



DELAWARE COUNTY PLANNING COMMISSION

1055 E. Baltimore Pike – Suite 100
Media, PA 19063

Phone: (610) 891-5200

Email: planning_department@co.delaware.pa.us

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May 21, 2021

Mr. William White
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

RE: Name of Dev't: 250 King of Prussia Road
DCPD File No.: 36-7653-21
Developer: BDN 250 King of Prussia 1, LP
Location: At the intersection of King of Prussia
and North Chester Radnor Roads
Recv'd in DCPD: March 29, 2021

Dear Mr. White:

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 May 20, 2021, 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
Director

cc: BDN 250 King of Prussia 1, LP
LANDCORE Engineering Consultants, PC



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Date: May 20, 2021
File No.: 36-7653-21

PLAN TITLE: 250 King of Prussia Road

DATE OF PLAN: February 18, 2021

OWNER OR AGENT: BDN 250 King of Prussia 1, LP

LOCATION: At the intersection of King of Prussia and North Chester Radnor Roads

MUNICIPALITY: Radnor Township

TYPE OF REVIEW: Final land development

ZONING DISTRICT: PLO

SUBDIVISION ORDINANCE: Local

PROPOSAL: Construct a parking structure on an existing surface lot

UTILITIES: Public

RECOMMENDATIONS: Approval, contingent on obtaining code relief and with consideration given to staff comments

STAFF REVIEW BY: Michael A. Leventry

REMARKS:

CURRENT PROPOSAL

The applicant proposes to further develop a medical campus by adding a parking structure at the rear of the property where a surface parking lot currently exists.



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REMARKS continued:

SITE CHARACTERISTICS

The site contains a medical campus with office buildings and associated surface parking.

APPLICABLE ZONING

The proposal is located within the PLO district and is subject to applicable regulations set forth by the Municipal zoning code.

NONCONFORMITIES

The site's setbacks, building coverage, parking, and landscaping do not appear to comply with the regulations as established within the Municipal zoning code. It should be noted that the gross/net lot size and parking aisle widths are existing nonconformities that are not exacerbated by this proposal.

Where code requires a parking facility setback of 200', 43.39' is proposed.

Where code requires not more than a 30% building coverage rate (currently 32.5%), a coverage rate of 42.4% is proposed.

Where code requires a minimum landscape area of 45% (currently 31.7%), a landscape area of 27.8% is proposed.

Where code requires 967 parking spaces, currently there are only 373. It should be noted that this proposal improves this existing nonconformity by increasing parking to 539 (with the potential to further add 101 more if a 3rd story is opted for in the future).

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REMARKS continued:

COMPLIANCE

With exception to the existing nonconformities and upon the applicant obtaining the required zoning relief, the proposal appears to comply with the PLO district provisions.

WAIVERS

The applicant is seeking waiver relief for the following:

- Section 255-21.B.4.D: To forego providing a landscape plan.
- Section 255-29.A.1: To allow a 9'x19' parking stall instead of the 9.5'x20' requirement.
- Section 255-29.B: To waive parking lot landscape requirements.
- Section 255-43.1: To waive park and recreation land/fee requirements.
- Section 255-21.B.4.D: To allow a fee in lieu for replacement plantings.

Staff has no comments related to these waiver requests.

MULTI-MODAL TRANSIT OPPORTUNITIES/PEDESTRIAN ACCESS

Significant SEPTA transit services run adjacent to this property and provide commute alternatives for employees. The township should encourage the applicant to provide incentives to employees to take transit, carpool, and bicycle to work to reduce motor vehicle traffic and the need for additional parking facilities.

A continental style crosswalk pedestrian crossing should be considered across the driveway at King of Prussia Road connecting the site to the Radnor trail construction underway (unless planned as part of the overall trail project).

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REMARKS continued:

STORMWATER MANAGEMENT

The Municipal Engineer must verify the adequacy of all proposed stormwater management facilities.

RECORDING

In accordance with Section 513(a) of the Pennsylvania Municipalities Planning Code (MPC), final plans must be recorded within ninety (90) days of municipal approval.