

**RESOLUTION NO. 2023-77**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, GRANTING CONDITIONAL PRELIMINARY/FINAL LAND DEVELOPMENT PLAN APPROVAL FOR VILLANOVA UNIVERSITY TO CONSTRUCT A FOUR-STORY PARKING STRUCTURE.**

*WHEREAS*, the Radnor Township Planning Commission and Delaware County Planning Commission have reviewed the Land Development Plan prepared by Associated Engineering Consultants, Inc. for Villanova University (“Applicant”); and

*WHEREAS*, the Board of Commissioners now intends to approve the Land Development Plan for the property located at 800 East Lancaster Avenue in the Township.

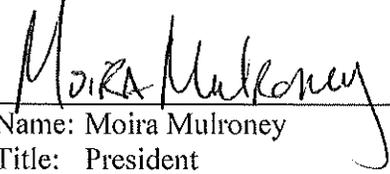
*NOW, THEREFORE*, be it hereby *RESOLVED* that: the Board of Commissioners approves the Land Development Plan prepared by Associated Engineering Consultants, Inc., consisting of 12 sheets, dated May 5, 2023, and last revised June 26, 2023, subject to the following final plan approval conditions:

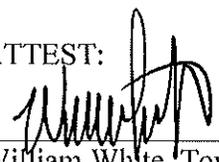
1. Compliance with the Gannett Fleming Review Letter dated June 30, 2023, a copy of which is attached hereto and incorporated herein as *Exhibit “A”*.
2. Compliance with the Gilmore & Associates, Inc. Transportation Review Memorandum dated June 30, 2023, a copy of which is attached hereto and incorporated herein as *Exhibit “B”*.
3. Compliance with all applicable Township Ordinances with respect to sewage, stormwater management, zoning and building, and compliance with all county, state and federal rules, regulations and statutes including approval by the Pennsylvania Department of Environmental Protection for required planning modules for the property. No work shall commence on the project until such time as all outstanding approvals have been received, and development and financial security agreements have been established with the Township.
4. Compliance with the Zoning Hearing Board decision in Appeal No. 3155 dated February 16, 2023.
5. The Applicant shall execute development and financial security agreements in a form and manner to be approved by the Township Solicitor.
6. The Applicant shall pay the required Park and Recreation Fee in the amount of Three Thousand Three Hundred and Seven (\$3,307.00) Dollars per 6,400 square feet of proposed floor area.
7. This final approval resolution includes approval of the following SLDO modifications:
  - a. SLDO Section 255-12.A. to permit a preliminary/final plan submission.

- b. SLDO Section 255-21.B(1)(n) as to showing existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip; sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site. (This includes properties across streets.).

**SO RESOLVED**, at a duly convened meeting of the Board of Commissions of Radnor Township on this \_\_\_ day of \_\_\_\_\_ 2023.

RADNOR TOWNSHIP

  
Name: Moira Mulrone  
Title: President

ATTEST:  
  
William White, Township Manager

# **EXHIBIT “A”**



Valley Forge Corporate Center  
1010 Adams Avenue  
Audubon, PA 19403  
P 610.650.8101 | F 610.650.8190  
  
gannettfleming.com

**Date:** June 30, 2023

**To:** Steve Norcini, PE Township Engineer

**From:** Roger Phillips, PE

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

**RE:** Health Services Building - Garage  
800 E. Lancaster Avenue

Date Accepted: 06/05/2023  
90 Day Review: 09/03/2023

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

The applicant is proposing to demolish the existing parking structure behind the Health Services Building and replace it with a four-story parking structure. Villanova Emergency Medical Structures will occupy a portion of the ground tier of the proposed structure. This project is located within the P-I zoning district of the Township.

The applicant appeared before the Zoning Hearing Board February 16, 2023 and received relief from the following: Relief from the building height requirements of §280-4(C), to allow for the proposed parking spaces to be less than 9.5'x20', §280-69(D) to allow the proposed structure to be less than 120 feet from the street right-of-way line and §280-69.E to allow the proposed structure to be less than 75 feet from the property line. The zoning decision is attached.

The applicant has indicated on the letter dates May 5, 2023 that following waivers are being requested:

- §255-12.A – A waiver is requested to have preliminary/final plan approval instead of separate plan approval.
- §255-21.B(1)(n) – A waiver is requested to no show existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets).



## Land Development Plan – Health Services Building Garage

Plans Prepared By: Associated Engineering Consultants Incorporated

Dated: May 5, 2023, last revised June 26, 2023

### Subdivision and Land Development

1. §255-20.B(1)(n) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans. The applicant has requested a waiver from this requirement.
2. §255-43.1.B(2) – For all nonresidential or institutional subdivisions and/or land developments involving more than 5,000 square feet of floor area, the amount of land to be dedicated for park and recreational area shall be 2,500 square feet per 6,400 square feet of floor area (existing or proposed), or portion thereof, unless the developer agrees to a fee in lieu of \$3,307 per 6,400 square feet of floor area (existing or proposed).
3. §255-54.B – The central water system should be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specification of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided.

### Stormwater

1. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at this time.

### Sanitary Sewer

1. We note a portion of the sanitary sewer will be relocated. The disposition of the existing sanitary sewer not being utilized must be provided.
2. Profiles of the proposed sanitary sewer to be relocated and modified must be provided.



General

1. A retaining wall over 5 feet high is being proposed. Detailed calculations must be submitted.
2. The applicant must appear before the Shade Tree Commission and gain approval prior to this plan being presented to the Board or Commissioners.
3. A landscaping plan must be provided that clearly indicates the existing and proposed trees.

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

Very truly yours,

GANNETT FLEMING, INC.

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

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

**RADNOR TOWNSHIP ZONING HEARING BOARD**

**APPEAL NO. 3155**

APPEAL OF VILLANOVA UNIVERSITY (“Applicant”), regarding the property located at 800 E. Lancaster Avenue and zoned Planned Institutional (“PI”).

**DECISION OF THE ZONING HEARING BOARD**

**Relief Requested**

1. This application involves the current parking garage located on North Ithan Avenue on the Applicant’s campus at 800 E. Lancaster Avenue, zoned Planned Institutional (“Premises”). (*February 16, 2023 Hearing Transcript*, 10:8-13; Exh. A-14).
2. The Applicant seeks to raze and replace the existing garage with a new garage structure. (“Proposed Garage”).
3. To permit the Proposed Garage the Applicant requests relief from the front yard setback requirements of Section 280-69(D), the distance from railroad property requirements of Section 280-69(E), and the parking space size requirements of Section 280-4<sup>1</sup>.

**Findings of Fact**

1. Testimony and evidence were presented at the properly noticed hearing held before the Board on February 16, 2023 (“Hearing”).
2. Applicant’s Exhibits A-1 through A-36 were entered into the record at the Hearing. (*February 16, 2023 Hearing Transcript*, 77:2-10).
3. The Proposed Garage will be no closer to the setback on North Ithan Avenue and the railroad property than the current structure. (*Id.*, 14:16-21).
4. The number of parking space will increase with the Proposed Garage from 175 spaces to 307 spaces. (*Id.*, 17:13-18).
5. The current garage is near the end of its useful life. (*Id.*, 26:1-2).
6. The Proposed Garage will be lower than the two buildings that are adjacent to it. (*Id.*, 33:12-14).
7. The Proposed Garage will have low turnover of vehicles during the day and will therefore not require wide parking stall widths. (*Id.*, 55:6-12).

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<sup>1</sup> At the start of the hearing, the Applicant withdrew its request for a height variance. (*February 16, 2023, Hearing Transcript*, 5:6-13).

### Conclusions of Law

1. The Applicant is not increasing the current nonconformities of the existing parking garage.
2. The Applicant's design demonstrates an attempt to reduce the visual impact to the neighbors.
3. The authorization of the variances is necessary to enable the reasonable use of the Premises.
4. The Proposed Garage is necessary to reasonably carry out the institutional purposes of a university that is of the size, scope, and caliber of Villanova University.
5. The granting of the requested variances will not alter the essential character of the neighborhood nor substantially or permanently impair the appropriate use of adjacent properties.
6. The granting of the requested variances will represent the minimum deviation that will afford relief and will represent the least modification possible of the Zoning Ordinance.
7. The granting of the requested variances will in no way be injurious to the public health, safety, morals and general welfare of the Township.
8. The granting of the requested variances is necessary to implement the purposes of the Municipal Planning Code and the Zoning Ordinance.

### Order

Based on the testimony and exhibits entered into and made part of the record before the Board, and for the reasons set forth on the record, the Applicant's request is hereby **GRANTED**, and the Board hereby determines that:

1. Variance relief from the front yard setback requirements of Section 280-69(D), the distance from railroad property requirements of Section 280-69(E), and the parking space size requirements of Section 280-4 is hereby **GRANTED** to permit the construction of the Proposed Garage, in the precise manner as shown in the plans, exhibits, and testimony entered into and made part of the record;
2. Relief is granted only with respect to Zoning Code Sections 280-69(D), 280-69(E), and 280-4;
3. No relief is granted with respect to any other provision of the Zoning Code.

**BY ORDER OF THE ZONING HEARING BOARD**

**/s/ RICHARD WEITZMAN, CHAIRMAN**

**/s/ JOHN A. LORD, VICE CHAIRMAN**

**/s/ BRADLEY DELIZIA, MEMBER**

**/s/ JOHN F. REILLY, MEMBER**

Board Member, John Nagle, and Alternate Board Member, Jamie Forman were absent during this hearing.

**DATED: February 16, 2023**

**SERVED: April 3, 2023**

**THIS DECISION WILL EXPIRE IF THE APPLICANTS FAIL TO OBTAIN A BUILDING PERMIT WITHIN SIX MONTHS OF THIS DATE: April 3, 2023.**

# **EXHIBIT “B”**



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**MEMORANDUM**

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**Date:** June 30, 2023

**To:** Steve Norcini, P.E.  
Radnor Township Engineer

**From:** Damon Drummond, P.E., PTOE  
Senior Transportation Engineer

**cc:** Roger Phillips, P.E. – Gannett Fleming, Inc.  
Ashley Kennard, E.I.T. – Gilmore and Associates, Inc.

**Reference:** Villanova University Garage  
Preliminary/Final Plan Review  
Radnor Township, Delaware County, PA  
G&A #23-05047

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

**A. BACKGROUND**

Villanova University proposes to reconstruct the existing HSB Parking Garage on the College campus to provide more parking for people on campus. The proposed parking garage is in the same location as the existing, located along the west side of North Ithan Avenue. Access to the site is proposed via a driveway in the same location as the existing driveway.

**B. DOCUMENTS REVIEWED**

1. Villanova University Proposed HSB Garage Preliminary/Final Subdivision and Land Development Plan Set consisting of 12 sheets prepared by Associated Engineering Consultants, Inc., dated May 5, 2023, last revised June 26, 2023.
2. HSB Parking Facility Replacement Project, Traffic / Parking Investigations Study prepared by F. Tavani Associates, Inc. dated February 15, 2023, last revised June 26, 2023.
3. Submission Letter prepared by Associated Engineering Consultants, Inc., dated June 26, 2023.

**C. VARIANCES GRANTED**

1. §280-4.B – To allow the proposed parking spaces to be less than 9.5' x 20'.
2. §280-69.D – To allow the proposed structure to be less than 120 feet from the street right-of-way line.
3. §280-69.E – To allow the proposed structure to be less than 75 feet from the property line.

**D. WAIVERS REQUESTED**

1. §255-12.A – The applicant requests that the requirement to obtain separate preliminary and final land development approvals be waived since this proposed project is a minor land development project.
2. §255-21.B(1)(n) – The applicant requests that the requirement to show significant man-made features within 500 feet of the site be waived. The applicant has included a campus plan that shows the project area relative to the entire campus.

**E. REVIEW COMMENTS**

1. §255-20.B(5) – A traffic impact study was submitted for the garage and was completed in an acceptable manner. The report concludes the traffic impact of the site will be minimal.
2. §255-27.H(6) – Revise the plans to indicate all proposed radii at the driveway and throughout the drive aisle.
3. §255-37.B – Provide labels clearly showing the width of all proposed and existing sidewalks.
4. §255-37.G – Provide grading details (i.e. longitudinal slopes) for the proposed sidewalk. The sidewalks grades are to be designed to meet Township and ADA requirements.
5. Provide the clearance height for the garage. Any signage for the clearance height should be noted on the plan.
6. As the garage entrance is offset from the main driveway, provide proper pavement marking to delineate the garage path and to guide drivers to the parking garage instead and away from the VEMS garage.
7. 5-scale ADA details including dimensions, spot elevations and slopes should be provided for all proposed curb ramps and sidewalk turning area throughout the site.
8. Access and circulation for fire-fighting and other emergency equipment, garbage collection and deliveries shall be planned for efficient operation and convenience. Truck turning templates should be provided for the largest vehicles anticipated to access the site. Identify and refuse collection dumpsters and how garage trucks will access that location.

9. Fire access to the proposed building is to be reviewed by the Radnor Fire Company.

DAD/ank