



TREDYFFRIN TOWNSHIP PLANNING COMMISSION

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Tredyffrin Township Municipal Building ♦ Keene Hall

Thursday – April 19, 2018 – 7:00 pm

Agenda

Call to Order:

Consideration of Meeting Minutes: March 15, 2018 meeting

Old Business:

~~LD-05-2016 “Peyton’s Crossing” (Berkley Road Development, LLC) – Amended Land Development application to demolish an existing residential twin home (located on two separate lots) in order to construct eight (8) townhomes on one (1) consolidated lot. The previous Applicant received Final approval for six (6) townhomes on a similarly configured plan in December of 2016. The properties, located at 20-22 Berkley Road in Devon, are within the C-1 (Commercial) district.~~

- ~~• Application was received on August 28, 2017 – Extension has been granted through **April 19, 2018**~~

LD-05-2016 PEYTON’S CROSSING – CONTINUED UNTIL MAY 17, 2018 PLANNING COMMISSION MEETING

LD-06-2016 “Berwyn Village II / Mack Oil Redevelopment” (Stonehaven Homes, Inc.) – Preliminary/Final Land Development application to redevelop an existing commercial fuel-oil facility (a nonconforming use) into a residential community containing 18 single-family detached dwellings.

The property, located at 45 Branch Avenue in Berwyn, is located in the R-2 (Residential) and C-1 (Commercial) districts. The corresponding properties in Easttown Township are within the VT (Village Transition) and R-3 (Residence) districts.

- Application was received on November 28, 2017 – Extension has been granted through **April 30, 2018**

LD-07-2017 “Station Square Redevelopment” (Linden Lane Capital Partners) – Preliminary / Final Land Development application to consolidate three (3) parcels into one (1) parcel for the redevelopment of four (4) existing two-story office buildings. The existing structures are proposed to be demolished in order to construct one (1) new four-story mixed-use building, containing 153 apartments and first floor office space. The site will be improved with both surface and subsurface parking, stormwater management, pedestrian amenities, landscaping, lighting, and resident amenity space – including an interior courtyard and swimming pool. The property, located at 37 N. Valley Road in Paoli, is within the TCD (Town Center) district.

- This application received Conditional Use approval from the Board of Supervisors on December 5, 2016 and is subject to the corresponding conditions of approval.
- First before the Planning Commission on November 16, 2017 – Final review period expires **July 18, 2018**

New Business:

LD-03-2018 “Valley Forge Motor Court Redevelopment” (Jay Jalaram, Inc.) – Preliminary Land Development application to demolish an existing motel building for the construction of a new hotel, parking, and stormwater management improvements. The property, located at 20 West Anthony Wayne Drive in Wayne, in within the C-2 (Commercial) district.

- *Per Appeal #08-17, the Applicant has been granted a Special Exception from the Zoning Hearing Board to authorize a “hotel” use pursuant to Section, along with variances from §208-104 (Off-Street Loading) and §208-62 (Dimensional for Height).*
- *First before the Planning Commission on April 19, 2018 – Preliminary review period expires **July 18, 2018***

SKETCH – LD-04-2018 “959 Radnor Road, 969 Radnor Road, 979 Radnor Road, and 959 Fairview Avenue” (Peter M. McKenna, Thomas Hale, and TPP, LLC) – Sketch plan application to consolidate four (4) properties into two (2) lots, then construct a multifamily dwelling building on each lot with townhouses, parking, and stormwater management improvements. Per §208-145.C, this application is being reviewed in advance of appearing before the Zoning Hearing Board for a Special Exception (for single-family attached dwelling) pursuant to Section §208-33.E(4). The properties, located at 959, 969, 979 Radnor Road and 959 Fairview Road in Wayne, are within the R-4 (Residential) district.

- *Zoning Hearing Board meeting is scheduled for **April 26, 2018***

ZA-01-2016 “Institutional Overlay Amendment” (Nolen Properties) – Consider recommendation to the Board of Supervisors for zoning text amendments to the Institutional Overlay district, including modifications to the existing building and impervious coverage standards and the creation of new density allowances for “transitional areas.” The proposed amendment has been revised to reduce the requested increase in density.