

**RESOLUTION NO. 2019-41
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL LAND
DEVELOPMENT PLAN OF JAGUAR LAND ROVER MAIN LINE
LOCATED AT 327 EAST LANCASTER AVENUE**

WHEREAS, Smyth Family Realty, LLC (“Applicant”) submitted an application for Preliminary/Final Land Development Plan approval for Jaguar Land Rover Main Line; and

WHEREAS, the Radnor Township Planning Commission and the Delaware County Planning Commission have reviewed the Applicant’s Preliminary/Final Plan submission; and

WHEREAS, the Radnor Township Board of Commissioners now intends to grant Preliminary/Final Land Development Plan approval for Applicant’s Plan.

NOW, THEREFORE, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the Applicant’s Preliminary/Final Land Development Plan prepared by Associated Engineering Consultants, Inc., consisting of eleven (11) sheets and dated October 4, 2018, last revised February 15, 2019 (“Plan”), subject to the following Preliminary/Final Plan Approval conditions:

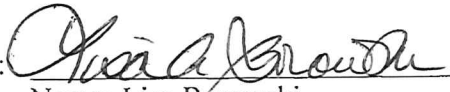
1. Compliance with the correspondence of Gannett Fleming dated April 10, 2019, a copy of which is attached hereto and incorporated herein as *Exhibit “A”*.
2. Compliance with the correspondence of Gilmore & Associates dated February 25, 2019, a copy of which is attached hereto and incorporated herein as *Exhibit “B”*.
3. The Applicant shall execute development agreements and any other required documents in a form and manner to be approved by the Township Solicitor and shall post sufficient financial security to secure all improvements in a form acceptable to the Township.
4. The Applicant shall comply with all other applicable Township Ordinances with respect to sewage, stormwater management, zoning, and building codes, as well as all other applicable Township, County, Commonwealth, and Federal rules, regulations, codes, ordinances, and statutes.
5. Payment of park and recreation fees in the amount of \$9,921.00 contemporaneously with return of executed development agreements.

IN ADDITION to the foregoing conditions of Preliminary/Final Plan approval, the Board does hereby approve the following waiver requests:

1. SALDO §255-12.A- to permit a Preliminary/Final Land Development submission.
2. SALDO § 255-21.B(1)(n)- as to final plan submissions to show all significant man-made features within 500 feet of the site.
3. SALDO §255-29.B(1) - as to all tree planting requirements in parking areas

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 20th day of May, 2019.

RADNOR TOWNSHIP

By: 
Name: Lisa Borowski
Title: President

ATTEST: 


RADNOR TOWNSHIP

ENGINEERING DEPARTMENT



Memorandum

To: Radnor Township Board of Commissioners

From: Stephen F. Norcini, PE, Township Engineer 

CC: Robert A. Zienkowski, Township Manager
William M. White, Assistant Manager/Director of Finance

Date: May 15, 2019

Re: Resolution #2019-41: Jaguar Land Rover Main Line – Final – Preliminary/Final Land Development

The applicant appeared before the Board of Commissioners at the regularly scheduled April 22nd, 2019, Board of Commissioners meeting at Caucus. The applicant will now be before the Commissioners seeking Final approval for the project.

Attached are:

- Resolution #2019-41, as prepared by the Township Solicitor
- Gannett Fleming and Gilmore review letters
- The Land Development application
- Plan set



Gannett Fleming

Excellence Delivered As Promised

Date: April 10, 2019

To: Stephen Norcini, P.E. – Township Engineer

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
John Rice, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department

RE: Jaguar Land Rover Main Line – Preliminary/Final Land Development Plan
Smyth Family Realty, LLC – Applicant

Date Accepted: November 5, 2018

90 Day Review: February 3, 2019 extended to May 3, 2019

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

The applicant is proposing to renovate and expand its existing dealership. The existing building footprint is 10,461 square feet and the overall building footprint will increase to 13,375 square feet. This project is located in the C3 district of the Township.

The applicant was before the Zoning Hearing Board on March 21, 2019 and received relief from §280-4 and §280-103.B(20). The written determination has not yet been released.

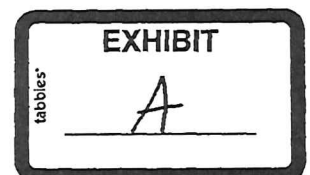
Site Development – Preliminary/Final Plans

Plans Prepared By: Associated Engineering Consultants, Inc.

Dated: 10/04/2018 and last revised 02/15/2019

The applicant has indicated on the plans that they are requesting the following waivers:

1. §255-12.A – The applicant requests that the requirement to obtain a separate preliminary and final land development approvals be waived since this project will be increasing the building footprint from 10,461 square feet to 13,375 square feet.
2. §255-21.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,



Steve Norcini, Township Engineer
Jaguar Land Rover Main Line
April 10, 2019

quarties, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets).
3. §255-29.B(1) – All parking areas shall have at least one tree 2 1/2 inches minimum in caliper for every five parking spaces in single bays and one tree 2 1/2 inches minimum in caliper for every 10 parking spaces in double bays.

Sewage Facilities Planning

1. The applicant received a Sewage Facility Planning waiver from the PA DEP on March 7, 2019.

Zoning

1. §280-56.G – Not more than 65% of each lot may be covered by impervious surfaces. The existing lot coverage is 77.9% and the proposed lot coverage is 77.8%. This is a reduction of an existing nonconformity that the applicant would like to continue.

2. §280-103.B(20) – Building use other than specified in the above list require at least one parking space for 300 square feet of floor area or lot area devoted to such use, whichever is larger, except when authorized as a special exception, consistent with standards set forth for comparable buildings or uses. There are 67 existing spaces and 62 spaces proposed. In accordance with this section 203 parking spaces are required. Of the 62 parking spaces proposed, the plans indicate that 11 are showroom spaces and 2 are service spaces. The applicant appeared before the Zoning Hearing Board on March 21, 2019 and received a variance from this section.

3. §280-104.D – Uses other than those listed in this section with a total of 5,000 square feet or more of net floor area devoted to such use shall provide loading spaces adequate in the opinion of the Director of Licenses and Inspection, to accommodate the normal demands for loading and unloading incidental to the type of use proposed on the premises. The applicant has indicated in the response letter that this requirement does not apply since the existing showroom occupies 4,700 SF and the proposed showroom will occupy 3,500 SF.
4. §280-122 – All signs must be provided in conformance with this section. The applicant has indicated that all proposed signs will be submitted separately for approval.

Subdivision and Land Development

1. §255-20.B(2) – A soils map must be provided as required in this section. The applicant has indicated that this was provided on Sheet C1.3. Please clearly label the soils on Sheet C1.3.



2. §255-21.B(1)(l) – Boundaries in all adjoining properties (with names and addresses of landowners in the case of unplatted land) must be shown on the plans. This information must be shown on the plans for all adjoining parcels including the parcels located in the C-3 district and the R-6 district.
3. §255-21.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). The applicant has requested a waiver from this requirement.
4. §255-27.C(2) – Additional right-of-way and/or cartway widths may be required by the board of Commissioners in order to lessen traffic congestion, to secure safety from fire, panic and other dangers, to facilitate the adequate provisions for transportation and other public requirements and to promote the general welfare. The applicant has indicated that additional right-of-way or cartway widths are not being proposed at this time.
5. §255-29.A(2) – Parking areas shall be designed to permit each motor vehicle to proceed to and from the parking space provided for it without requiring the moving of any other motor vehicles. The existing parking area requires that cars be moved to utilize the spaces. A waiver must be requested from this requirement. The applicant appeared before the Zoning Hearing Board on March 21, 2019 and received parking relief.
6. §255-29.A(14) – No less than a five-foot radius of curvature shall be permitted for all curb lines in parking areas. The applicant has provided a note to that effect on Sheet C3.2, but this must also be shown on the plans.
7. §255-29.A(19) – All artificial lighting used to illuminate any parking space or spaces shall be so arranged that no direct rays from such lighting shall fall upon any neighboring property or streets, nor shall any high-brightness surface of the luminaries be visible from, neighboring residential properties or from a public street. The applicant has indicated that the proposed light pole has an internal house side shield. Additional information regarding the spillover must be provided.
8. §255-29.B(1) – All parking areas shall have at least one tree 2 ½ minimum in caliper for every five parking spaces in single bays and one tree 2 ½ inches minimum in caliper for every 10 parking spaces in double bays. The applicant has indicated since no new parking spaces are being added they do not believe this should be required. If it is required, the applicant will request a waiver from this requirement.
9. §255-38.B – Street trees 2 ½ inches dbh at intervals of not more than 30 feet along both sides of new street and along one or both sides of an existing street within the proposed subdivision or land development. An equivalent number of trees may be planted in an informal arrangement, subject to approval of the Board of Commissioners. The applicant



has provided 6 new street trees. Calculations must be provided on sheet C2.1 that justify 6 trees. We believe additional trees are required.

10. §255-42 – Buffer screens are provided between subdivisions and land developments and along existing streets to soften visual impact, to screen glare and to create a visual barrier between conflicting land uses. The applicant has indicated exiting landscape areas are to remain.
11. §255-43.1.E(2) – The fee for non-residential subdivisions or land developments shall be \$3,307 per 6,400 square feet of floor area (existing or proposed), or portion thereof, which is based upon the estimated value of the land that would have to be dedicated for that amount of floor area.

Stormwater Management

1. There appears to be multiple existing utilities in the same area as the proposed permeable pavers and groundwater recharge bed. Please clarify if all of these existing pipes are below the proposed recharge bed.
2. Please provide permeability/infiltration rates for the permeable pavers.
3. §245-22(A)(1)(a) – a minimum depth of 24 inches between the bottom of the BMP and the top of the limiting zone. Please provide a depth to the limiting zone and the bottom elevation of the stone subbase in the recharge bed below the permeable pavers.
4. While not a requirement, it is recommended that stormwater management systems be a minimum of 10' from building foundations.
5. 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 that time.

General

1. The cover sheet must be updated to indicate the number of pages in the revised plan set.

The applicant appeared before the Planning Commission on April 1, 2019. The Planning Commission recommended approval of the plan preliminary/final plan and any will complies and necessary improvements relating to parking and other things. The Planning Commission approval was unanimous.

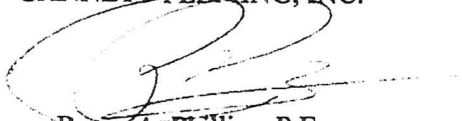
Gannett Fleming

Steve Norcini, Township Engineer
Jaguar Land Rover Main Line
April 10, 2019

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

MEMORANDUM

Date: February 25, 2019

To: Stephen F. Norcini, P.E.
Radnor Township Engineer

From: Amy Kaminski, P.E., PTOE, Gilmore & Associates, Inc.
Township Traffic Engineer

Cc: Superintendent Christopher Flanagan, Radnor Township Police Department
Kevin Kochanski, ASLA, R.L.A., Director of Community Development
John Rice, Esq. – Grim, Biehn & Thatcher
Roger Phillips, P.E., Senior Associate, Gannett Fleming, Inc.
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.
Leslie A. Salsbury, P.E., Gilmore & Associates, Inc.

Reference: 327 East Lancaster Avenue – Jaguar Land Rover Main Line
Radnor Township Escrow No. 2018-D-5
Preliminary/Final Plan Review 2
Radnor Township, Delaware County, PA
G&A No. 18-10035

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:

I. BACKGROUND

The Applicant proposes to renovate and expand a 2-story 10,461 square foot building located at 327 East Lancaster Avenue on TMP 36-02-01210-00 located in the C-3 Service Commercial District. The Applicant proposes to install two (2) one-story additions totaling in 2,914 additional square feet for an overall size of 13,375 square feet. The parking lot will also be reconfigured with a reduction in five (5) spaces. The Applicant indicates there will be no increase in the number of staff and no additional traffic is anticipated with the expansion.

II. DOCUMENTS REVIEWED

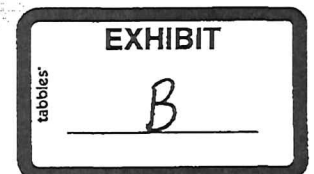
1. Preliminary/Final Land Development Plan for 327 East Lancaster Avenue prepared by Associated Engineering Consultants, Inc., prepared for Smyth Family Realty, LLC., consisting of 11 sheets, dated October 4, 2018 and last revised February 15, 2019.
2. Submission Letter prepared for Radnor Township, prepared by Associated Engineering Consultants, Inc., prepared for Smyth Family Realty, LLC., dated February 15, 2019.

III. REQUESTED WAIVERS

1. §255-12.A – The Applicant is requesting a waiver to allow a preliminary/final land development submission.

BUILDING ON A FOUNDATION OF EXCELLENCE
65 E. Butler Avenue | Suite 100 | New Britain, PA 18901
Phone: 215-345-4330 | Fax: 215-345-8606

www.gilmore-assoc.com



2. §255-21.B(1)(n) –Final plan submissions shall include all significant man-made features within 500 feet of and within the site including properties across the street. The Applicant is requesting a waiver from this requirement.

IV. ZONING ORDINANCE COMMENTS

1. §280-102.A. – As a general requirement, each use in the Township shall provide sufficient off-street parking to serve its users. Based on this section of the ordinance 13 of the identified spaces would not be considered “off-street parking to serve its users” but for the singular benefit of onsite sales and service.
2. §280-103 – The Zoning Schedule provided on Sheet C0.1 *Zoning Plan* identifies 67 existing parking spaces and 62 proposed parking spaces. Based on the plans it appears that there are only 62 existing parking spaces on the site which includes the noted 11 Interior Showroom spaces and 2 Interior Service Spaces.

The submission letter accompanying the plan set submission indicated the Applicant will seek a variance for parking relief at the Zoning Hearing Board meeting scheduled on February 21, 2019.

V. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. §255-29.A(1) – Parking facilities design standards:
 - a. The minimum stall dimensions for parking shall be 9 ½ feet by 20 feet. Verify the width for the four parking spaces adjacent and immediately north of the site driveway meet the dimensional requirements for width.
 - b. The six spaces located adjacent and immediately south of the site driveway do not appear to meet the dimensional requirements for 45° angle parking; the aisle width is required to be 18’ and the parking stalls shall be 9 ½ feet by 20 feet. Include dimensions for the parking angle, the length and width of the parking stalls and the aisle width to verify compliance with this section of the ordinance or request a waiver.
2. §255-30.E. – Off-street loading facilities shall be designed and used in such a manner as to at no time constitute a nuisance, a hazard or an unreasonable impediment to traffic. Revise the plan to clearly indicate how truck deliveries (i.e. car deliveries, FedEx and trash trucks) will navigate the site due to the proposed modifications. The existing conditions allow trucks to navigate the site via the large paved area that is proposed to be modified for a service aisle, building and parking additions. Due to the site modifications, truck turning templates shall be provided demonstrating how trucks will navigate the future site.

VI. GENERAL COMMENTS

1. Revise the color of the gore striping/van access aisle to be white throughout the length of the striped area from the building to the parking stall.

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