other parcels, streets, driveways, vehicular accessways, or railroad easements or rights-of-way.
  - [4] The preserved lands shall not include narrow or irregular pieces of land which are remnants from the development on a campus. Preserved lands shall have a minimum horizontal dimension of 200 feet in every direction.
  - [5] Such lands shall be permanently preserved through the placement of a recorded easement that prohibits the construction of buildings, paving, or structures, other than walkways and other passive park improvements.
- (d) All applications for a CICD shall be subject to review by the Design Review Board in accordance with architectural standards set forth in Chapter 150 of the Township Code.
- (e) Off-Street Parking and Loading Requirements. The number of spaces required shall not be less than the minimum requirements of §280-103 and §280-104 , except as follows:
- [1] The Board of Commissioners may permit a reduction in the number of parking spaces to be developed as required by this chapter, provided that each of the following conditions are satisfied:
    - [a] The applicant shall demonstrate to the Board using five years of existing or projected employment, customer, resident or other relevant data, such as Urban Land Institute (ULI) standards, that a reduction in the off-street parking spaces requirements of this chapter is warranted.
    - [b] The applicant shall submit plans of the parking as required by this chapter designating a layout for the total number of parking spaces needed to comply with the Ordinance. Additional plans shall also be provided designating other contiguous areas of the Entire Campus where sufficient parking is provided, or shall provide parking agreements between the applicant and the owners of other contiguous lands that designate offsite parking areas intended to serve applicant's property.
    - [c] The applicant shall execute an agreement with the Township requiring the applicant to acquire, install and/or construct additional off-street parking spaces in the event that the Board finds that additional parking is needed to

service all proposed uses within the CICD within five years of final occupancy of such project. If additional parking is needed in accordance with this subsection, such parking shall meet all applicable area, dimensional, and buffering requirements.

- [2] There shall be no off-street loading requirements except for Retail Subordinate Uses. All off-street loading shall be adjacent to the Use being served by the space; designated by the applicant; and approved by the Board during the Conditional Use Approval Process. The number of berths shall be one berth for each 20,000 square feet of net floor area, or fraction thereof, devoted to Retail Subordinate Uses in the CICD.
  - [a] Off street loading facilities shall have adequate and unobstructed access to a street, service drive, or alley. Such facilities shall have adequate maneuvering space and shall be so arranged that they may be used without blocking or otherwise interfering with the use of automobile accessways, parking facilities, fire lanes, or pedestrian ways, clear sight distances or triangles, or backing out onto a public street.
- [3] Except for areas of access, all driveways, off-street loading areas, and service or interior roadways shall be permitted within all yard setbacks with a minimum setback distance of 5 feet from any public right-of-way, except that off-street loading areas shall not be located between a building and the right-of-way line of an Arterial or Major Collector Street.
- [4] Surface parking spaces shall be no less than 9 feet by 19 feet. Parking spaces in any Parking Structure shall be no less than 8 feet 6 inches by 19 feet. Parking Structures with a 75° angled parking and one-way aisles shall have a minimum aisle width of 17 feet. Handicap accessible spaces and their size shall be provided in accordance with the SALDO and other codes of the Township.
- [5] As specifically designated during the Conditional Use Approval process, the required off-street parking spaces may be located (i) within the boundaries of the CICD, or (ii) on other areas of the Entire Campus, exclusive of areas within residential zoning districts.

(f) Mechanical, Electrical Equipment and Trash.

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

located and integrated into the overall design and architectural character of the building in such a manner as to be hidden or disguised from view from any adjacent street or property, then such equipment may be located above ground level.

- (g) Site Lighting – Light fixtures shall be shielded to reduce light spillage beyond the property line of the campus; provided however that at no point shall any light trespass onto adjacent residential properties exceed 0.5 foot-candles at the residential property line. All proposed exterior site and building mounted lighting shall meet the International Dark-Sky Association (IDA) full cutoff requirements.
- (h) No Subordinate Use shall include a drive-thru /drive-in service.
- (i) Conditional Use Plans – As part of the Conditional Use Application, the applicant shall provide the following:
  - [1] Tract Boundaries Plan- a plan delineating the boundaries of the applicant’s Entire Campus (the “Entire Campus Plan”). The applicant’s Entire Campus shall include all contiguous lots and those lots owned by the institution or associated entity that may be separated from each other by parcels, streets, and/or transit authority property lines and rights-of-way.
  - [2] Improvements Plan – a plan delineating the boundaries of the area covered by the CICD. This shall include a preliminary layout of all of the improvements proposed within the entire CICD; whether proposed to be completed in one or multiple phases.
- (j) Pedestrian Circulation. In order to ensure safe and efficient pedestrian circulation the Board of Commissioners may require, as part of the Conditional Use Approval, pedestrian improvements, including but not limited to, signalization, road crossings, pedestrian bridges, and the like. Improvements associated with Pedestrian Circulation shall not be subject to any dimensional, building coverage, and Building/Structure Length and separation requirements of the CICD and the Zoning Code, as amended.

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

§280-135.G – Development Impact Statement

- (1) For any application filed pursuant to Article XXIII of this Chapter, a development impact statement shall be submitted with the application. To ensure that a proposed use will not have an adverse effect upon the natural features of the site, as well as upon the provision of light and air, water, transportation, police and fire protection, schools, utilities and other public facilities, the Board of Commissioners and the Township Planning Commission shall evaluate the impact of the development upon the site, the surrounding

neighborhood, and the facilities and services of Radnor Township as listed below. The applicant shall provide all of the information, data and studies needed to fully evaluate these items. Such statement shall contain the following:

- (a) An analysis of the consistency of the proposed use with the Radnor Township Comprehensive Plan, as amended. The analysis shall include, but not be limited to, the compatibility with Environmental & Natural Resources; Housing, Demographics, and Socioeconomics; Business and Economic Development; Transportation and Circulation Plan; Open Space and Recreation; Historical and Archaeological Resources; Community Services and Facilities; and the Land Use Plan sections of the Comprehensive Plan.
  - (b) The impact of the proposed use on floodplains, waterways, heavily wooded areas, steep slopes, and other sensitive natural features located upon and adjacent to the Site, if any.
  - (c) The proposed use's impact on the Township and regional transportation system(s) and the ability of adjacent streets and intersections to efficiently and safely handle the traffic generated by the proposed development. This analysis shall include all modes of transportation and shall be based on current Pennsylvania Department of Transportation (PennDOT) requirements within their Policies and Procedures for Transportation Impact Studies (PennDOT Strike-off Letter 470-09-4, dated 2009, as amended).
  - (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 landscape plans showing locations of trees and shrubs and other landscape improvements (e.g., berms, fences) as necessary to mitigate the adverse visual impacts which the proposed actions will have on the property, adjoining properties and the Township in general. This shall include improvements to the streetscape adjacent to the property boundaries.
- (g) Conceptual plans of proposed utility and drainage systems.
- (h) A phasing plan describing how the proposed development will be implemented (if applicable).
- (i) Plans and renderings indicating the design, unity and aesthetic relationship of building and landscaping within the proposed development with that of the surrounding area.
- (j) The text of covenants, easements and existing restrictions or those to be imposed upon the land or structure including provisions for public utilities, and trails for such activities as hiking or bicycling, if applicable.

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





ORDINANCE NO. 2013-~~XXX~~21

RADNOR TOWNSHIP

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

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

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

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

Section 12. Chapter 280, Zoning, Article XVI, PI Planned Institutional District, is hereby amended by adding a new Section 280-68.1, Comprehensive Integrated College Development, a use permitted by conditional use, to read as follows:

**ARTICLE XVI**  
**PI Planned Institutional District**

**§280-68.1. Comprehensive Integrated College Development.**

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

more of the subordinate uses set forth in this Section. A CICD can only be established upon lands being used for college or university purposes at the time of adoption of this Section on *[insert date of adoption]*.~~used currently for college or university purposes and the buildings, structures, or improvements currently located thereon for any one or more of the subordinate uses set forth in §280-68.1D(1).~~

C. Designation of Location.

- (1) A Comprehensive Integrated College Development shall only be permitted by Conditional Use approval and shall be located upon a single specified site within the applicant's existing campus.
  - (2) A CICD shall only be permitted when the total campus area of the applicant, within the limits of Radnor Township, is greater than 75 acres as described in the deeds or from an actual survey included as part of an application for a CICD, as requested by the applicant and approved by the Township.
  - (3) No portion of a CICD shall be located on lands zoned other than Planned Institutional (PI) or on lands of located in other municipalities, regardless if such other lands are currently used for college or university purposes.
  - (4) Only one CICD shall be allowed on the entire campus the lands of an applicant and shall only be located on that part of the campus that exists at the date of adoption of this Section and that was being used for college or university purposes at that time, and.
  - (5) †The CICD shall be limited to an undivided a contiguous Site Area greater than 10 acres but no more than 25-15 acres and on land currently being used for institutional purposes.
  - (6) The CICD may consist of more than one contiguous parcel or lot. For purposes of the CICD, this Site Area may include contiguous lots that are separated by streets classified as Local Streets or Minor Collectors by the Township's Subdivision and Land Development Ordinance, but shall not include lots or portions of lots that are separated from the rest of the site-CICD by streets classified as Arterials or Major Collectors by the Township's Subdivision and Land Development Ordinance or by railroad rights-of-way or easements.
  - (7) Whenever there is conflict or inconsistency between this Section's regulations and other regulations of the Zoning Ordinance, the regulations set forth in this Section shall govern. Whenever there is conflict or inconsistency between the Planned Institutional District's 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 §280-68.1 shall govern notwithstanding anything to the contrary in the Zoning and Subdivision and Land Development (SALDO) Ordinances of the Township of Radnor. All other applicable codes and regulations of the Township of Radnor shall remain applicable to the CICD.
  - (8) Any change in use or the addition of a new use(s); or the expansion of an approved CICD shall require a new Conditional Use approval.
- (1) ~~All other codes and regulations of the Township of Radnor shall remain applicable to the CICD.~~

C.D. Regulations.

(1) Subordinate Use Regulations. A Building, a Structure, or a combination of Buildings and Structures may be erected, used, or occupied for any one or more of the following purposes ~~in conjunction with~~ as part of a CICD ~~if when~~ approved as a eConditional uUse by the Board of Commissioners in accordance with Article XXIII of this Chapter. All of the proposed Subordinate Uses within a CICD shall meet all of the specific standards and regulations set forth in ~~§280-68.1D(2) and §280-68.1D(3)~~ this Section.

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

[1] Academic Facilities Buildings— classrooms, research facilities, and administrative/faculty offices.

[2] ~~Academic Performance~~ Facilities - athletic facilities, field houses, stadia, arenas, natatoriums, auditoriums, performance spaces, and theatres.

[23] Social Facilities - student centers, ~~;~~ student health centers; libraries; museums; places of worship; food preparation, restaurant, or dining facilities; dining halls; and other recreational/social facilities designed and limited to provide services primarily to the ~~institutional institution's students~~ residents, faculty, and staff.

[34] Housing Facilities - ~~student residence halls dormitories dormitories,~~ townhouses, apartments, single-family dwellings and other dwelling units and accommodations for housing ~~as well as other facilities designed to provide housing to the~~ institution's students ~~institutional residents~~, faculty, and staff.

[45] Parking Facilities - Surface parking and Parking Structures.

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

[1] Clothing shop, book store, variety store to include food items, bakery, ice cream shop, drug store, specialty shop, or similar use providing sales and services to customers.

[2] Personal service shop, including a barbershop, beautician, salon, or laundromat.

[3] ~~Restaurant-Café, bistro, eatery~~ or similar establishment owned and/or operated by the Institution. not to include drive thru facilities.

[4] Bank or similar financial institution ~~not to include drive thru facilities.~~

[5] Indoor amusement arcade.

[6] Retail Subordinate Uses shall only be located on the ground floor or basement of a Building.

~~[a] Although these~~Such Uses ~~shall~~may be open to the public. However, each such Retail Subordinate Use shall be designed to be an integral part of the institution and to primarily serve the institutional community, including: students, faculty, staff, alumni, and visitors.

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

~~(c) Accessory Uses customarily incidental to the foregoing permitted Subordinate Uses.~~

(2) Dimensional Regulations.

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

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

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

<u>Academic Facilities</u>	<u>200 feet</u>
<u>Performance and Social Facilities</u>	<u>200 feet</u>
<u>Housing Facilities</u>	<u>200 feet</u>
<u>Parking Structures</u>	<u>120 feet</u>
<u>Surface Parking Lots</u>	<u>60 feet</u>
<u>Retail Subordinate Uses</u>	<u>200 feet</u>
<u>Accessory Uses and Structures</u>	<u>200 feet</u>

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

Academic <del>Facilities Buildings</del>	30 feet
<del>Performance Academic</del> and Social Facilities	30 feet

Housing <u>Facilities</u>	30 feet
Parking Structures	20 feet
Surface Parking Lots	60 feet
Retail Subordinate Uses	30 feet
Accessory Uses and Structures	30 feet

~~(e) Setbacks from private streets owned by the applicant~~

<del>Academic Buildings</del>	<del>5 feet</del>
<del>Academic and Social Facilities</del>	<del>5 feet</del>
<del>Housing</del>	<del>5 feet</del>
<del>Parking Structures</del>	<del>5 feet</del>
<del>Surface Parking Lots</del>	<del>5 feet</del>
<del>Retail Subordinate Uses</del>	<del>5 feet</del>
<del>Accessory Uses and Structures</del>	<del>5 feet</del>

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

Academic <u>Facilities Buildings</u>	50 feet
<u>Performance Academic</u> and Social Facilities	50 feet
Housing <u>Facilities</u>	50 feet
Parking Structures	<del>20</del> 30 feet
Surface Parking Lots	<del>0</del> 5 feet
Retail Subordinate Uses	50 feet
Accessory Uses and Structures	20 feet

Defaults and Exceptions concerning Setbacks:

(e)

[1] ~~[1]—Setbacks not covered above shall be in accordance with §280-69 (D), (E), and (F) of the Zoning Code, as amended. All other setbacks shall comply with the regulations generally applicable in the PI District.~~

~~[2]~~

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

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

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

(f) Maximum Building Area:

[1] Total Building Coverage - Not more than 30% of the CICD Site may be occupied by Buildings. The Maximum-Total Building Area-Coverage may be increased to no greater than 45%, subject to the land preservation standards of ~~§280-68.1D(3)(e)~~this Section, provided that in no event may the Maximum-Total Building Area-Coverage of the applicant's Entire Campus, as hereafter defined, within the PI Zoning District exceed 30%. For purposes of calculating Maximum the Total Building Area-Coverage in the CICD, Parking Structures shall be included in the Building Area.

~~[1]~~[2] Individual Building Coverage - No individual building or group of buildings (not separated from each other by the minimum required separation distance noted below), shall exceed an individual building coverage of 10%. Parking structures are not required to be included in the calculation of Individual Building Coverage.

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

(g)

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

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

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



(g)(i) Building/Structure Length and Spacing

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

All Buildings <u>and Parking Structures</u>	180 feet
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~~Parking Structures — 350 feet~~

- ~~[2] \* Building/Structure Length shall measure the length of a single façade of a building or parking structure that is unbroken by archways, or variations/articulations in the façade comprising of a minimum 6 foot offset.~~

~~[3] —~~

- ~~[4][2] [2] Minimum Building/Structure Spacing. These standards shall apply to all existing or proposed buildings and parking structures; either within the limits of the CICD or between buildings within the CICD and other buildings located on the entire campus.~~

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

~~Between a Building and any other Structure — 45 feet~~

- ~~[3] Building Width. In no case shall the total width of Buildings or permanent Structures fronting on a street on the CICD Site exceed 90% of the width of the CICD.~~

(3) Special Regulations.

- (a) Riparian Buffer Setback: 50 feet. ~~No Building or Structure shall be located within 35 feet from the edge of a pond or from the bank of a perennial or intermittent stream. The regulations set forth in Article XVIII, Riparian Buffer Conservation District, of the Zoning Code shall apply to this provision as if set forth herein in full.~~
- (b) Buffer Planting Strip. No Buffer Planting Strip or screening shall be required within the CICD or between the CICD and other properties of the applicant. Where required by §280-71, a 20 foot Buffer Planting Strip shall be provided on land owned by the applicant in accordance with §280-71. If required by the Township, In addition, a 20 foot Buffer Planting Strip, in accordance with §280-71, shall also be provided anywhere within 200 feet of the CICD so as to screen the proposed development from any adjacent residential uses, unless waived by the Board of Commissioners. This additional buffer planting strip shall be located on lands of the applicant and placed so as to effectively screen the proposed CICD from any adjacent residential uses.

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

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

[2] The preserved lands shall be located within the CICD or within 500 feet of the boundaries of the CICD.

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

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

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

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

(d)(e) Off-Street Parking and Loading Requirements. The number of ~~parking~~ spaces required shall not be less than the minimum requirements of §280-103~~(B) and §280-104 of the Zoning Code, as amended for Colleges and Universities~~, except as follows:

[1] The Board of Commissioners may permit a reduction in the number of parking spaces to be developed as required by this ~~Ordinance chapter and pursuant to the applicable provisions of the Subdivision and Land Development Ordinance~~, provided that each of the following conditions ~~is~~ are satisfied:

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

[b] The applicant shall submit plans of the parking as required by ~~the Ordinance this chapter~~ designating a layout for the total number of parking spaces ~~and/or loading areas~~ needed to comply with the Ordinance. Additional

plans shall also be provided designating other contiguous areas of the Entire Campus where sufficient parking is provided ~~through contiguous lands of the applicant~~, or shall provide parking agreements between the applicant and the owners of other contiguous lands ~~designating any that designate~~ offsite parking areas intended to serve applicant's property.

- [c] The applicant shall execute an agreement with the Township requiring the applicant to acquire, install and/or construct additional off-street parking ~~or loading areas~~ spaces in the event that the Board finds that additional parking is needed to service all proposed uses within the CICD within five years of final occupancy of such project. If additional parking is needed in accordance with this subsection, such parking shall meet all applicable area, dimensional, and buffering requirements.
- [2] There shall be no off-street loading requirements except for Retail Subordinate Uses, ~~which must be adjacent to the Use~~. All off-street loading ~~spaces~~ shall be adjacent to the Use being served by the space; designated by the applicant; and approved by the Board during the ~~e~~Conditional ~~u~~Use hearing Approval Process. The number of berths shall be one berth for each 20,000 square feet of net floor area, or fraction thereof, devoted to Retail Subordinate Uses in the CICD. ~~Berths for off-street loading shall not obstruct fire access.~~
- [a] Off street loading facilities shall have adequate and unobstructed access to a street, service drive, or alley. Such facilities shall have adequate maneuvering space and shall be so arranged that they may be used without blocking or otherwise interfering with the use of automobile accessways, parking facilities, fire lanes, or pedestrian ways, clear sight distances or triangles, or backing out onto a public street.
- [3] Except for areas of access, all ~~D~~driveways, off-street loading areas, and service or interior roadways shall be permitted within all yard setbacks with ~~no requirement of~~ a minimum setback distance of 5 feet from any public ~~the~~ right-of-way, except that off-street loading areas shall not be located ~~within between a building and the right-of-way line the required front yard setback from~~ of an Arterial or Major Collector Street.
- [4] Surface parking spaces shall be no less than 9 feet by 19 feet. Parking spaces in any Parking Structure shall be no less than 8 feet 6 inches by 19 feet. Parking Structures with a 75° angled parking and one-way aisles shall have a minimum aisle width of 17 feet. Handicap accessible spaces and their size shall be provided in accordance with the SALDO and other codes of the Township.
- [5] As specifically designated during the ~~e~~Conditional ~~u~~Use Approval process, the required off-street parking spaces may be located (i) within the boundaries of the CICD, or (ii) on other areas of the Entire Campus, ~~except on~~ exclusive of areas within residential zoning districts.

(f) Mechanical, Electrical Equipment and Trash.

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

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

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

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

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

~~(e)~~

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

[1] ~~Tract Boundaries Plan- Applicant shall provide~~ a plan delineating the boundaries of the applicant's Entire Campus (the "Entire Campus Plan"); ~~during the conditional use process as well as the area covered by the CICD.~~ The applicant's Entire Campus shall include all contiguous lots and those lots owned by the institution or associated entity that may be separated from each other by parcels, streets, and/or transit authority property lines and rights-of-way.

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

~~(g)~~(j) Pedestrian Circulation. In order to ensure safe and efficient pedestrian circulation the Board of Commissioners may require, as part of the eConditional uUse aApproval, pedestrian improvements, including but not limited to, signalization, road crossings, pedestrian bridges, and the like. Improvements associated with Pedestrian

Circulation shall not be subject to any dimensional, building coverage, ~~impervious coverage~~, and Building/Structure Length and separation requirements of the CICD and the Zoning Code, as amended.

**Section 23.** Section 280-135 of Chapter 280, Zoning, of the Township Code of Ordinances is hereby amended by adding a new Subsection G that shall read as follows:

§280-135.G – Development Impact Statement

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

- (a) An analysis of the consistency of the proposed use with the Radnor Township Comprehensive Plan, as amended. The analysis shall include, but not be limited to, the compatibility with Environmental & Natural Resources; Housing, Demographics, and Socioeconomics; Business and Economic Development; Transportation and Circulation Plan; Open Space and Recreation; Historical and Archaeological Resources; Community Services and Facilities; and the Land Use Plan sections of the Comprehensive Plan.
- (b) The impact of the proposed use on floodplains, waterways, heavily wooded areas, steep slopes, and other sensitive natural features located upon and adjacent to the Site, if any.
- (c) The proposed use's impact on the Township and regional transportation system(s) and the ability of adjacent streets and intersections to efficiently and safely handle the traffic generated by the proposed development. This analysis shall include all modes of transportation and shall be based on current Pennsylvania Department of Transportation (PennDOT) requirements within their Policies and Procedures for Transportation Impact Studies (PennDOT Strike-off Letter 470-09-4, dated 2009, as amended).
- (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 landscape plans showing locations of trees and shrubs and other landscape improvements (e.g., berms, fences) as necessary to mitigate the adverse visual impacts which the proposed actions will have on the property, adjoining properties and the Township in general. This shall include improvements to the streetscape adjacent to the property boundaries.
- (g) Conceptual plans of proposed utility and drainage systems.

(h) A phasing plan describing how the proposed development will be implemented (if applicable).

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

(j) The text of covenants, easements and existing restrictions or those to be imposed upon the land or structure including provisions for public utilities, and trails for such activities as hiking or bicycling, if applicable.

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

**Section 35.** 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 46.** Effective Date. This Ordinance shall become effective in accordance with the Home Rule Charter of Radnor Township.

*ENACTED* and *ORDAINED* this                      day of    , 2013.

RADNOR TOWNSHIP

ATTEST: \_\_\_\_\_  
Robert A. Zienkowski, Secretary

By: \_\_\_\_\_  
Name: Elaine P. Schaefer  
Title: President

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INTEROFFICE MEMORANDUM

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**TO:** PLANNING COMMISSION  
**FROM:** KEVIN KOCHANSKI, DIRECTOR  
**SUBJECT:** CICD ZONING PETITION  
**DATE:** 10/25/2013  
**CC:** ROBERT ZIENKOWSKI, MANAGER



Community  
Development  
Department

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At the Board of Commissioners' meeting on September 23, 2013, Township Staff was authorized to forward the Villanova CICD Zoning Petition to you for your review. There were several issues of concern that were raised during the meeting and afterwards at a meeting with several neighbors. While I am very supportive of this ordinance, there was validity to the concerns that were raised. I would recommend and encourage you to recommend approval of this ordinance as amended by Staff (Attached Ordinance 2013-21). I believe this ordinance is consistent with the purpose of the PI – Planned Institutional Zoning District; which is as follows:

*Planned Institutional Districts are designed to provide for the special needs of regionally oriented institutional uses. Among other things, Planned Institutional Districts are intended to:*

- (1) Preserve the open character of large areas of the Township which are now dominated by or are peculiarly suited to institutional and quasi-public uses.*
- (2) Encourage a harmonious pattern of institutional development which can mutually benefit the Township, the immediate neighbors of the institutions and the institutions themselves.*





October 15, 2013

Kevin W. Kochanski, RLA, CZO  
Director of Community Development  
Radnor Township  
301 Iven Avenue  
Wayne, PA 19087  
(610) 688-5600 ext. 168  
[kkochanski@radnor.org](mailto:kkochanski@radnor.org)

**RE: PI Planned Institutional Zoning District - Initial Review  
SC #13080.00**

Dear Mr. Kochanski:

We have completed a review of the proposed Comprehensive Integrated College Development (CICD) concept and offer the following for discussion:

**Consider limiting the areas where CICDs are permitted:**

A requirement should be considered to limit CICD developments to universities with a minimum campus size of 60 acres. This would prevent a CICD development on some of the smaller university campuses where it is less appropriate due to the close proximity of existing residential neighborhoods.

Alternatively, consider limiting the CICD to university parcels with frontage on arterial or major collector roadways and/or university parcels within a 2,000' radius of a train station. The CICD has the potential to create more intense development that will necessitate ample roadway and/or transit access.

We also believe that a Lancaster Avenue CICD Overlay Conditional Use District for the PI District is another alternative to consider. We do not share concerns that you mentioned about "spot zoning". Special zoning on the basis of highway or mass transit access is commonplace and we suggest that the chances of legal challenge are minimal. Certainly, other residential neighborhoods near schools would (we believe) be pleased that the CICD applies only to Villanova.

If the CICD ordinance remains in its present configuration, there are many unknowns about how it might impact other universities. Additionally, depending on the final form of the ordinance, it might not be practically applicable on other campuses. In this case,

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another university may be in a position to file a curative amendment since it is zoned for CICD but the ordinance cannot be successfully used on the campus.

We strongly suggest that the Township obtain additional legal opinions about the possibility of creating some sort of CICD zoning that applies only to the Villanova University parcel presently proposed for development.

Assuming the CICD ordinance remains as currently proposed, we offer the following comments and suggestions.

**Section 280-68.1.C**

This section states that only one CICD is allowed on the lands of the applicant. There are concerns that a university could create a land holding spinoff company that might enable them to apply as a different applicant and develop more than one parcel as a CICD.

**Section 280-68.1.D.(1)(b)[6]**

It should be clarified whether the floor area of existing university buildings can be used to allow Retail Subordinate Uses. We believe that the ordinance presently can be interpreted that it does include existing buildings. Also, please note that if it is the intent that the ordinance does not include existing buildings, then we believe the CICD is not applicable on other campuses, opening the Township up to a curative amendment.

**Section 280-68.1.D.(2)(h)**

The proposed ordinance establishes building height limits based on the building's land use. However, it is unclear which maximum building height should be used for mixed-use buildings. Additionally, the category "all other uses" should instead clearly list all uses that apply. Height limits for all single and mixed-use buildings should be clearly defined.

**Section 280-68.1.D.(2)(i)[2]**

The distance between buildings could be reduced to 30' for all buildings. In addition, it is not clear if this requirement applies to the distance between new and existing buildings.

**Section 280-68.1.D.(3)(c)**

As currently written, the maximum building area can be increased if the applicant's lands within 500' of the CICD are preserved. It is recommended that this requirement be changed to allow land preservation anywhere on the campus. In addition, land preserved to qualify for this bonus should be contiguous and contain an area of at least 15,000 SF (or some other minimum area) to prevent the preservation of several small unusable parcels that would have no practical value or use.

**Section 280-68.1.D.(3)(e)[1][a]**

Shared parking requirements should be based on the most recent Urban Land Institute (ULI) Standards and subject to review by the BOS.

**Section 280-68.1.D.(3)(e)[1][c]**

This section allows the township to allow overflow parking. Overflow parking should be accounted for in the total impervious cover limit to ensure developments do not exceed impervious cover limits if the Township requires overflow parking areas to be constructed in the future.

Also, we have reviewed the memorandum of E. Van Rieker that reviews and comments on the proposed ordinance. The memo with our comments is attached.

Also attached is a comparison chart of existing PI provisions compared with what is allowed under the CICD ordinance.

Please advise if you have any questions.

Thank you.

Sincerely

Simone Collins  
Landscape Architecture



Peter M. Simone  
President



Justin Keller  
Project Manager

TO: Radnor Township Board of Commissioners

FROM: David C. Onorato, Esquire  
E. Van Rieker, AICP

RE: Proposed Comprehensive Integrated College Development (CICD)

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**I. The following is an analysis of the text of the Proposed CICD:**

- Section 280-68.1B – the use of the word “currently” does not adequately prevent against future expansion of lands used for college or university purposes. If the Ordinance intends to limit the application of the CICD, the language should be added to state that the CICD is only applicable to lands used for college or university purposes at the time of the effective date of the CICD. (See, 280-69(F) for similar language.) Agreed.
- 280-68.1C – the term “existing” does not adequately protect against future expansion of the application of the CICD. The Ordinance should be amended to specify that it is applicable only within applicant’s campus existing at the time of the effective date of the Ordinance, and only upon land that is being used for institutional purposes at the time of the effective date of the Ordinance. Agreed
- 280-68.1C – this paragraph contains a conflict clause that allows the CICD to supersede any other conflicting or inconsistent regulation of the Township’s Zoning Code or Subdivision Land Development Ordinance.

Prior to the adoption of the CICD, an analysis must be performed to determine what sections of the Township Zoning Code and SALDO are superseded by the CICD. Agreed

- 280-68.1D(1) – this paragraph provides that the proposed uses within the CICD shall meet all of the specific standards and regulations set forth in 280-68.1(D)(2) and 280-68.1D(3). The sections referenced provide a minimal set of standards and regulations relating primarily to setbacks, building area, impervious surface coverage, building height, buffer strip requirements, and off street parking requirements.

The CICD is devoid of any standards or regulations with respect to limitations on building massing, building materials, architectural styles, roof line requirements, landscape requirements, outdoor pedestrian plaza and amenities, plantings, open space preservation, and storm water management.

- 280-68.1D(1)(b) [3] – should be amended to add the term “or drive-in” to the current prohibition. Agreed
- 280-68.1D(1)(b)[6] – limits the retail subordinate uses to 5% of the total gross floor area of all of the buildings. Although 5% seems to be a significant limitation on the use of retail space, given the number of buildings and the number of floors anticipated, 5% could be a significant amount of retail space. Limiting language should be added as follows: “In no event shall the total floor area for retail subordinate uses exceed (a specific amount of) square feet. Do not necessarily agree if for VU only. Also, the point of retail, etc. is to serve students, essentially keeping them on campus.”
- 280-68.1D(2)(a) and (b) – provides for setbacks from Lancaster Avenue and Ithan Avenue of 20, 30 and 35 feet to the buildings and parking structures, which does not allow sufficient space for pedestrian walkways, plazas, street trees and landscaping. May be sufficient space? Is the setback from the outside of the road ROW?
- 280-68.1D(2)(c) – allows five feet setbacks for private streets to all structures. This setback does not allow for sufficient pedestrian walkways, landscaping, buffering, and firefighting apparatus. Agreed
- 280-68.1D(2)(d) – allows zero (0) feet setback to surface parking lots from railroad property lines and rights of way. The minimum setback in order to afford adequate buffer landscaping, fences, screening walls and the like, should never be less than 20 feet. In circumstances where berming is needed to provide adequate buffering and screening, a setback in excess of 20 feet is recommended. Setback may not be necessary from RR line. Developer has more reason to buffer than does train line. Why do we need to buffer a surface parking lot to a railroad?
- 280-68.1D(2)(e) – appears to incorporate setback requirements of 280-69(D), (E) and (F) of the Zoning Code. Section 280-69(D) provides a setback for buildings and permanent structures of 120 feet from street right of way line. This section appears to be superseded by the CICD. 280-69(E) requires setbacks from adjacent residential zoning districts for structures within the planned institutional district of 125 feet or 200 feet depending on the use of the structure. Where the residential zoning district line and a railroad property line and railroad rights of way line coexist, there is a concern that the language contain 280-

68.1C would be interpreted to require the setbacks contained in 280-68.1D(2)(d) to supersede the setbacks in residential districts contained in 280-69(E). Not reviewed.

- 280-68.1D(2)(f) – allows increased density by allowing maximum building area to be increased to 45% within the CICD. The effect of this would be to allow more density in the compacted area of the CICD and to compromise open space within the CICD.
- 280-68.1D(2)(g) – this section limits maximum impervious surface to 45% of the CICD site but would allow nearly 90% of the proposed Villanova site to be impervious, particularly if the CICD does not include the ball fields on the eastern side of the Villanova site. As long as stormwater management can be handled, 90% impervious might be ok. The ordinance could / should include density bonuses if sustainable building practices are incorporated in the design. These include pervious pavement, vegetated roofs, cool roofs, rainwater collection systems for irrigation or toilet flushing, operable windows. Etc.
- 280-68.1D(2)(h) - Provides the height limitations. In order to have total control over the height of buildings and structures, it is suggested, and due to the sensitivity of the CICD relative to adjacent residential districts, for the purposes of the CICD, the following language should be added: “For the purposes of buildings or structures within the CICD, the height of building or structure shall be measured to the highest element or appurtenances of a building or structure, from a point no higher than the existing elevation of the original grade of the site.”

Comment: The zoning code currently allows for the finished grade to be 8 feet higher than original grade for purposes of measuring building height and this height is measured to the mean level of a sloped roof, that usually means the average point between the ridge and the eaves of the roof, which excludes chimneys and spires from being included in the measurement. This suggests that a building or structure could actually be 65 to 70 feet in height above existing grade (or 40% higher than the stated maximum height). Chimneys and spires should be excluded, since these are among the architectural details that add interest and character to a building. More detailed analysis not done by SC.

- 280-68.1D(2)(i)[1] – would allow continuous building façade for virtually the entire length of the CICD provided that the building has an offset every 180 feet of 6 feet. This provision allows for significant building massing. Additional offsets are desirable. Vertically also.
- 280-68.1D(2)(i)[3] – allows for building width to be 90% of the CICD site, which allows for significant building massing. Not reviewed.

- 280-68.1D(3)(b) – allows for a 20 foot buffer planting strip anywhere within 200 feet of the CICD, but does not require the buffering strip within the CICD. No buffering strip would be possible in areas where there is a zero (0) setback from railroad property lines and right of ways to surface parking lots. The requirements for the type of buffer within the Township Code should be amended to provide for a height of not less than 10 feet, which shall be a minimum of 80% opaque at the time of installation. Not reviewed.

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- 280-68.1D(3)(c) – allows for building area within the CICD to be more than 30% if for each square foot of building area exceeding 30%, the applicant preserves the same amount of square footage of open space lands owned by the applicant located within 500 feet of the boundaries of the CICD. This provision allows the applicant to amass additional buildings for up to 45% of the CICD pursuant to 280-68.1D(2)(f).

Example: For every one acre of open space, the applicant would receive four acres of gross floor area. Might be OK. Need to review more closely  
. See comment in SC letter.

- 280-68.1D(3)(e) – would allow for a reduction of the required off street parking as may be permitted by the Board of Commissioners, provided the applicant can demonstrate that required parking is not needed, and that the applicant has parking available on other areas of the applicant's campus.

This could cause significant parking concern in the area of the CICD and in the adjacent residential areas. Although the applicant may be able to demonstrate that there is sufficient parking in other areas on the applicant's campus, in all likelihood that a student residing within the dormitories of the CICD would park elsewhere on campus versus attempting to park within the nearby residential neighborhood. VU could have a covenant that only a certain percentage of residents in CICD will be permitted to have cars on campus.

## **II. Application of CICD to Villanova Campus**

- Allows for excessive building massing
- Allows for excessive building length, building width, building height

- Allows for significant building density within the CICD Similar to a Transit Oriented Development (TOD)
- Allows for up to 90% impervious coverage – see our comment above
- Allows for expansion of CICD beyond the current Planned Institutional District - Agreed
- Allows for significant retail/commercial use within the CICD This could also work to keep kids on campus.
- Fails to provide any architectural standards or other performance standards with respect to: agreed.
  - Building materials
  - Architectural design
  - Roof line design
  - Building size
  - Landscape
  - Pedestrian walkways and plazas
  - Street trees
  - Buffering between railroad right of way and adjacent parking areas
  - Buffering between neighboring residential communities and the CICDThese could be added to give township more comfort. Also include sustainable building practices.
- Fails to eliminate development that is not compatible with the neighboring residential communities VU is oriented to Lancaster Ave - high volume road which is best suited for uses of this type and scale.
- Fails to provide sufficient setbacks from residential neighbors – at the VU parcel, we do not agree
- Fails to provide lighting/anti-glare standards - agreed
- Fails to provide a sky exposure plane setback standards - agreed
- Fails to protect current Lancaster Avenue streetscape - what is there to protect?  
Currently, the streetscape is subpar.



- Will likely cause parking shortage to adjacent residential communities - opinion not substantiated.
- Will likely cause significant vehicular congestion unfounded – we assume traffic impact studies will be required with the land development applications.
- Will negatively impact the adjacent residential neighborhoods - true if the view that the current parking lot is not a negative impact, then anything except open space will be viewed as a negative impact.



**DELAWARE COUNTY PLANNING COMMISSION**

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

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

**PLANNING COMMISSION**

THOMAS J. O'BRIEN, AIA  
CHAIRMAN

THOMAS J. JUDGE  
VICE CHAIRMAN

KENNETH J. ZITARELLI  
SECRETARY

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JOHN P. McBLAIN  
DAVID J. WHITE

November 21, 2013

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

RE: Name of Petition: Comprehensive Integrated College  
Development  
DCPD File No.: ZA-34-1522-77-83-90-92-94-97-98-99-00-  
01-02-06-13  
Petitioner: Radnor Township  
Recv'd in DCPD: October 29, 2013

Dear Mr. Zienkowski:

In accordance with the provisions of Section 609 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on November 21, 2013, the Commission took action as shown in the recommendation of the attached review.

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

Very truly yours,

Linda F. Hill  
Interim Director

LFH/pmg



**DELAWARE COUNTY PLANNING DEPARTMENT**

**DCPD**

Court House/ Government Center, 201 W. Front St., Media, PA 19063  
Office Location: Toal Building, 2nd & Orange Sts., Media, PA 19063  
Phone: (610) 891-5200 FAX: (610) 891-5203  
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Date: November 21, 2013

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

PETITION: Comprehensive Integrated College  
Development

DATE OF PETITION: October 24, 2013

PETITIONER: Radnor Township

MUNICIPALITY: Radnor Township

TYPE OF REVIEW: Zoning Text Amendment

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

RECOMMENDATIONS: Approval, contingent upon in-  
creasing setback regulations and  
incorporating the following  
remarks (See Conclusion)

STAFF REVIEW BY: Dennis DeRosa

REMARKS:

**PREVIOUS ACTION**

At its October 17, 2013 meeting, the Delaware County Planning Commission reviewed a petition to amend the text of the Township zoning ordinance by adding a new section, Comprehensive Integrated College Development, as a new development option within the PI district. The Commission recommended approval, contingent upon the Township increasing setback regulations and



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

REMARKS (continued):

incorporating additional remarks, i.e., reduce maximum building length for parking structures, while considering alternative areas for development of the CICD.

**CURRENT PETITION**

The current zoning text amendment is a further revision of the Comprehensive Integrated College Development (CICD) option within the PI-Planned Institutional zoning district reviewed by Delaware County Planning Department on October 17, 2013.

**PURPOSE AND INTENT OF THE CICD**

*To provide and promote redevelopment of land currently used for college or university purposes within the Township.*

*To promote a pedestrian-friendly landscape upon existing college and university campuses in a sensitive and planned development that preserves the integrity of those neighborhoods in which these institutions are situated.*

*In conformity with the Radnor Township Comprehensive Plan, these regulations provide for the sound planning of colleges and universities and limit the expansion of these institutional uses to areas within the present limits of the campus.*

*To provide design and regulatory standards for college and university facilities which will mutually benefit the Township and the applicant through enhanced vibrancy of the campus areas and a pedestrian-friendly townscape.*

*This use provides for these benefits, while protecting adjacent non-institutional properties from adverse impacts.*

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REMARKS (continued):

**Comment/Recommendation:** Earlier versions of the proposed petition contained language which applied the subject zoning regulations to "institutional property." The current version replaces the term "institutional property" with the term "colleges and universities." As such, the scope or application of the petition is reduced, thereby applying only to colleges and universities within the PI-Planned Institutional zoning district. Although the subject petition is associated with a development scheme for Villanova University, the Township should ensure other college and university tracts within the Township's PI district are suitable for development in accordance with the CICD. When considering the proposed eligibility requirements within the petition, the township should also consider whether the CICD is suitable for other colleges and universities such as Cabrini College, Eastern University, and Valley Forge Military Academy & College, which would fall under its jurisdiction.

**DEFINITION**

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

**LOCATION OF CICD WITHIN PI DISTRICT (ELIGIBILITY REQUIREMENTS)**

Key eligibility requirements include the following:

- *A CICD permitted by Conditional Use approval and shall be located upon a single specified site within the applicant's existing campus.*

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REMARKS (continued):

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

**CONDITIONAL USE**

The CICD is permitted by conditional use.

**PERMITTED USES**

Educational subordinate uses include:

- Academic facilities - classrooms, research facilities and administrative/faculty offices.
- Performance Facilities - athletic facilities, field houses, stadia, arenas, natatoriums, auditoriums, performance spaces, and theatres.

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REMARKS (continued):

- *Social Facilities* - student centers; student health centers; libraries; museums; places of worship; food preparation, restaurant, or dining facilities; and other recreational/social facilities designed and limited to provide services primarily to the institution's students, faculty, and staff.
- *Housing Facilities* - dormitories, townhouses, apartments, single-family dwellings and other dwelling units and accommodations for housing the institution's students, faculty, and staff.
- *Parking Facilities* - Surface parking and Parking Structures.
- *Retail Subordinate Uses* limited to: clothing shop, book store, variety store, which includes food items, bakery, ice cream shop, drug store, specialty shop, or similar use providing sales and services to customers.
- *Personal service shop*, including a barbershop, beautician, salon, or Laundromat.
- *Café, bistro, eatery* or similar establishment owned and/or operated by the Institution.
- *Bank* or similar financial institution.
- *Indoor amusement arcade*.

**Comment/Recommendation:** Earlier versions of the CICD specifically prohibited drive-thru facilities associated with banks and eateries; however, the current version does not contain such a clause. Generally, drive-thru facilities

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REMARKS (continued):

require a significant amount of paved area for automobile maneuvering, thereby creating an auto-oriented designed landscape, which is counter-productive to a concentrated pedestrian scaled environment similar in nature to that of the proposed CICD. Drive-thru facilities are often prohibited in local commercial zoning districts which cater to human-scaled pedestrian mobility. Accordingly, the Township should not permit drive-thru facilities within the CICD.

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

**DIMENSIONAL REGULATIONS**

REQUIRED SETBACKS FROM:

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



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REMARKS (continued):

REQUIRED SETBACKS FROM:

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

**Comment/Recommendation:** The current purpose of the PI district states "preservation of the open character of large areas of the Township," while the proposed purpose of the CICD within the PI district states "a pedestrian-friendly landscape that also preserves the integrity of the neighborhoods it is situated in." At the time the PI district was drafted, a 120' setback was the minimum to protect community integrity. However, with the current CICD, a concentrated development scheme is desired to contain a mix of uses at pedestrian-scale. Such a scheme is at odds with a design which preserves open character of large areas, particularly, within tracts of high visibility where community members make contact with on a routine basis.

To a large extent, community members interact with their local environment via automobile, commuting for business, social needs, and to fulfill daily errands. One's perspective is formed through such interaction and, as

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REMARKS (continued):

such, one's quality of life is defined. Essentially, a significant reduction in setback regulations will have a pronounced impact on character perspective and quality of life. It appears a setback reduction from 120' to 35' and 30' is significant. To some extent, the purpose of concentrated, pedestrian-scaled development associated with the CICD can be achieved with concern for preservation of large open areas, specifically viewsheds from the road, or a community member's perspective. For uses set forth in the ordinance, applied generically to township parcels, we recommend a 60' setback from arterial and major collector rights of way. However, consideration can be given to a reduction of the 60' setback on a case-by-case basis when an applicant and the Township agree that a reduction would be appropriate, given the characteristics of the proposed site, and where a reduction would serve to maximize the buffer or setback to the residential area.

**MAXIMUM BUILDING AREA**

*A 30% total building coverage is established. The total building coverage may be increased to 45% if two sq. ft. of land is preserved on other lands owned by the applicant for each sq. ft. of building coverage that exceeds 30% within the CICD.*

**Comment:** The petition contains recently introduced additional standards regulating preservation of land when exceeding the 30% building coverage; these appear reasonable.

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REMARKS (continued):

**INDIVIDUAL BUILDING COVERAGE**

Regulations for Individual Building Coverage state:

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

**Comment/Recommendation:** The Township should define "Individual Building Coverage," while also including parking structures into the calculation of Individual Building Coverage, as they may represent impervious coverage to be considered in stormwater management calculations.

**MAXIMUM IMPERVIOUS SURFACE**

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

**HEIGHT LIMITATIONS**

Academic and Performance Facilities	50'
Housing and Social Facilities	45'
Parking Structures	38'
All other buildings	38'
Fly lofts	65'

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REMARKS (continued):

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

**Comment:** The proposed heights appear reasonable and consistent with previous recommendations.

**MAXIMUM BUILDING/STRUCTURE LENGTH**

All Buildings and Parking Structures - 180'

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

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

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

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

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REMARKS (continued):

The description of building length within the current petition does not adequately reduce its visual impact. A 6' horizontal offset depth with variations/articulations having a minimum width to depth ratio of 4:1 is not adequate to visually reduce building density, and therefore, minimize visual impact.

**MINIMUM BUILDING/STRUCTURE SPACING**

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

**Comment:** As stated in the previous review, current PI requirements establish a 45' minimum spacing requirement for all buildings. The 30' requirement between a building and parking garage may allow for light, air, etc. to promote unimpeded viewsheds and, therefore, lessen the perception of building density. However, in general, separation requirements between buildings and parking structures are counter to efficient pedestrian mobility. To achieve both the dual purposes of the PI district and CICD concept, a 30' separation requirement, as proposed, appears reasonable.

**BUFFER PLANTING STRIP**

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

**Comment:** As stated in the previous review, this requirement appears reasonable.

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REMARKS (continued):

**OFF-STREET PARKING REQUIREMENTS**

The proposed petition specifies that parking "...shall not be less than currently required in the Township zoning ordinance. However, the Board of Commissioners may permit a reduction in required parking if a number of stated conditions are satisfied." Conditions necessary to warrant reduction include "five year data (Example: ULI) to show reduced parking needs; that other areas on campus are available which can offset CICD parking needs; and execution of written agreements between the applicant and Township which stipulate areas to be developed with needed parking to address inadequacies should they be found within five years of project occupancy."

**OFF-STREET LOADING REQUIREMENTS**

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

**Comment/Recommendation:** For reference, the current zoning ordinance requires two berths for retail uses between 8,000 sq. ft. and 20,000 sq. ft. The current petition contains new language stipulating that off street loading facilities shall have adequate and unobstructed access to a street, service drive, or alley, while also containing additional language addressing their intended function. These appear reasonable for the type of concentrated development scheme proposed via the CICD. However, the Township Engineer should ensure off street loading provisions are adequate to address development in accordance with the CICD.

Date: November 21, 2013

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REMARKS (continued):

**PEDESTRIAN CIRCULATION**

The proposed petition stipulates:

*in order to address safety and efficiency with regard to pedestrian circulation, provisions which authorize the Board of Commissioners to require pedestrian improvements that may include signalization, road crossings, pedestrian bridges, and the like. These improvements will be exempt from dimensional, building coverage, and building/structure length and separation requirements of the CICD and the Township zoning ordinance.*

**COMPREHENSIVE PLAN**

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

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

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REMARKS (continued):

#### CONCLUSION

The petition is drafted specifically to address a proposed development scheme for a particular university within the Township's PI district. However, development in accordance with the CICD is applicable to at least three other institutions as per the proposed eligibility requirements. The prevailing purpose of the PI district is "preservation of the open character of large areas." Achieving that purpose is a significant challenge in a community struggling with development pressure. The proposed CICD's purpose "to promote a pedestrian-friendly landscape while protecting adjacent non-institutional properties from adverse impacts" can be reasonably achieved if all stakeholders involved formulate particular compromises that do not significantly deviate from individual goals and objectives. Accordingly, the recommendations stated throughout the review should be incorporated prior to adoption, specifically setback regulations and building length regulations stipulating the following:

- For uses set forth in the ordinance, applied generically to township parcels, we recommend a 60' setback from arterial and major collector rights of way. However, consideration can be given to a reduction of the 60' setback on a case-by-case basis when an applicant and the Township agree that a reduction would be appropriate, given the characteristics of the proposed site, and where a reduction would serve to maximize the buffer or setback to the residential area.



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REMARKS (continued):

- Revise the description of Building Length, while drafting reasonable provisions which reduce building density and visual impact, while fostering a more open viewsheds, thereby adhering to the PI district's main purpose of *preservation of open character of large areas.*

**ADOPTION**

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



# DELAWARE COUNTY PLANNING COMMISSION

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

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

## PLANNING COMMISSION

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DAVID J. WHITE

October 17, 2013

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

RE: Name of Petition: Comprehensive Integrated College  
Development  
DCPD File No.: ZA-34-1522-77-83-90-92-94-97-98-99-  
00-01-02-06-13  
Petitioner: Radnor Township  
Recv'd in DCPD: September 25, 2013

Dear Mr. Zienkowski:

In accordance with the provisions of Section 609 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on October 17, 2013, the Commission took action as shown in the recommendation of the attached review.

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

Very truly yours,

Linda F. Hill  
Interim Director

LFH/pmg



# DCPD

## DELAWARE COUNTY PLANNING DEPARTMENT

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

Date: October 17, 2013  
File No.: ZA-34-1522-77-83-90-92-94-97-98-99-00-01-02-06-13

PETITION: Comprehensive Integrated College  
Development

DATE OF PETITION: September 25, 2013

PETITIONER: Radnor Township

MUNICIPALITY: Radnor Township

TYPE OF REVIEW: Zoning Text Amendment

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

RECOMMENDATIONS: Approval, contingent upon in-  
creasing setback regulations and  
incorporating additional remarks  
(See Conclusion)

STAFF REVIEW BY: Dennis DeRosa

REMARKS:

### PREVIOUS ACTION

At its March 21, 2013 meeting, the Delaware County Planning Commission reviewed a zoning text amendment to the PI-Planned Institutional zoning district to include a new development option titled Comprehensive Integrated College Development. The Commission recommended the petition not be adopted as written, which was due to the petition's ability to alter the existing character associated with the PI district and surrounding area.



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REMARKS (continued):

Recommendations stated in the review offered suggestions to revise the petition regarding height, setback, building separation, and other requirements.

**CURRENT PETITION**

The current zoning text amendment is a further revision of the Comprehensive Integrated College Development (CICD) option within the PI-Planned Institutional zoning district.

**PURPOSE AND INTENT OF THE CICD**

To provide and promote development and redevelopment of land currently used for college or university purposes within the Township.

To promote a pedestrian-friendly landscape in land currently used for institutional purposes in a sensitive and planned development that preserves the integrity of those neighborhoods in which they are situated.

---

~~In conformity with the Radnor Township Comprehensive Plan, these regulations provide for the sound planning of institutional property and limit the expansion of institutional uses to areas within the present limits of campus areas.~~

These regulations are intended to provide design and regulatory standards for educational institutional facilities which will mutually benefit the Township and the applicant through enhanced vibrancy of the campus areas and a pedestrian-friendly townscape.

This use provides for these benefits, while protecting adjacent non-properties from adverse impacts.

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REMARKS (continued):

**DEFINITION**

A Comprehensive Integrated College Development (CICD) is the "redevelopment of lands used currently for college or university purposes and the buildings, structures, or improvements currently located thereon for any one or more of the subordinate uses set forth in this ordinance."

**LOCATION OF CICD WITHIN PI DISTRICT**

*Only one CICD area may be developed within an existing campus, as requested by the applicant, and approved by the Township.*

*A CICD may be developed within tracts of land greater than 10 acres and no more than 25 acres, which is limited to an undivided site area.*

*The CICD may consist of more than one contiguous parcel or lot.*

*The CICD may be comprised of lots that are separated by streets classified as local streets or minor collectors, but not streets separated by arterials or major collectors.*

**CONDITIONAL USE**

The CICD is permitted by conditional use, which is subject to the Township's existing conditional use regulations (Article XXIII) as well as dimensional and special regulations within the proposed petition.

**PERMITTED USES**

*Educational uses related to academic buildings containing classrooms, research facilities and administrative offices.*

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REMARKS (continued):

Academic facilities comprised of athletic facilities, auditoriums, performance spaces, and theatres.

Social facilities comprised of student centers, dining halls, and other recreational/social facilities designed to provide services to the institutional residents, faculty, and staff.

Housing related to dormitories, townhouses, apartments, and other dwelling units and accommodations for housing as well as other facilities designed to provide housing to the institutional residents, faculty, and staff.

Surface parking lots and parking structures.

Retail subordinate uses limited to: clothing shop, book store, variety store, which includes food items, bakery, ice cream shop, drug store, specialty shop, or similar use providing sales and services to customers.

The location of the above uses are permitted on the ground floor only, and although they are open to the public, they are to be designed as an integral part of the institution primarily serving the institutional community. There is a 5% maximum established for total square footage of retail subordinate uses, along with a 10,000 sq. ft. maximum for each retail use.

Personal service shop, including a barbershop, beautician, salon, or laundromat.

Restaurant or similar establishment not to include drive-thru facilities.

Bank or similar financial institution not to include drive-thru facilities.

Indoor amusement arcade.

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REMARKS (continued):

**DIMENSIONAL REGULATIONS**

REQUIRED SETBACKS FROM:

	Arterial and Major Collector	Local and Private Minor Street Collector	
Academic Buildings	35'	30'	5'
Academic and social facilities	35'	30'	5'
Housing	35'	30'	5'
Parking structures	120'	20'	5'
Surface parking lots	60'	60'	5'
Retail subordinate uses	35'	30'	None
Accessory uses and structures	35'	30'	None

*Railroad property lines and  
Rights-of-way*

Academic Buildings	50'
Academic and social facilities	50'
Housing	50'
Parking structures	20'
Surface parking lots	0'
Retail subordinate uses	50'
Accessory uses and structures	20'

**Comment/Recommendation:** The previous submittal proposed a 30' setback from arterial and major collector rights-of-way, where the current submittal requires 35'. The previous review recommended the Township increase the required setback from arterial and major collector rights-of-way to at least 60'; the recommendation still stands. Current setback regulations require a 120' setback.

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REMARKS (continued):

The current purpose of the PI district stipulates "preservation of the open character of large areas of the Township," while the proposed purpose of the CICD within the PI district states "promote a pedestrian-friendly landscape that also preserves the integrity of the neighborhoods it is situated in." At the time the PI district was drafted, a 120' setback was the minimum to protect community integrity. It now appears that community integrity is being compromised for the sake of building a pedestrian-friendly landscape within lands on the periphery of the college campus. To achieve both purposes, which are at odds with each other, a compromise should be considered, where a 60' setback is recommended from arterial and major collector rights-of-way for buildings/structures. With regard to setback requirements from local and minor collector streets, a 50' setback is recommended for all structures, with the exception of parking structures, which is proposed at 60' and accessory structures, which is proposed at 30'. It is not clear if housing includes dormitory buildings. Nonetheless, housing, whether townhouse units or a dormitory building, should be considered a building/structure, to which the above recommendations should apply.

**MAXIMUM BUILDING AREA**

Established at 30%, however, building coverage beyond 30% is permissible, up to 45% maximum, provided the applicant preserves equal amounts of open space within 500' of the CICD boundaries. The 30% maximum building coverage, however, cannot be exceeded throughout the applicant's entire campus within the PI-Planned Institutional district.

**Comment:** The current building maximum in the PI district is established at 30%. Increasing building coverage while



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REMARKS (continued):

preserving open viewsheds is a challenge, which is due to the CICD location on the periphery of the PI district, in an area most community members will view in their daily travels.

**MAXIMUM IMPERVIOUS SURFACE**

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

**HEIGHT LIMITATIONS**

Academic buildings and facilities	50'
Buildings containing housing	45'
Parking structures	38'
All other buildings	38'
Fly lofts	65'

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

**Comment:** The proposed heights appear reasonable and consistent with previous recommendations.

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REMARKS (continued):

**MAXIMUM BUILDING/STRUCTURE LENGTH**

*Parking structures - 350'*  
*All other buildings - 180'*

**Comment/Recommendation:** The current maximum building length is established at 160'. If feasible for parking structure design, it is recommended the Township reduce the maximum length of parking structures from 350' to 250' or less.

**MINIMUM BUILDING/STRUCTURE SPACING**

*Between any two buildings - 45'*  
*Between a building and a parking structure - 30'*  
*Between a building and any other structure - 45'*

**Comment:** Current PI requirements establish a 45' minimum spacing requirement for all buildings. The 30' requirement between a building and parking garage may allow for light, air, etc. to promote unimpeded viewsheds and therefore, lessen the perception of building density. However, in general, separation requirements between buildings and parking structures are counter to efficient pedestrian mobility. To achieve both the dual purposes of the PI district and CICD concept, a 30' separation requirement appears reasonable.

**BUFFER PLANTING STRIP**

*Along the side and rear property lines, a 20' buffer planting strip is required anywhere within 200' of the CICD so as to screen the proposed development from any adjacent residential uses.*

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REMARKS (continued):

**Comment:** This requirement is consistent with current PI regulations and appears reasonable.

#### **BUILDING WIDTH**

As stated, "In no case shall the total width of buildings or permanent structures fronting on a street on the CICD site exceed 90% of the width of the CICD."

**Comment/Recommendation:** The above requirement appears to be worded improperly. Is it the Township's intention to require the following: "In no case shall the total width of buildings or permanent structures fronting on a street on the CICD site exceed 90% of the width of a lot in the CICD?" If so, the Township should revise the statement accordingly.

For reference, current PI building width requirements establish a maximum width of a building or the aggregate widths of buildings fronting on a street on the same lot to exceed 80% of the width of a lot.

#### **OFF-STREET PARKING REQUIREMENTS**

The proposed petition specifies that parking "shall be in accordance with current Township zoning ordinance requirements. However, the Board of Commissioners may permit a reduction in required parking if a number of stated conditions are satisfied." Conditions necessary to warrant reduction include "five year data to show reduced parking needs; that other areas on campus are available which can offset CICD parking needs; and execution of written agreements between the applicant and Township which stipulate areas to be developed with needed parking to address inadequacies should they be found within five years of project occupancy."

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REMARKS (continued):

**OFF-STREET LOADING REQUIREMENTS**

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

**Comment/Recommendation:** For reference, the current zoning ordinance requires two berths for retail uses between 8,000 sq. ft. and 20,000 sq. ft. In other words, the proposed requirement is less than currently required. Deliveries of various retail goods should not interfere with general pedestrian circulation throughout a potential CICD. Accordingly, the Township Engineer should ensure the proposed off-street loading requirement is adequate to accommodate the amount of retail proposed to be permitted in the CICD.

**PEDESTRIAN CIRCULATION**

The proposed petition stipulates "in order to address safety and efficiency with regard to pedestrian circulation, provisions which authorize the Board of Commissioners to require pedestrian improvements that may include signalization, road crossings, pedestrian bridges, and the like. These improvements will be exempt from dimensional, building coverage, impervious coverage, and building/structure length and separation requirements of the CICD and the Township zoning ordinance."

**COMPREHENSIVE PLAN**

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

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REMARKS (continued):

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

**CONCLUSION**

Addressing institutional growth while remaining consistent with the district's prevailing purpose of "preserving the open character of large areas" is the challenge. Due to the location of the CICD, development will have an effect on, not only the residents of the institution, but the overall community as well. For this reason, if at all feasible, it is recommended the university consider alternative locations for the CICD which are more interior to the campus. To remain consistent with the predominant purpose of the existing PI district, and to address a more concentrated development scheme for continued growth, regulations should be drafted to achieve a compromise of these two objectives which are opposed to each other. Prior to adoption, the Township should incorporate the following recommendations:

- Increase the required setback from arterial and major collector rights-of-way to at least 60'.

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REMARKS (continued):

- Increase the required setback from local and minor collector streets to 50' for all structures, with the exception of parking structures, which is proposed at 50' and accessory structures, which is proposed at 30'.
- If feasible for parking structure design, reduce the maximum building length to 250' or less.

**ADOPTION**

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