

Planning Commission
Radnor Township
Wayne, Delaware County, Pennsylvania

Thursday
June 7, 2012
7:00 P.M.

Agenda

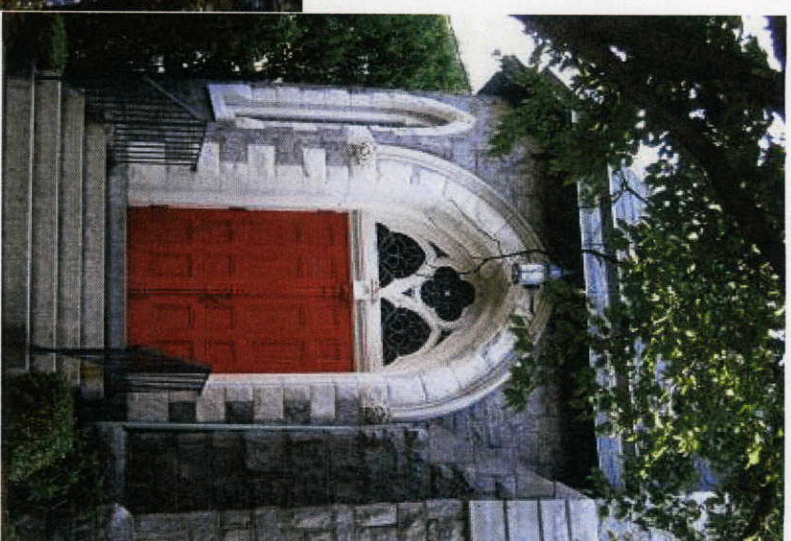
1. Presentation on Possible Amendments to the Planned Institutional Zoning District"
2. Public Participation

Radnor Twp. Institutional Zoning Update

May 2012

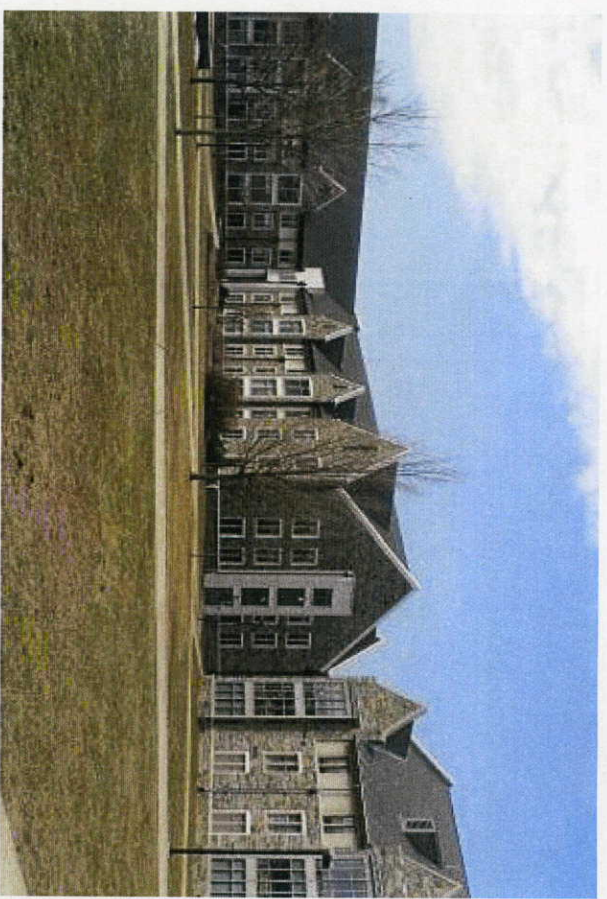
Urban Research
and
Development
Corporation
Bethlehem,
Pennsylvania

Charlie
Schmehl



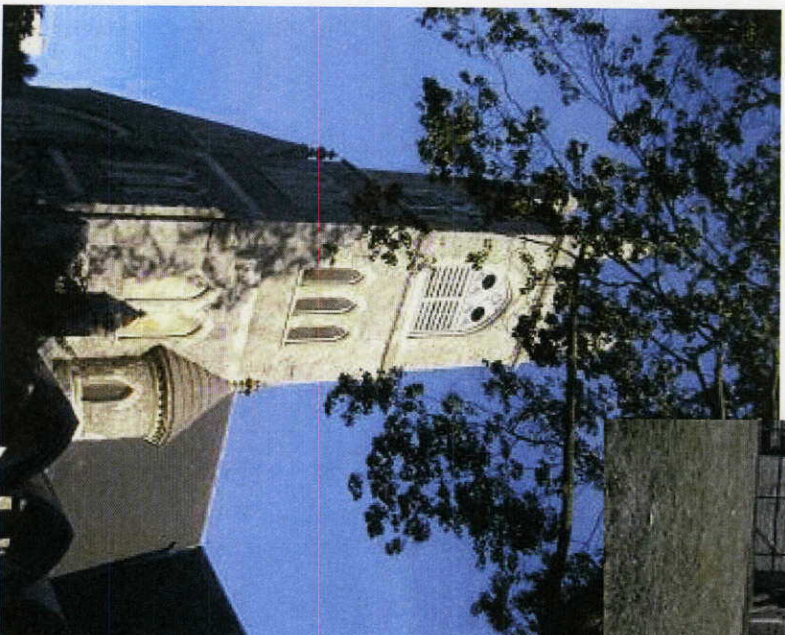
Major Institutions – All are within the Planned Institutional Zoning District:

- Cabrini College
- Eastern University
- Valley Forge Military Academy and College
- Villanova University
- Academy of Notre Dame de Namur
- Agnes Irwin School
- Barrack Hebrew Academy (American College Campus)
- Country Day School of the Sacred Heart
- Hilltop Preparatory School
- Presbyterian Children's Village
- St. Aloysius Academy



A Balance is Needed

- The goal is to have a balance between allowing institutions to adapt and improve facilities, while making sure changes occur in a way that protects residential neighborhoods and avoids transportation problems.



Student Home Zoning



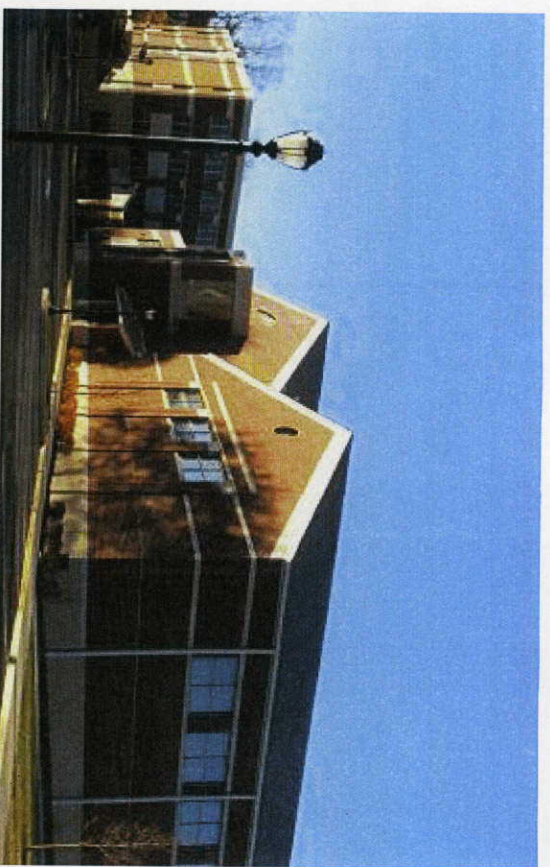
- 2011- Radnor adopted Student Home zoning restrictions. It limits new housing for 2 college students to a single family home that is 1,000 or more feet from another student home. Zoning Hearing Board approval is needed.
- Existing units housing students were allowed to continue if they were registered with the Township.

Student Home Zoning (Cont.)

- In Radnor, housing of 3 or more students in a housing unit or in dorms or fraternities is restricted to the P1 Institutional zoning district.
- Some communities vary the number of students who can live together in different settings, such as allowing 3 students per unit within larger apartment complexes in certain districts, while being very restrictive in single family detached housing neighborhoods.

Existing Zoning Districts

- All of the larger private schools and colleges are within the P1 Planned Institutional District.
- A few offices of Villanova along western part of south side of Lancaster Av. are in a Commercial Office District
- The public schools are within the PLU Public Land Use District, except Wayne Middle School is within a Wayne Business Overlay District.



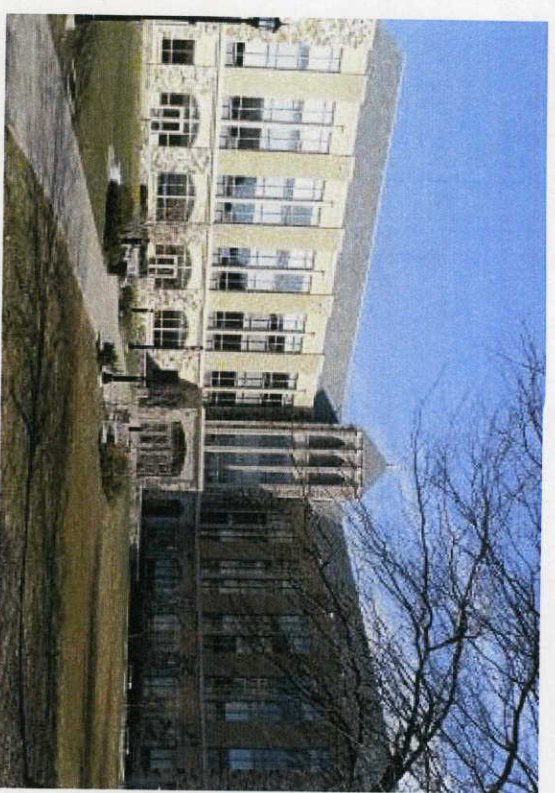
Current Institutional Zoning District



- Student housing, food services, parking structures, recreation facilities and maintenance facilities must now be setback 200 ft. from Residential Districts.
- Classroom, research and office buildings and surface parking can be 125 ft. from Residential District, because of less impacts.
- This list could be refined further.

Current Institutional Zoning District (Cont.)

- Min. 55% percent of an institutional property must be landscaped
- A traffic impact study is required for every new land development plan, which must also address pedestrians and bicyclists
- An overall 10 year campus plan is required to be updated and presented to Twp., including measures to reduce impacts



Proposed Villanova Project

- Proposal: 3 to 5 story buildings, housing for 1,160 students, new bookstore, dining, some other commercial uses, 6 story parking deck (to replace existing surface parking spaces being lost), and a performing arts center.



Proposed Villanova

Project (Cont.)

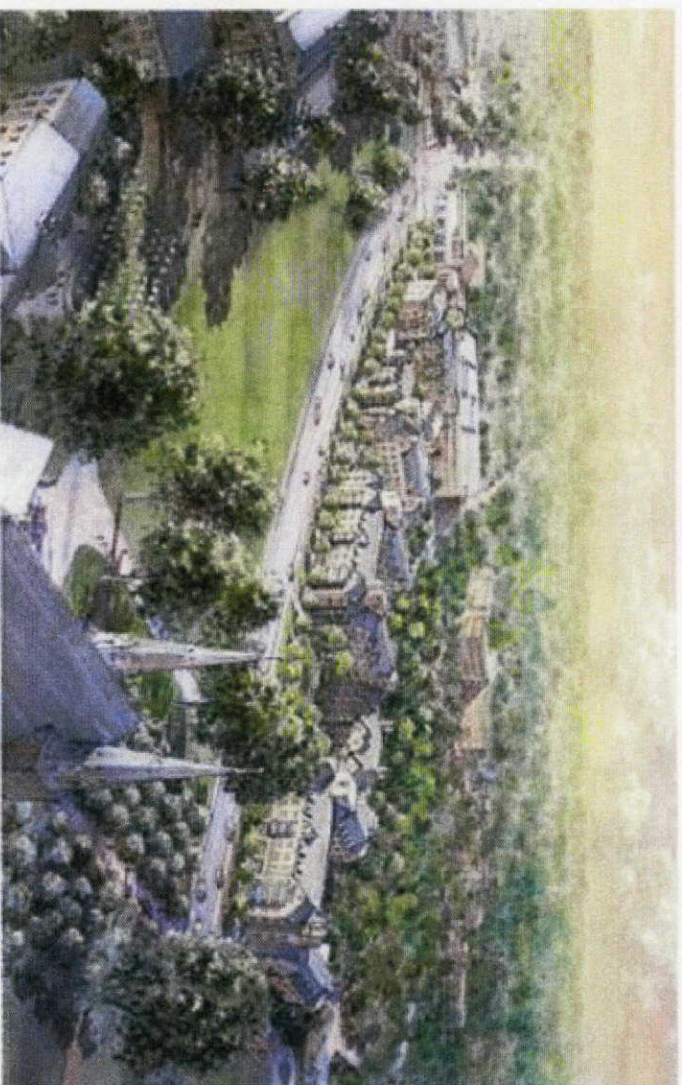
Will shift over 1,000 students out of existing housing and neighborhoods.

May reduce daytime traffic by putting more students within walking distance of classes.

Smaller building setback is proposed from Lancaster Av.

Would bookstore and other commercial uses be better placed on main campus??

Is this the right location for some 5 story buildings?

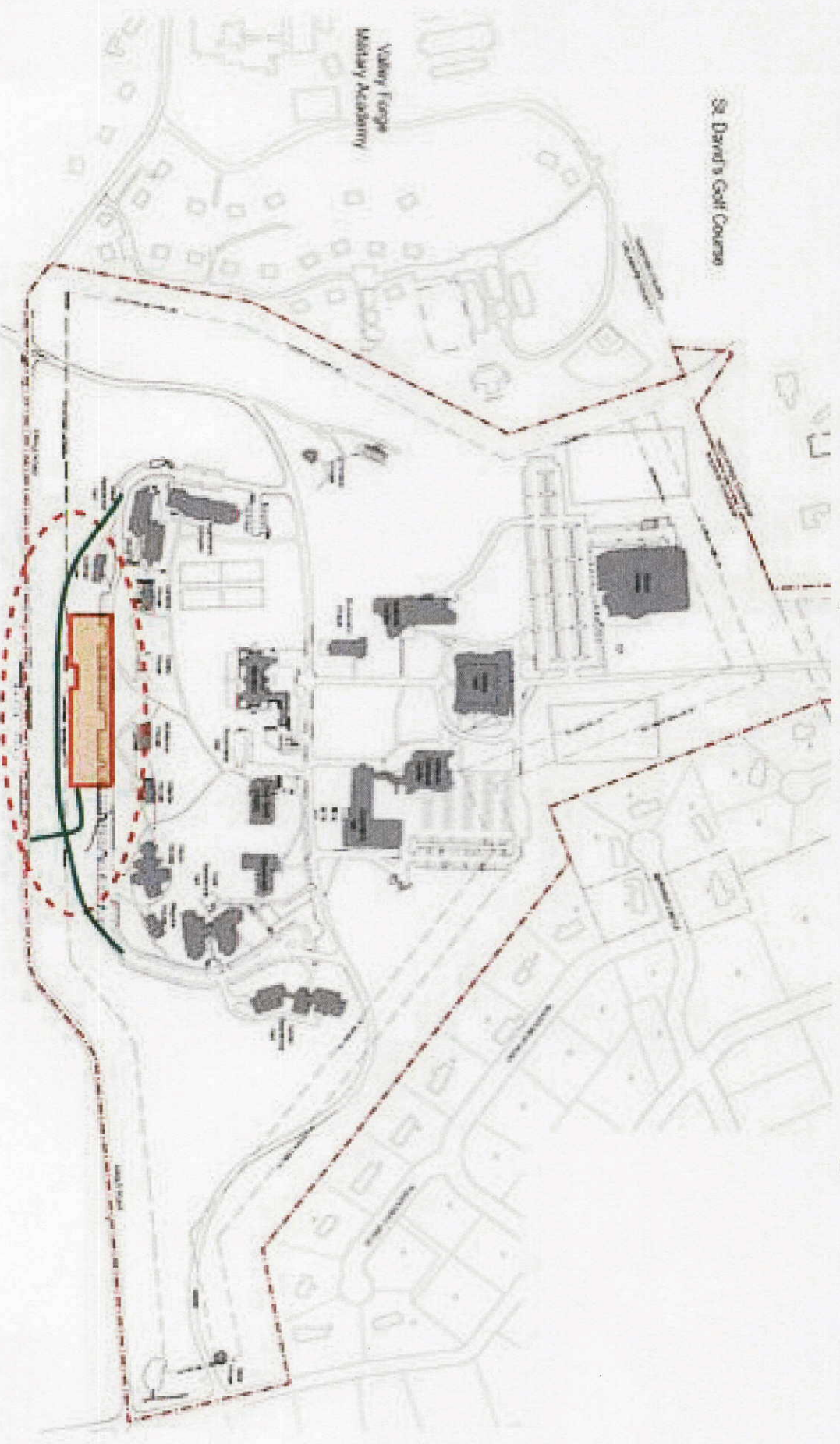


Pedestrian Crossing of Lancaster Av.

- Only one institution involves large numbers of persons crossing a major arterial road – Villanova.
- The lack of an underpass or overpass not only is a safety hazard, but also increases vehicle congestion
- Bridge works best when integrated into buildings to minimize steps and allow elevator and ADA access.



Cabrini College – New entrance on Eagle Rd.
new parking deck on edge of campus, new
science center, residence hall and fine arts center
near center of campus, plus some bldg. additions



Eastern University – New Student Center/Dining Hall Approved. Gym addition planned. Plus land purchased from VFMA&C.



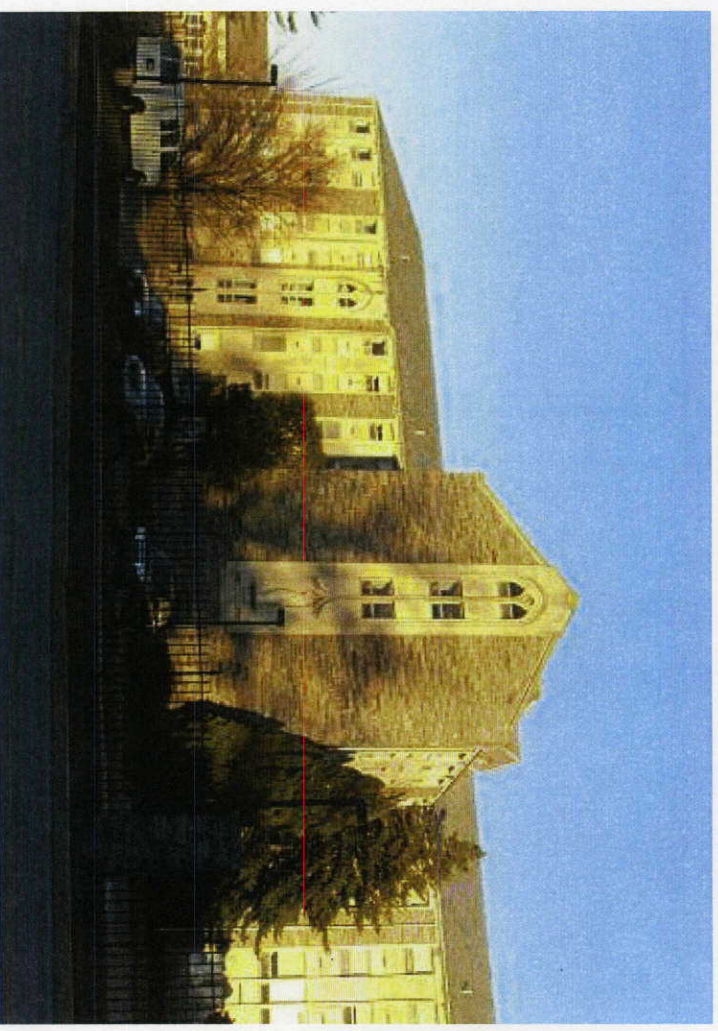
Institutional Building Heights

- Current height limit is 38 feet/ 3 stories throughout all of Institutional District.
- A taller height in areas that are not near neighborhoods would promote innovative architectural designs (vs. flat roofs), increase energy efficiency, reduce pressure to build near homes, and maximize green space and preserved trees within a campus.



Overall Approach?

- The Twp. Comp. Plan recommends holding institutions to their current P1 zoning district boundaries.
- Provide more flexibility in zoning on parts of campuses that are further from homes, and more protective measures closer to neighborhoods



Institutional Zoning Issues

- Emphasize buffer and control uses near perimeters, while allowing greater flexibility in the center of campuses
- Require an additional public meeting process, for new projects, in addition to required meetings
- Require that institutions provide advanced written notice to neighbors of new projects before the first Twp. meeting



Institutional Zoning

Issues (cont.)

Twp. Should be able to require fencing when needed for compatibility (now only outdoor rec. must be fenced).

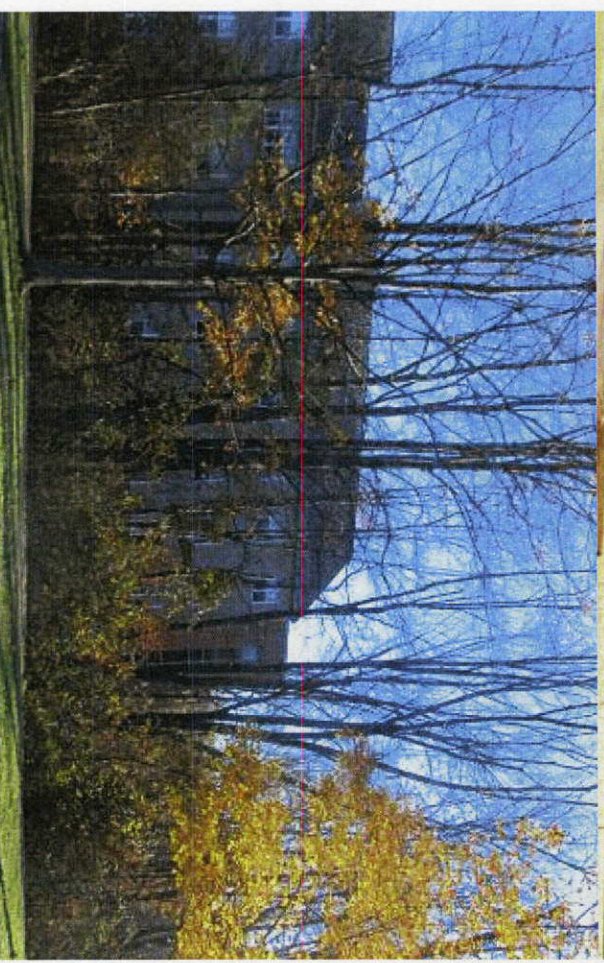
Subdivision Ord. should provide authority for Twp. To approve vehicle access points.

Should projects near residential districts need ZHB approval as a special exception use or Board of Commissioners approval as a conditional use?

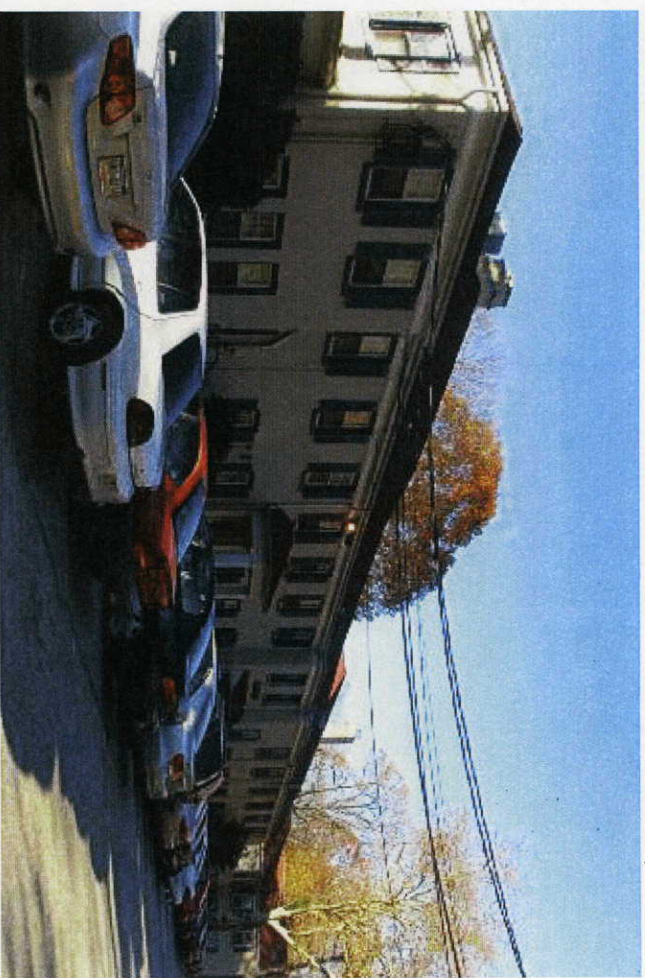


Landscaping, Buffering & Setbacks

- Promote naturalistic designs of buffer plantings and earth berms
- Intensive landscaping is critical.
- Tree preservation at edges
- Twp. Zoning has separate buffer provisions for institutional district than for rest of Twp.
- Wider and taller buffers? Now usually requires a 20 ft. wide buffer with 5 feet high evergreens and 4 foot high landscaped berm.
- Larger setbacks could be required within a large institutional campus vs. smaller setbacks on a smaller lot where there is less room



Noise Controls

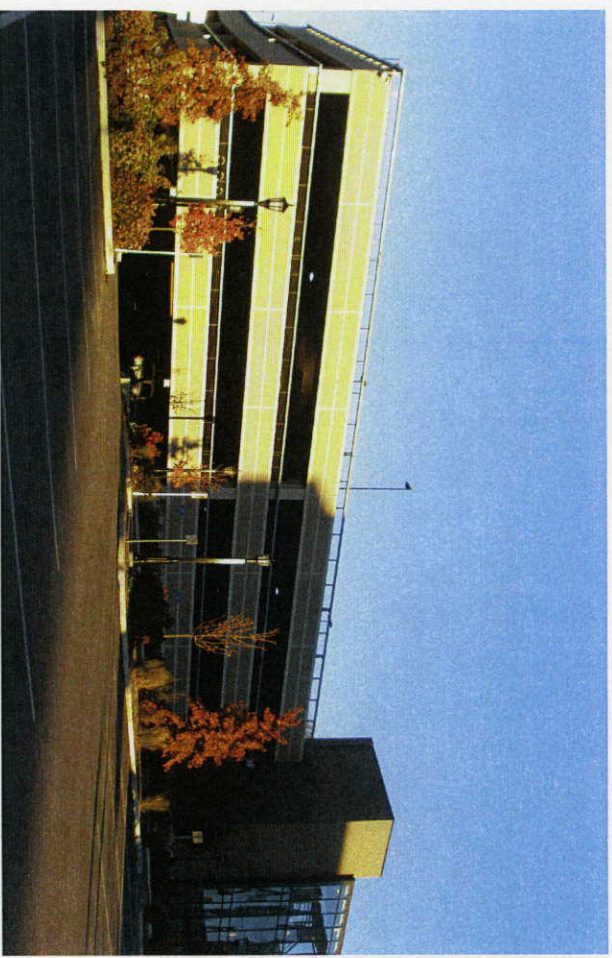


- Additional zoning provisions could control noise - particularly from amplified speakers, trash trucks and delivery trucks. A max. noise level can vary by time of day, with the strictest noise level when the noise is heard at a home during late night hours.
- Student housing regulations can also regulate noise and other behavior from unruly off-campus students, under rental housing regulations. Multiple disorderly conduct or similar police actions can result in an ordinance requirement for an eviction.

Parking

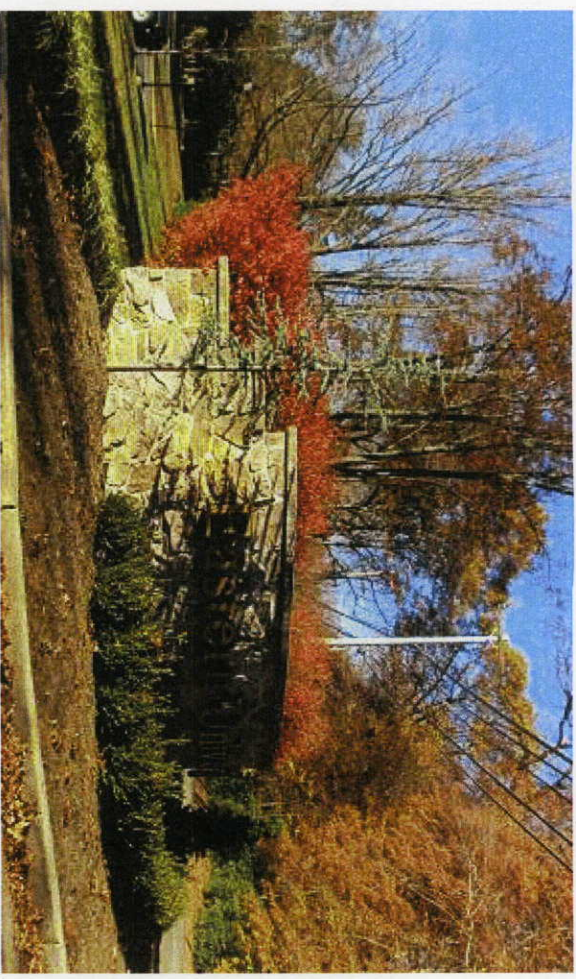
- Provide more specific parking requirements for institutional uses. There are no specific parking regs. for college uses and schools. (Good source = Institute of Transportation Engineers Parking Studies). One overall set of parking standards can apply to most types of college uses, without counting each minor use separately.

- Provide incentives for use of shuttle services and for employer subsidies for use of any public transit that is convenient.



Signs and Lighting

- The sign provisions should be updated to specifically address major institutional uses. Now, they are treated the same as commercial businesses.
- Stricter controls are needed of outdoor lighting, including late night use of recreational lighting and parking deck lighting.
- Lighting can be effectively designed, aimed and shielded to minimize spillover onto homes and glare.



Comments and Questions?

