

Exhibit A-2A

DENSITY MODIFICATION REDEVELOPMENT OF 208 AND 228 STRAFFORD AVENUE AND 18 FORREST LANE DEVELOPMENT IMPACT STATEMENT

**FOR SUBMISSION TO:
RADNOR TOWNSHIP, DELAWARE COUNTY, PA**

PREPARED FOR:

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I. INTRODUCTION

This Development Impact Statement is being submitted in connection with the Conditional Use application for the redevelopment of the properties now known as 208 and 228 Strafford Avenue and 18 Forrest Lane (collectively “**Tract**”). The Tract includes Delaware County Folio Numbers: 36-01-00538-00; 36-01-00539-00; 36-01-00540-00; and 36-01-00236-02.

The Applicant has filed with the Township a conditional use application under Code § 280-29.B(1) for Density Modification Development to permit the construction of forty-one townhomes and related improvements (collectively “**Project**”). The Applicant has also filed with the Township a preliminary land development application for the Project.

The Tract and the Project are shown on the plan set entitled “208 & 228 Strafford Avenue, 18 Forrest Lane Conditional Use and Preliminary Land Development Plans,” containing 15 sheets dated August 27, 2020 (sheets 1-11 prepared by SITE Engineering Concepts, LLC, sheets 12-15 prepared by Glackin Thomas Panzak) (collectively referred to as “**Plans**”).

This Development Impact Statement addresses the applicable Development Impact Statement requirements for a conditional use application under Radnor Township Code §280-135.G as follows (*responses to Code requirements in italics*):

II. CODE §280-135.G.(1) & (2) -DEVELOPMENT IMPACT STATEMENT

Code §280-135.G.(1)

Comprehensive Plan

(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 and 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.

Under Pennsylvania law a township’s Comprehensive Plan is not regulatory. “A comprehensive plan is not forever binding, nor does it actually regulate land use.” Michaels Dev. Co. v. Benzinger Twp. Bd. of Sup’rs, 413 A.2d 743, 747 (1980). “A comprehensive plan is, by nature, abstract and recommendatory and does not forever control a zoning ordinance enacted to give it legal effect.” Appeal of Molnar, 441 A.2d 487, 489 (1982). “The comprehensive plan is a general guideline to the legislative body of the municipality for its consideration of the municipality’s program of land utilization and the needs and desires of the community.” Forks Twp. Bd. of Sup’rs v. George Calantoni & Sons, Inc., 297 A.2d 164, 166–67 (1972). Additionally, when a particular use is permitted by conditional use, there is a legislative acceptance that the use is consistent with the zoning plan and is thus consistent with the spirit, purposes, and intent of a Township’s Comprehensive Plan. In re Cutler Grp., Inc., 880 A.2d 39, 45 (Pa. Commw. Ct. 2005)

The Project is permitted by conditional use under Code § 280-29.B(1) as a Density Modification Development and therefore there exists a legislative determination that Density Modification Developments, such as this Project, are consistent with the spirit, purpose and intent of the Township's Comprehensive Plan.

The following is an analysis of the Project under the Radnor Township Comprehensive Plan for the sections enumerated in Code §280-135.G(1)(a):

i. Environmental and Natural Resources:

The Properties do not contain any water resources, wetlands, floodplains or riparian areas. The Comprehensive Plan advises to direct development to areas of minimum environmental sensitivity, such as the Tract. (Radnor Comprehensive Plan pgs ii, 2-1). Furthermore, the Tract currently has no stormwater management controls. The Project would provide stormwater management controls in furtherance of the Township's desire to promote the management of water resources. (Radnor Comprehensive Plan pgs ii, 2-1).

ii. Housing, Demographics, and Socioeconomics:

The Comprehensive Plan includes the Township's goals to "allow for increased housing density immediately surrounding commercial areas and particularly near transit centers" and to "promote conservation development strategies for new development on large parcels." (Radnor Comprehensive Plan pgs vi, 3-1). The proposed Project is located in close proximity to the commercial corridor along Lancaster Avenue and the Strafford Station along the SEPTA Paoli/Thorndale Regional Rail Line and promotes conservation development strategies by clustering development, providing common open space and providing for stormwater management.

iii. Business and Economic Development:

The zoning of the Tract does not allow for commercial use. The Project is located in close proximity to the commercial corridor along Lancaster Avenue and will serve as a transitional development from the commercial area along Lancaster Avenue and along Eagle Road to the residential areas northward from Lancaster Avenue. The Project will provide an expanded customer base for these commercial uses along Lancaster Avenue, such as the Lancaster Farmer's market in the Strafford Shopping Center and the various shops and restaurants in the adjoining Eagle Village Shops. The Tract is within walking distance of these businesses and will allow visits from the Project without adding traffic.

iv. Transportation and Circulation Plan:

The Project's close proximity to the Strafford Station SEPTA Regional Rail Station will encourage new residents to use this public transit station, which furthers the goals of the Comprehensive Plan. (Radnor Comprehensive Plan pgs x, 5-2). For additional information regarding traffic related to the Project, a Traffic Impact Study prepared by Frank Tavani, P.E., PTOE was submitted with the Conditional Use application. The Project will also improve pedestrian circulation by constructing sidewalks on the exterior and interior of the Project tract. (Radnor Comprehensive Plan pgs x, 5-2).

v. *Open Space and Recreation:*

The Project proposes common open space in a centralized green area and along the edges of the Tract for the use of the residents. These areas will be restricted from further development through a Planned Community Declaration.

vi. *Historical and Archaeological Resources:*

The Property contains no historical or archaeological resources.

vii. *Community Services and Facilities:*

*An analysis of the Project's impact on community services and facilities can be found in the Fiscal Impact Study prepared by Erik Hetzel, AICP/PP, LEED AP that was submitted with the Conditional Use application and is attached to this report as **Appendix A**.*

viii. *Land Use Plan:*

One of the stated goals of the Comprehensive Plan is to “accommodate reasonable growth using innovative growth management techniques such as transit oriented development, traditional neighborhood design, and other flexible design techniques that harmonize with and enhance the existing communities.” (Radnor Comprehensive Plan pgs xxv, 10-1, 10-2). The Project utilizes the flexible design technique of density modification development as permitted in the R-4 District in Article XIX of the Zoning Ordinance. The use of this provision allows for a layout that includes common open space that would not be required under a conventional development under the R-4 District provisions.

Furthermore, the Project is located in close proximity to the commercial corridor along Lancaster Avenue and the Strafford Rail Station and will provide an expanded customer base for the commercial uses.

Natural Features

(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.

There are no floodplains, waterways, heavily wooded areas, or steep slopes on the site. The Project is located in a fully developed area of Radnor Township, surrounded by other residential and commercial development.

Transportation

(C) The proposed use's impact on the Township and regional transportation system(s) and the ability of adjacent streets and intersections to efficiently and safely handle the traffic generated by the proposed development. This analysis shall include all modes of transportation and shall be based on current Pennsylvania Department of Transportation (PennDOT) requirements within their Policies and Procedures for Transportation Impact Studies (PennDOT Strike-off Letter 470-

09-4, dated 2009, as amended). The applicant shall address any measures proposed to be implemented in order to mitigate any adverse impacts.

*A Traffic Impact Study prepared by Frank Tavani, P.E., PTOE was submitted with the Conditional Use application and is attached to this report as **Appendix B**. This Traffic Impact Study addresses the Project's impact on the Township's transportation systems including the surrounding streets and intersections. Additionally, the Project's close proximity to the Strafford Rail Station and commercial uses within walkable distance will reduce traffic and will encourage new residents to use this public transit station.*

It is also noted that traffic concerns are not a basis for a denial of a conditional use application. Even evidence of a significant increase in traffic does not warrant denial of a conditional use application unless it is shown that the potential for a substantial increase would "by a high degree of probability, pose a substantial threat to the health and safety of the community" that is not typically expected from a similar development. In re Brickstone Realty Corp., 789 A.2d 333, 341 (Pa. Commw. Ct. 2001).

School District

(D) The proposed use's impact on the Radnor School District, including an estimate of new pupils generated by the proposed development.

*A Fiscal Impact Study prepared by Erik Hetzel, AICP/PP, LEED AP was submitted with the Conditional Use application and is attached to this report as **Appendix A**. This Fiscal Impact Study addresses the proposed use's impact on the Radnor School District. By way of further response, it is anticipated that an estimated 9 school-aged children will live in the proposed development, although all of them may not utilize the Radnor School District's public schools.*

Because the conditional use is contemplated and permitted by the ordinance, there is a presumption that the governing body considered the effect of the use when enacting the ordinance and determined that the use is consistent with the health, safety, and welfare of the community so long as it meets the objective requirements of the ordinance. Marr Dev. Mifflinville, LLC v. Mifflin Twp. Zoning Hearing Bd., 166 A.3d 479, 483 (Pa. Commw. Ct. 2017). Whether or not a proposed development adds school children to the local school district is not a factor that can be considered in the review of a conditional use application or a land development application.

Commercial Impact

(E) The proposed use's impact on nearby commercial facilities within the Township and surrounding municipalities.

*A Fiscal Impact Study prepared by Erik Hetzel, AICP/PP, LEED AP was submitted with the Conditional Use application and is attached to this report as **Appendix A**. This Fiscal Impact Study addresses the proposed use's economic impacts. By way of further response, the new residents of the proposed development will use goods and services in and around Radnor Township which will have a positive impact on nearby commercial facilities.*

Public Utilities

(F) The proposed use's impact on public utilities, including but not limited to sewage disposal, water supply, storm drainage, and electrical utilities.

It should be noted that the Tract and the immediate area is currently served by public utilities and the proposed density is permitted under Article XIX of the Zoning Ordinance, therefore these impacts are already considered under the Zoning Ordinance. No adverse impacts on public utilities are anticipated.

Police and Fire Protection

(G) The proposed use's impact upon the provision of police and fire protection.

A Fiscal Impact Study prepared by Erik Hetzel, AICP/PP, LEED AP was submitted with the Conditional Use application and is attached to this report as Appendix A. This Fiscal Impact Study addresses the proposed use's impact on public safety services. It should be noted that the Tract is currently served by the police and fire department and the proposed density is permitted under Article XIX of the Zoning Ordinance, therefore these impacts are already considered under the Zoning Ordinance. The eventual homeowners of the Project will also pay taxes to Radnor Township which will increase Township revenues.

Open Space and Recreation Facilities

(H) The proposed use's impact on the Township's open space and recreation facilities.

The Conditional Use Plans propose to designate at least 15% of the Tract as common open space. This proposed common open space will be preserved through the recordation of the approved plan and through a Planned Community Declaration. The proposed density is permitted under Article XIX of the Zoning Ordinance, therefore these impacts are already considered under the Zoning Ordinance. The Radnor Township Subdivision and Land Development Ordinance also requires recreational land dedication or that the Applicant pay a fee-in-lieu to address impacts on the Township's open space and recreation facilities.

Neighborhood Impact

(I) The proposed use's impact upon the character of the surrounding neighborhood. The applicant must show the proposed development will not adversely affect the surrounding neighborhood and what measures are proposed to mitigate any potential impacts.

The site is located in the R-4 Residence District and is in close proximity to one of the Township's primary commercial corridors along Lancaster Avenue. The Tract serves as a transitional area from the commercial areas along Lancaster Avenue to the residential areas to the north and northeast of the site.

The Project as a residential use is consistent with the residential uses in the area. Significant landscaping is proposed along the street frontages will help maintain the visual character along the public ways. The Project also provides a buffer along the residential property lines.

Fiscal Impacts

(J) An analysis of the proposed use's fiscal impacts upon the county, Township, and school district.

A Fiscal Impact Study prepared by Erik Hetzel, AICP/PP, LEED AP was submitted with the Conditional Use application and is attached to this report as Appendix A. This Fiscal Impact Study addresses the proposed use's economic impacts. It should be noted that the proposed density is permitted under Article XIX of the Zoning Ordinance, therefore these impacts are already considered under the Zoning Ordinance.

III. Required Documentation under Code §280-135.G for a Development Impact Statement (as 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 § 255-19 of the Township Subdivision and Land Development Ordinance.

Conditional Use Plans for the proposed development were submitted with the Conditional Use application. The Conditional Use Plans for the proposed development exceeds the requirements of a sketch plan under Code §255-19.

(B) The applicant shall provide conceptual architectural renderings (perspectives and elevations) of the proposed development.

Conceptual architectural renderings, as they are envisioned at this time, were submitted with the Conditional Use application. It is noted that there are no objective standards in the Code for architecture, except as in Code §280-93. The Project complies with these standards.

(C) The location and size of the site, with evidence supporting the general adequacy for development.

Information regarding the size, location, and adequacy for development can be found in the Plans for the Project.

(D) The proposed residential density of the development and the percentage mix of the various dwelling types.

The proposed residential density is 5.5 dwelling units per acre and all of the proposed dwellings are townhouses. The proposed use and density are permitted in the R-4 District and are detailed on the Plans.

(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.

The Conditional Use Plans propose to designate at least 15% of the Tract as common open space for use of the residents of the development. The ownership and maintenance of the open space will be through the homeowners association to be formed.

(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.

Conceptual landscape plans are included in the Conditional Use Plans, specifically on Sheets 12 and 13.

(G) Conceptual plans of proposed utility and drainage systems.

Conceptual plans of the proposed utility and drainage systems are included in the Conditional Use Plans, which were submitted with the Conditional Use application. The Post Construction Stormwater Details and Construction Details can be found on Sheets 7 and 8 of the Conditional Use Plans.

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

The development is proposed to be constructed in one phase.

(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.

The Plans show this information.

(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.

A draft Planned Community Declaration was submitted with the Conditional Use application. This Declaration will be finalized at a later stage of the process.