

**RESOLUTION NO. 2017-47
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE FINAL LAND DEVELOPMENT
PLAN OF 427 E. LANCASTER, LLC FOR PROPERTY LOCATED AT
427 E. LANCASTER AVENUE**

WHEREAS, 427 E. Lancaster, LLC (“Applicant”) received Preliminary Land Development Plan approval to erect a multi-family residential building consisting of 22 units pursuant to Radnor Township Resolution No. 2016-48 on April 25, 2016; and

WHEREAS, the Applicant has submitted its Final Land Development Plan which 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 Final Land Development Plan of 427 E. Lancaster, LLC.

NOW, THEREFORE, be it hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Final Land Development Plan of Yohn Engineering, LLC, dated December 31, 2015, last revised January 6, 2017, subject to the following final plan approval conditions:

1. Compliance with the Gannett Fleming review letter dated February 21, 2017, a copy of which is attached hereto and incorporated herein as *Exhibit “A”*, specifically as to the following requirements:
 - a. Compliance with Section 280-36.3.G of the Township’s Zoning Ordinance with respect to building dimensions and a requirement that the Applicant meet with the Design Review Board and a requirement that the Applicant submit its plan to the Design Review Board for review.
 - b. Compliance with Section 280-105.E with respect to outdoor lighting.
 - c. Compliance with Section 280-105.F with respect to parking, loading or service areas.
 - d. Compliance with Section 208-117 as to site monument signs along Lancaster Avenue.
 - e. Compliance with the subdivision and land development comments of the Gannett Fleming review letter in Paragraphs II, 1-11.

f. Compliance with the stormwater requirements of the Gannett Fleming review letter in Paragraphs III, 1-4.

g. Compliance with general comments of the Gannett Fleming review letter in Paragraphs IV, 1 & 2.

2. Compliance with correspondence of Gilmore & Associates, Inc., dated January 27, 2017, 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, SALDO, Zoning and Building Code, and all applicable county, state, federal rules and regulations and statutes.

4. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor.

5. The Applicant shall pay a park and recreation fee in the amount of \$72,754.00 upon execution of Development and Financial Security Agreements.

6. In addition to the SALDO waiver granted as part of the preliminary plan as to Section 255.20.b(5)(d)(4) the following additional waivers as approved:

a. Section 255.3B to provide for 3 street trees in lieu of the 5 required street trees due to conflicting adjacent utilities provided that the additional street trees shall be installed at the Township's direction at alternate locations or a fee-in-lieu of be paid to the Township's tree fund.

b. Section 175-15A to permit the proposed grading along the property boundary.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 13 day of March, 2017.

RADNOR TOWNSHIP

By:



Name: Elaine P. Schaefer

Title: President

ATTEST: _____





Gannett Fleming

Excellence Delivered As Promised

Date: February 21, 2017

To: Radnor Township Board of Commissioners

From: Roger Phillips, PE

cc: Robert Zienkowski – Township Manager
Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
John Rice, Esq – Grim, Biehn, and Thatcher
Amy Kaminski, PE – Gilmore and Assoc.
Steve Gabriel - Rettew

RE: 427 E. Lancaster Avenue – Final Land Development Plan
427 E. Lancaster, LLC – Applicant

Date Accepted: February 6, 2017

90 Day Review: May 7, 2017

Gannett Fleming, Inc. has completed a review of the 427 E Lancaster Ave. Final Land Development Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor. This Plan received preliminary approval on April 25, 2016.

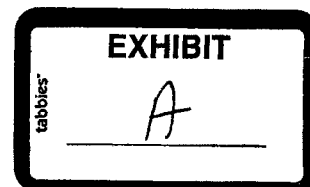
The applicant is proposing to demolish the existing buildings on the site and erect a multifamily residential building consisting of 22 units with parking located beneath the building. The project is located within the R6 Zoning District. The project is combining two parcels (.79 acres and .45 acres) into one parcel that will total 1.24 acres.

The following waivers were granted as part of the Preliminary Plan approval:

1. §255.20.b(5)(d)(4) – A modification of §255-20.b(5)(d)(4) to utilize the Institute of Transportation Engineers Trip Generation Version 9 rates.

The following conditions were placed on the preliminary approval by the Board of Commissioners dated April 25, 2016.

1. Compliance with correspondence of Gilmore & Associates, Inc. dated March 1, 2016, except that it is noted that comment C.8.e(secondary means of access to the site) does not need to be addressed.
2. Compliance with correspondence of Gannett Fleming dated March 16, 2016.



3. The applicant shall comply with all other applicable Ordinances with respect to sewage, stormwater management, SALDO, Zoning and Building Code, and all other applicable county, state federal rules and regulations and statutes.
4. The applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor. Additionally, Applicant shall comply with Ordinance 2015-22 establishing park and recreation fees to be paid contemporaneously with execution of Development agreements.
5. In accordance with §255-17.B(2) of the Subdivision and Land Development Ordinance, Applicant shall offer right-of-way for dedication along its Lancaster Avenue frontage to the Township. This road right-of-way will be conveyed and dedicated to the Township after recording of the record plan but prior to completion of the plan improvements. Applicant shall prepared a legal description and plan of the proposed right-of-way contemporaneously with execution of the development Agreements for this project.

The applicant has indicated in the Subdivision and Land Development Application that the following additional waiver is being requested:

§255.3B – To provide 3 street trees instead of the 5 required by code due to conflicting adjacent utilities.

Final Land Development Plans – 427 East Lancaster Avenue

Plans Prepared By: Yohn Engineering, LLC

Dated: 01/06/2017

I. Zoning

1. §280-36.1.F – Any development or redevelopment based on TOD shall have a minimum lot size of not less than two acres. The project proposed a combined lot size of 1.24 acres. This is an existing non-conformity that will remain.
2. §280-36.3.G – The greatest dimension on length or depth of a building shall not exceed 160 feet, except when such building contains visibly offset architectural features, subject to approval by the Design Review Board, at an angle of approximately 90°. The applicant has indicated that the Architect will meet with the Design Review Board to ensure that all requirements of the Design Review Board are met.
3. §280-105.E – All outside lighting, including sign lighting shall be directed in such a way as not to create a nuisance in any agricultural, institutional or residential district, and in every district all such lighting shall be arranged so as to protect the street or highway and adjoining property from direct glare or hazardous interference of any kind. Any luminary shall be equipped with some type of glare shielding device approved by the Township Engineer.



4. §280-105.F – No parking, loading or service areas shall be located within front yard setbacks as permitted in the case of PI, PA, PB and PLO districts. The applicant has provided a refuse pickup area in the front yard setback. The applicant must provide more information to this use. If it is the intent of the applicant to use the area of parking, loading, or service, zoning relief must be granted.
5. §280-112.C – Areas of a tract containing slopes steeper than 14% must be outlined on the plans. The applicant has indicates areas of 14%-20% and areas 20% and steeper on the plans. The applicant has indicated that the areas of steep slopes as shown on the plans do not meet the Township definition of steep slopes. The Township Zoning officer has determined that the steep slopes are exempt under §280-112.I of the code.
6. §280-117 – The applicant has proposed a site monument sign along Lancaster Avenue. Additional information on the dimensions and lighting must be provided regarding the proposed sign.

II. Subdivision and Land Development

1. §255-21.B(5)(e) – The profiles and size of the water and sewer service connections and storm sewer profiles must be provided to ensure adequate clearance.
2. §255-21.B(7) – Sewage Facilities Planning Module must be submitted.
3. §255-27.C(1) – The existing right of way and cartway for Lancaster Avenue must be clearly indicated on the plans. The applicant had indicated that they are still investigating the right of way with PennDOT.
4. §255-29.A(1) – The dimensions of a 90 degree parking space must be 9.5 feet by 20 feet. The applicant has provided “compact” parking spaces with a dimension of 9 feet by 20 feet. This must be revised or a waiver requested.
5. §255-29.A(19) – All artificial lighting used to illuminate any parking space or spaces shall be so arranged that no direct rays for such lighting shall fall upon any neighboring property or streets, nor shall any high-brightness surface of the luminaries be visible to neighboring residential properties or from a public street.
6. §255-38 – Within any land development or major subdivision, street trees shall be placed along all streets where suitable street trees do not exists. 5 street trees are required. The applicant has requested a waiver to provide 3 street trees due to locations of existing utilities.
7. §255-40.C(2) – Access and circulation for fire-fighting and their emergency equipment, moving vans, fuel trucks, garbage collection, deliveries and snow removal shall be planned



for efficient operation and convenience. This must be reviewed and approved by the Township Code Official/Fire Marshall.

8. §255-40.F(1) – Outdoor collection stations shall be provided for garbage and trash removal when individual collection is not made and indoor storage is not provided. The applicant has provided a refuse pick-up area in the front of the property and trash rooms within the proposed parking area beneath the building. An explanation must be provided as to how the trash will be moved from the trash room to the refuse pickup area.
9. §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 provided a buffer screen, but used 115 LF in the calculation instead of 140 LF. This must be revised to show the buffer based on the entire 140 LF width of the property.
10. §255-43.1.B(1) – For all residential subdivisions or land developments involving a total of four (4) or more lots and/or dwelling units, a minimum of 1,440 square feet of suitable park and recreation land shall be provided per dwelling unit within such subdivision/land development, unless the developer agrees to a fee-in-lieu of \$3,307.00 per dwelling unit (existing or proposed). The fee for this project would be \$72,754 (22 dwellings x \$3,307)
11. §255-54.B – The central water system should be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specification of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided.

III. Stormwater

1. §245-23 A.D.(1) – The design rainfall amount, P, should be revised to be 1 inch. The Water Quality Volume calculations must be revised and resubmitted.
2. The proposed stormwater layout shown on the plans must be consistent with what is shown on the detail sheet. The PCSM#1 detail on sheet 7 of 14 must be updated. The applicant must provide storm sewer profiles for the proposed 8” PVC RWC pipes running adjacent to the building. All utility crossings must be shown.
3. A detail of the proposed outlet control structures must be provided with the PCSM Details.
4. 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.



IV. General

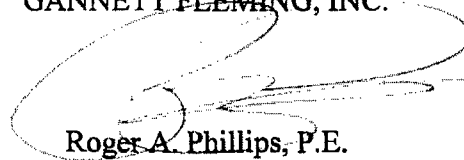
1. §175-15 A – The top or bottom edge of slopes shall be at least three feet from property or right-of-way lines of streets in order to permit the normal rounding of the edge without encroaching on the abutting property. The proposed grading along the eastern property line does not appear to meet this requirement. Additionally, the proposed grading along the south side of the sight appears to extend onto the property to the west of the site. The existing grading must be shown on sheet 5 of 14.
2. A no parking by order of the Fire Marshal sign must be placed at the turn around area at the front of the building.

The applicant appeared before the Planning Commission on February 6, 2017. The Planning Commission recommended approval of the final plans conditioned on the applicant complying with all staff comments.

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: January 27, 2017

To: Steve Norcini, P.E.
Radnor Township Public Works Director

From: Amy Kaminski, P.E. PTOE
G&A Transportation Services Manager

cc: Roger Phillips, P.E.
Gannett Fleming, Inc., Senior Project Manager
Damon Drummond P.E., PTOE,
G&A Senior Transportation Engineer

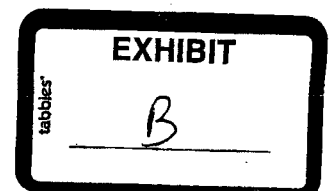
Reference: 427 E. Lancaster Avenue (TMP 36-13-384) 2015-D-11
Radnor Township, Delaware County
Final Land Development Review
G&A# 16-01107

Pursuant to your request, Gilmore & Associates, Inc. has completed a transportation review of the referenced Final Land Development Plan for the 22 unit multi-family residential development at 427 E. Lancaster Avenue. The applicant proposes to construct a 22 unit condominium development with fifty-two (52) off-street parking spaces situated on a 1.24 acre parcel located in the R-6 Zoning District. In addition, the applicant proposes to remove the existing five unit apartment building and the Radnor Family Practice/Wayne Dental Associates building currently located on the lot.

We offer the following for Radnor Township's consideration:

A. REVIEWED MATERIALS

1. Response letter prepared by F. Tavani and Associates, Inc., dated January 6, 2017.
2. Response letter prepared by Yohn Engineering, LLC, dated January 6, 2017.
3. Final Land Development Plans for 427 E. Lancaster Avenue dated December 31, 2015, revised January 6, 2017, prepared for 427 E. Lancaster, LLC, prepared by Yohn Engineering, LLC (14 sheets).
4. Highway Occupancy Permit Plans (Application No. 127163), prepared for Equitable Owner, prepared by Yohn Engineering, LLC, dated January 6, 2017, revised January 19, 2017 (14 sheets).
5. Transportation Impact Assessment prepared for 427 E. Lancaster, LLC, prepared by F. Tavani and Associates, Inc., dated January 6, 2017.



B. SUBDIVISION AND LAND DEVELOPMENT COMMENTS

The applicant shall revise the plans to address non-compliance or request a waiver from each of the identified ordinances:

1. §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 9 rates, which we believe are more appropriate for this development; therefore, we have no objection to a waiver from this requirement.
2. §255-21.B.(1)(o)[1] – Provide a dimension from the Lancaster Avenue centerline to the proposed ultimate right-of-way line. The applicant indicates the ongoing investigation of the duplicate right-of-way lines along SR 0030.
3. §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 (HOP) from the Pennsylvania Department of Transportation. The applicant has made an initial HOP submission to PennDOT.
4. §255-29.A(1) – The minimum dimension of parking stalls shall be 9 ½ feet by 20 feet.
 - i. The width for compact parking stall No. 44 is less than the required 9 ½ feet and is located next to a wall. Minimally, this width should be 9 ½ feet due to the location of the wall.
 - ii. Verify the widths of parking stalls No. 1 and 2 particularly since parked vehicular doors will be constrained by the close proximity of walls.
 - iii. Dimension the width of parking stalls No. 40 and 41 at the handicapped accessible stalls; stall No. 40 is located adjacent to a wall and accessible van doors will be constrained by the close proximity of walls.
5. §255-40.C.(2) – Access and circulation for fire-fighting and other emergency, moving vans, fuel trucks, garbage collection, deliveries and snow removal shall be planned for efficient operation and convenience.
 - i. Several truck movements indicate the wheel path will cross the centerline of the driveway and therefore encroach on the opposing lane vehicular paths. While this encroachment is considered acceptable for emergency services (fire trucks and ambulance) it is not acceptable for day to day operations and delivery trucks. Revise the Radnor Township Sanitation Truck templates to eliminate the encroachment.
 - ii. Clarify the intended use of the Refuse Pickup Area between the building and Lancaster Avenue. We do not recommend having sanitation trucks utilize this parking space during onsite operations; we anticipate the current location will create undesirable conflicts with vehicles entering and exiting the site.

C. GENERAL COMMENTS

1. The applicant should include a height clearance assembly prior to the garage entrance to warn motorists regarding the height of the garage entrance.
2. Sheet 9 of 17:
 - i. Include ONE WAY signs internally and DO NOT ENTER signs externally at the one way garage exit.
 - ii. Include R7-8 RESERVED PARKING signs at all accessible spaces.
 - iii. Provide the color and size designation for all proposed pavement markings, including centerline striping and gore areas.
 - iv. Include pavement markings for the internal circulation of the parking garage.
 - v. Revise the plans to include a directional arrow pavement marking legend along the garage one-way exit driveway.
3. Sheet 14 of 17: Construction Details: Provide a detail for the proposed EXIT ONLY sign.
4. It appears the labeling and dimensions provided along the site frontage (i.e. sidewalk) are not properly aligned. Revise the plans accordingly.
5. Revise the sidewalk transition at the western-most limit of the parcel to construct and continue the sidewalk parallel to Lancaster Avenue for the maximum extent feasible. Radnor Township recently submitted a grant application to relocate and widen the sidewalks along the north side of Lancaster Avenue (S.R. 30), immediately west of 427 E. Lancaster Avenue and continuing west to the intersection of Iron Works Way. In addition, identify the material between the face of curb and the sidewalk as grass.
6. Transportation Impact Assessment – All comments regarding the TIA have been satisfactorily addressed.