



# TREDYFFRIN TOWNSHIP PLANNING COMMISSION

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Tredyffrin Township Municipal Building ♦ Keene Hall

Thursday – February 21, 2019 – 7:00 pm

**Agenda - REVISED**

### **Call to Order:**

**Consideration of Meeting Minutes:** January 17, 2019 meeting

### **New Business:**

- Recommendation to the Board of Supervisor to adopt the 2018 Subdivision and Land Development Activities Report, as required by the Municipal Planning Code.
- **SK-01 1580-1692 Russell Road – Solera Senior Living (Alterra Property Group, LLC/Russell Road Partners, LLC)** - Sketch plan review of a possible alternative redevelopment plan to the pending Preliminary Land Development Plan (LD-07-2018) for a proposed Assisted Living Facility on the site at 1580-1692 Russell Road. The sketch plan has been prepared by the Applicant to address feedback at community meetings and the 12/20/2018 Planning Commission meeting which considered the pending Preliminary Plan. The sketch plan changes the building configuration/site plan by providing for, among other things, a larger setback from Russell Road, a stepped building height of two stories for the portions of the building closest to Russell Road and three stories for the portions of the building closer to the railroad tracks, elimination of a retaining wall between the front of the building and Russell Road, and improved vehicular access into and out of the site and around the proposed building. In order to proceed with the alternative sketch plan three waivers/modifications are requested from the C 1 Commercial District design standards of Code 181-50.C as follows: (i) 181-50.C.1(c) for the length of the proposed building to exceed 160 feet; (ii) 181-50.C.1(e) for the ground floor building height to be less than 14 feet; (iii) and 181-50.C.2.(b) for the portions of the ground floor facades facing right of ways to have less than 50% transparency. The pending Preliminary Plan for the proposed Assisted Living Facility has been revised to eliminate the need for these waivers. In addition, the Township has suggested decreasing the width of the proposed sidewalk along Russell Road from six (6) feet to five (5) feet which would require a modification Code 181-46.M(4).The Applicant is willing to reduce the sidewalk width as requested if the modification is granted.

### **Old Business:**

**LD-07-2018 “1580-1692 Russell Road – Solera Senior Living”** (Alterra Property Group, LLC/Russell Road Partners, LLC) – Preliminary Land Development application; the Property consists of 5.01 gross acres and is located in the C-1 Commercial District. The applicant proposes to redevelop the Property to include the demolition of two existing office buildings and the consolidation of three separate parcels for construction of a three-story 116-unit Assisted Living Facility. The property is presently improved with two multi-story office buildings and associated off-street parking facilities.

- *Preliminary Land Development Application was originally received on October 16, 2018; resubmission received on January 22, 2019 - Extension has been granted through **February 22, 2019.***

### **Adjournment:**

~ Next Meeting ~  
March 21, 2019