

**RESOLUTION NO. 2018-66
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL LAND
DEVELOPMENT PLAN OF FIRST RESOURCE BANK LOCATED AT 321
WEST LANCASTER AVENUE**

WHEREAS, First Resource Bank (“Applicant”) submitted a Preliminary Land Development Plan to renovate a 3-story medical office building to a 2,250 square foot First Resource Bank with a drive-thru located at 321 West Lancaster Avenue within the Township’s CO Zoning District (“Property”); and

WHEREAS, the Plan has been reviewed by both the Radnor Township Planning Commission and the Delaware County Planning Commission; and

WHEREAS, the Board of Commissioners of Radnor Township now intends to approve the Preliminary/Final Plan of First Resource Bank subject to certain terms and conditions.

NOW, THEREFORE, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the Preliminary/Final Land Development Plan of Inland Design, LLC consisting of twelve (12) sheets, dated April 6, 2018, subject to the following Preliminary/Final Plan approval conditions:

1. The Applicant shall comply with the July 9, 2018 Gannett Fleming review letter, a copy of which is attached hereto and incorporated herein as *Exhibit “A”*.
2. The Applicant shall comply with the July 5, 2018 Gilmore & Associates review letter, a copy of which is attached hereto and incorporated herein as *Exhibit “B”*.
3. The Applicant shall comply with all other applicable Ordinances with respect to sewage, stormwater management, zoning, building code, and all county, state, federal rules and regulations.
4. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Engineer and Township Solicitor.
5. The Applicant shall pay all required park and recreation fees prior to plan recordation.

In addition to the Preliminary/Final Plan approval conditions, the following SALDO waiver is approved:

a. Section 255-14 to allow submission of combined Preliminary/Final Plan for this project.

Approved Denied

b. Section 255-27.I(5) to allow the continuance of the existing driveway access to an arterial or major collector street.

Approved Denied

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 16th day of July, 2018.

RADNOR TOWNSHIP

By: 

Name: Lisa Borowski

Title: President

ATTEST: 



Excellence Delivered As Promised

Date: July 9, 2018

To: Steve Norcini, PE - Township Engineer

From: Roger Phillips, PE

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

RE: 321 West Lancaster Avenue
First Resource Bank – Applicant

Date Accepted: May 7, 2018
90 Day Review: August 5, 2018, extended to August 14, 2018

Gannett Fleming, Inc. has completed a review of the First Resource Bank Preliminary/Final Land Development Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The intent of the plan is to convert a former medical office building to a bank branch for First Resource Bank. The bank will contain a drive through and an ATM.

The applicant has received variances from §280-103.B(11) and §280-109. A copy of the Zoning Hearing Board decision is attached to this letter.

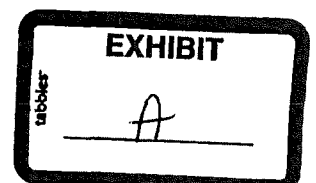
The applicant is requesting a waiver from the following:

1. §255-14 - to allow the submission of the plan as preliminary/final.
2. §255-27.I(5) – to allow a private driveway to take access to an arterial or major collector street.

Plans Prepared By: Inland Design
Dated: 04/06/2018, revised 06/12/2018

Zoning

1. §280-43.A(1) – Every lot on which a building is erected or used shall have a minimum lot area. The minimum lot area for a two-story building or less is 20,000 square feet. This an existing non-conformity that the applicant intends to continue.



2. §280-43.D – No building shall be located less than 65 feet from a street right-of-way line, less than 20 feet from a side property line nor less than 25 feet from a rear property line. These are existing non-conformity's that the applicant intends to continue.

Subdivision and Land Development

1. §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 provision for transportation and other public requirements and to promote the general welfare. This must be provided or a waiver requested.
2. §255.27.I(5) – In general, no private driveway shall take access to an arterial or major collector street. This is an existing condition and the applicant has requested a waiver.
3. §255-42.A – Buffer screens are required 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 on the plans that the 10 replacment trees that are not being planted on-site will be planted in the Windsor Road Neighborhood in locations to be coordinated by Radnor Township.

Stormwater

1. The level spreader must be a minimum of 3 feet from the property line.
2. The water service line crossing must be shown on the profile between Inlet #1 and Inlet #2.
3. 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.

The applicant appeared before the Board of Commissioners on May 14, 2018 to request a waiver of Land Development. The Board of Commissioners denied the waiver.

The applicant appeared before the Planning Commission on June 2, 2018. The Planning Commission recommended approval conditioned on the applicant addressing the comments and granting the requested waiver. Additionally, the applicant will plant 10 trees in the neighborhood. The applicant will meet with the neighbors to discuss species and location.

Gannett Fleming

S. Norcini
First Resource Bank
July 9, 2018

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 read 'R. Phillips', is written over the company name.

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





MEMORANDUM

Date: July 5, 2018

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

From: Amy B. Kaminski, P.E., PTOE

Cc: Roger A. Phillips, P.E., Gannett Fleming, Inc., Senior Associate
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.

Reference: 321 West Lancaster Avenue First Resource Bank
Preliminary as Final Land Development Review 3
Highway Occupancy Permit/Transportation Impact Assessment Review 1
Radnor Township, Delaware County, PA
G&A No. 18-01158

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

The Applicant proposes to redevelop a three-story medical office building located at 321 West Lancaster Avenue on TMP 36-01-00289-00 to a 2,250 square foot Bank with drive through services. The parcel is located in the Commercial-Office (CO) Zoning District and access to the site will be provided via one (1) full access driveway to Lancaster Avenue (S.R. 0030).

B. DOCUMENTS REVIEWED

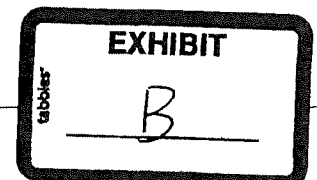
1. Preliminary/Final Land Development Plan for 321 West Lancaster Avenue, prepared by Inland Design, LLC, dated April 6, 2018, last revised June 12, 2018, 13 sheets.
2. Highway Occupancy Permit Plans for 321 West Lancaster Avenue, prepared by Inland Design, LLC, dated May 21, 2018.
3. Transportation Impact Assessment for First Resource Bank, prepared by Traffic Planning and Design, Inc., dated April 26, 2018.
4. Response to Township Consultant Letters prepared by Inland Design, LLC, dated June 12, 2018.

C. APPROVED VARIANCES

1. §280-103.B(11) – To allow a stacking length of less than twelve vehicles.
2. §280-209.A. – To allow a fence height greater than six feet.

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Phone: 215-345-4330 | Fax: 215-345-8606

www.gilmore-assoc.com



D. REQUESTED WAIVERS

1. §255-14 – To allow submission of combined Preliminary/Final plans for this project.
2. 255-27.I(5) – To allow the continuance of the existing driveway access to an arterial or major collector street.

E. SALDO REVIEW

The applicant is required to revise the preliminary as final plans to address non-compliance or request a waiver from each of the identified ordinances:

1. §255-14 – Requires the Applicant obtain separate approval for Preliminary and Final plan submissions; the Applicant intends on seeking a waiver from this requirement to allow a combined submission for Preliminary/Final plan approval.
2. §255-20.B(5)(d)[4] – This section requires the vehicular trip generation rates to be calculated utilizing SALDO Attachment 4, Township of Radnor Trip Generation Rates. The Applicant has utilized the Institute of Transportation Engineers Trip Generation Version 10 rates, which are more appropriate for this development.
3. §255-27.I(5) – In general, no private driveway shall take access to an arterial or major collector; the Applicant intends on seeking a waiver from this section of the ordinance.
4. §255-27.A(8) – Any applicant who encroaches within the legal right-of-way of a state highway is required to obtain a Highway Occupancy Permit from the Pennsylvania Department of Transportation. The Applicant has submitted an HOP application to PennDOT and continues to work through the process.
5. §255-27.H(3) – Include the clear sight triangle for the driveway access to Lancaster Avenue and add the following general note: No structure, fence, planting or other structure shall be maintained between a plane two feet above curb level and a plane seven feet above curb level so as to interfere with traffic visibility at the driveway. The property owner will be responsible for trimming any trees or vegetation to maintain a clear sight triangle.
6. §255.27.I(5) – Driveways shall be so located and designed as to provide a reasonable sight distance at street intersections Verify the available sight distances are consistent on both the Land Development plan and the Highway Occupancy Permit plan and revise as needed.
7. §255-28.B – Lancaster Avenue is identified as a Major Arterial and therefore requires a stopping sight distance of 350 feet. Revise the plans and verify a minimum of 350 feet of sight distance is available in both directions. PennDOT's requirement may differ.
8. §255-37.A. – Sidewalks and pedestrians paths shall minimize pedestrian-vehicle conflict. Include a sidewalk connection from Lancaster Avenue into the site. Pedestrians should not be required to share the driveway with vehicles.
9. §255-40.C(2) – Access and circulation for fire-fighting and other emergency equipment, moving vans, fuel trucks, garbage collection, deliveries and snow removal shall be planned for efficient operation and convenience. Revise the plans

to include truck turning templates for a garbage truck accessing the proposed dumpster and emergency vehicles circulating the site.

F. HIGHWAY OCCUPANCY PERMIT PLAN REVIEW

1. Sheet 6 of 8:
 - a. Revise the proposed driveway apron detail to include the slope of the existing roadway/full depth pavement restoration.
 - b. Revise the legend on to include the full depth pavement shown on the plans.

G. TRANSPORTATION IMPACT ASSESSMENT REVIEW

1. The Applicant shall submit a paper and electronic submission directly to the Township for both the Transportation Impact Assessment and the Highway Occupancy Permit application; an electronic submission through PennDOT's ePermitting site is an inadequate submission.
2. Verify the roadway grade along Lancaster Avenue and update Table 4 accordingly. Table 4 is inconsistent with the grades shown on Sheet 3 of the Land Development Plans.

H. GENERAL COMMENTS

1. The R1-1 stop sign and stop bar may be eliminated from the plan; Title 75 of the PA Vehicle Code; Section 3324 requires motorists to yield the Right-Of-Way to vehicles prior to entering or crossing a roadway. If the Applicant prefers to retain the stop sign and stop bar, the location of both shall be modified to provide a minimum of four feet (4') of distance between the new location and the sidewalk crossing.
2. Include a Detectible Warning Surface (DWS) on both sides of the sidewalks at the proposed driveway.
3. Sheet 3 of 13: Replace the R7-8B with an R7-8P VAN ACCESSIBLE sign.
4. Provide one-way signs (R6-1) at the beginning of the one-way aisle around the eastern and western sides of the building. Include another R5-1 DO NOT ENTER sign on the left side at the end of the drive through lane.
5. Include a stop bar along the entire length of the end of the drive through lane with the pavement legend DO NOT ENTER facing entering traffic.
6. Revise the thru pavement marking arrow located in the northeast corner with a left turn arrow.
7. Pedestrian accessible routes must be constantly maintained and open to the general public during construction; if necessary, temporary facilities or a pedestrian accessible detour route must be provided for all existing pedestrian routes along Lancaster Avenue (S.R. 0030).