

**RESOLUTION NO. 2018-22
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE PRELIMINARY PLAN OF
TRUSTEES OF THE UNIVERSITY OF PENNSYLVANIA HEALTH
SYSTEM FOR PROPERTY LOCATED AT 145 KING OF PRUSSIA
ROAD IDENTIFIED AS FOLIO #36-02-01234-00**

WHEREAS, the Trustees of the University of Pennsylvania Health Systems (“Applicant”) submitted a Preliminary Land Development Plan to demolish three existing buildings on the site, and construct three new buildings and two parking structures for mixed uses which include a mixed use medical facility, hotel, and office within the Township’s PLO Zoning District (“Property”); and

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

NOW, THEREFORE, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the Penn Medicine at Radnor Preliminary Land Development Plans prepared by Pennoni Associates, Inc., consisting of twenty-six (26) sheets and dated September 29, 2017, last revised January 16, 2018 (“Plan”), subject to the following Preliminary Plan Approval conditions:

1. Compliance with the correspondence of Gannett Fleming dated February 5, 2018, a copy of which is attached hereto and incorporated herein as *Exhibit “A”*.
2. Compliance with the correspondence of Gilmore & Associates dated February 6, 2018, a copy of which is attached hereto and incorporated herein as *Exhibit “B”*.
3. Applicant shall construct all road improvements as set forth on *Exhibit “C”*. The improvements set forth on *Exhibit “C”* are a revision to the list of improvements attached to the Agreement to Accept Conditions executed by the Applicant, and *Exhibit “D”* to this resolution.
4. The Applicant shall obtain all required approvals from various agencies having jurisdiction over the Project, including, but not limited to, the Pennsylvania Department of Environmental Protection, the Delaware County Conservation District, and the Pennsylvania Department of Transportation.
5. The Applicant shall execute Development, and Financial Security Agreements and Documents (including all necessary agreements, easements, deeds, and declarations), all in a form and manner established and approved by the Township Solicitor and shall post sufficient financial security in a form acceptable to the Township.

6. Applicant shall submit to the Township Engineer for review all necessary legal descriptions and construction cost estimates of the site improvements.

7. Prior to the recording of the Plan, the Applicant shall have paid, in full, all appropriate fees applicable to this project including all outstanding legal, engineering and administrative fees, as well as any other outstanding bills from the Township's professional consultants.

8. The Applicant shall comply with all other applicable Township Ordinances with respect to sewage, stormwater management, zoning, and building codes, as well as comply with all other applicable Township, County, Commonwealth, and Federal rules, regulations, codes, ordinances, and statutes.

9. Applicant shall comply with the Agreement to Accept Conditions attached hereto and incorporated herein as *Exhibit "D"*, except as modified by this preliminary plan approval resolution with respect to required road improvements.

10. Separate land development plans shall be submitted for the proposed four-story hotel, four-story office building or 47,478 square foot parking garage as shown on the plan, attached hereto and incorporated herein as *Exhibit "E"*, to ensure compliance with the overall preliminary plan approval and conditions set forth in this resolution.

IN ADDITION to the foregoing conditions of preliminary plan approval, the Board does hereby approve the following waiver request:

1. SALDO §255-21.A(6) - The Applicant requests a waiver from the requirement that final plans be on a sheet having a minimum size of 18 inches by 30 inches and a maximum size of 24 inches by 34 inches.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 12th day of February, 2018.

RADNOR TOWNSHIP

By: 

Name: Lisa Borowski

Title: President

ATTEST: 