



# TREDYFFRIN TOWNSHIP PLANNING COMMISSION

Tredyffrin Township Municipal Building ♦ Keene Hall  
Thursday – November 21, 2019 – 7:00 pm

## Agenda

### Call to Order:

Consideration of Meeting Minutes: October 17, 2019 meeting

### New Business:

**ZA-01-2019 “Historic Resource Overlay District Amendment”** (Tredyffrin Township Historical Commission) – Consider recommendation to the Board of Supervisors regarding the update to the Chapter 208 – Article XXIVA Historic Resource Overlay District in the Township’s Zoning Code to better preserve and protect its significant historical resources.

### Old Business:

**LD-02-2019 “1580-1692 Russell Road – Solera Senior Living”** (Alterra Property Group, LLC/Russell Road Partners, LLC) – Final 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. This application is distinguished as “E” Design LD Plans and the following waivers were granted at Preliminary approval: **181-50.C(1)(c)** [Building Length]; **181-50.C(1)(e)** [First Floor Height]; **181-50.C(2)(b)** [First Floor Transparency] and **181-46.M(4)** [Sidewalk Width]

- *Preliminary Land Development Application received on February 25, 2019; Final Land Development Application received June 21, 2019; second submission (Final) received July 29, 2019; third submission (Final) received October 3, 2019; fourth submission (Final) received October 22, 2019 – review period expires **November 22, 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 94 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]. 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; fifth submission received November 8, 2019 – review period expires **November 21, 2019/extension letter***

**LD-07-2019 “DSSC Chase Bank”** (Westover Companies, L.P) – Preliminary/Final Land Development Application proposing to develop a 3,028 sq. ft. Chase Bank and associated site work in the northwest corner of the Devon Square Shopping Center, located at 700 West Lancaster Avenue in Devon. The property is in the C-2 Commercial District.

- *First submission received July 12, 2019; second submission received October 3, 2019; third submission received November 5, 2019 – review period expires **November 22, 2019/extension letter***

**Adjournment:**

~ Next Meeting ~  
December 19, 2019