



# TREDYFFRIN TOWNSHIP PLANNING COMMISSION

## TREDYFFRIN TOWNSHIP PLANNING COMMISSION

Tredyffrin Township Municipal Building ♦ Keene Hall

Thursday – October 17, 2019 – 7:00 pm

### Agenda

#### Call to Order:

Consideration of Meeting Minutes: September 19, 2019 meeting

#### Old Business:

**LD-05-2019 “Atwater Lot 11 B”** (TC Atwater Land LP) – Preliminary/Final Land Development Application proposing to develop approximately 36,218 sq. ft., 1 story office building, programming and warehouse space, 130 parking spaces and associated improvements. The property is located in the PIP Zoning District. Waivers being requested are: **181-37** [Preliminary/Final Plans]; **181-36.B(15)** [Shadow Analysis]; **181-46.I.1** [Service Street requirement]; **181-46.L.1** [Concrete Curbs]; **181-46.M(3)** [Sidewalks]; **181-50.D(1)(b)** [Building Façade]; **181-50.D.2.a** [Public Entrance Elevations] and **181-50.D.2.b** [Warehouse Setbacks]

- *First submission received May 17, 2019; second submission received July 15, 2019; third submission received September 18, 2019 – review period expires **October 18, 2019/extension letter***

**LD-04-2019 “Conestoga High School Expansion”** (Tredyffrin-Easttown School District) – Preliminary/Final Land Development Application proposing the expansion of the existing 215,900 sq. ft. building consisting of an approximately 40,500 sq. ft. two story building addition. In addition, a new surface parking facility is proposed to provide 128 spaces. A bus pull-off area is also proposed along Irish Road. The property is in the R-1 residential zoning district and the existing use is permitted by Special Exception. Stormwater management design includes 3 new subsurface infiltration basins and 2 new infiltration trenches. Waivers being requested are: **181-13** [Preliminary/Final]; **181-36.A.1** [Plan sheet size]; **181-36.A.15** [Shadow Analysis]; **181-36.B.9** [Significant Features]; **181-46.J.5** [Intersection Grade]; **181-46.M.5** [Sidewalks]; and **181-54.B.3** [Woodland Disturbance]. A separate application was previously submitted to the Zoning Hearing Board for variances that include: Building coverage, impervious coverage, buffering, various landscaping requirements, and steep slope disturbance.

- *First submission received May 20, 2019; second submission received June 26, 2019; third submission received August 16, 2019; fourth submission received September 26, 2019 – review period expires **October 31, 2019/extension letter***

**LD-03-2019 “ECHO Swedesford Associates – 400 Swedesford Road”** (Bozzuto Development Company) – Preliminary/Final Land Development application; proposing to develop and subdivide the existing

7.20-acre parcel into a proposed four (4) story 76,689 SF multi-family building with a four (4) level 32,718 SF garage. The proposal includes the installation of driveways, utilities, landscaping and stormwater management controls necessary to support the development. This property is in the C-2 Commercial District. Waiver requests are as follows: **181-12** [Preliminary/Final Plans]; **181-36.B.(5)** [Partial Waiver - Significant features within 300 ft.]; **181-46.J.6** [Partial Waiver - Egress movement]; **181-46.M.(1)** [Sidewalks]; **181-46.M.(4)** [Grass Buffer]; **181-50.C.1.e** [Ground Floor Height]; **181-50.C.2.b** [Building Transparency]; **181-52.C.(4)** [Partial Waiver – Gross Building Footprint]; **181-52.C.(4)** [Partial Waiver – Stormwater Retention Plantings]; **181-54.B.(3)** [Woodland Disturbance]

- *Preliminary Land Development Application received on April 13, 2019; Second submission (Preliminary) received June 24, 2019; third submission (Preliminary/Final) received September 19, 2019 – review period expires **January 17, 2020***

**Adjournment:**

~ Next Meeting ~  
November 21, 2019