

For Township Use

App. # _____

TREDYFFRIN TOWNSHIP Conditional Use Application

SUBMISSION REQUIREMENTS

- ~~12 complete sets of application form, narrative and site plan.~~
- Payment of fee (See Schedule of Fees for amount).

Application deadline is **2 weeks prior to the regular meeting of the Planning Commission (usually the 3rd Thursday of the month)**. Applicants will receive a notice confirming that their plans are on the upcoming agenda.

APPLICANT/PROPERTY INFORMATION

Name and address of applicant:

**Linden Lane Capital Partners
121 S. Broad Street, Suite 1310
Philadelphia, PA 19107
Attn: Michael C. Wachs**

Phone: 215-600-2850, Ext 1
E-Mail: mwachs@lindenlanecapital.com

Will the applicant be the point of contact for Township correspondence about this plan? **No**
If no, provide name and address for the point of contact.

**David J. Falcone, Esquire
Saul Ewing LLP
1200 Liberty Ridge Drive, Suite 200, Wayne, PA 19087**

Phone: 610-251-5752
E-mail: dfalcone@saul.com

Applicant's interest in the property in question (e.g. owner, agent, lessee, etc.): **Equitable Owner**

Name of property owner: **Station Square LP, Station Square III, Ste 210, Paoli, PA 19301**

Address of property involved in the application:

(a) 37 N. Valley Road, (b) 9 E. Central Avenue and (c) 37 E. Central Avenue

Property's Tax Parcel #:

(a) 43-9L-213, (b) 43-9M-92.1 and (c) 43-9L-214

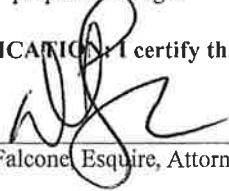
Zoning Classification:

TC-Town Center

SITE PLAN and NARRATIVE (12 copies)

1. Submit a site plan showing the layout and dimensions of the lot, location of buildings and parking, etc.
2. On separate paper, describe the following:
 - a. the present use of the property, including existing improvements on it.
 - b. the proposed use and any proposed improvements or additions to the property.
 - c. the suitability of the property for the proposed use.
 - d. zoning bonuses requested and proposed reciprocal action
 - e. how the proposed changes will impact traffic or parking in the surrounding area.

CERTIFICATION: I certify that all of the information presented in this application and all attachments is true and correct.



David J. Falcone, Esquire, Attorney for Applicant

March 18, 2016

TREDYFFRIN TOWNSHIP 1100 DuPortail Road, Berwyn, PA 19312 phone: 610-644-1400 fax: 610-993-9186 www.tredyffrin.org

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NARRATIVE TO CONDITIONAL USE APPLICATION

APPLICANT: LINDEN LANE CAPITAL PARTNERS
PROPERTY: 37 N. VALLEY ROAD
9 E. CENTRAL AVENUE
37 E. CENTRAL AVENUE

A) PRESENT USE OF THE PROPERTY:

OFFICE USE; THREE (3) TWO-STORY BRICK BUILDINGS AND ONE (1) TWO-STORY MASONRY BUILDING, PARKING

B) PROPOSED USE OF THE PROPERTY, INCLUDING EXISTING IMPROVEMENTS:

THREE (3) NEW CONSTRUCTION BUILDINGS WITH STRUCTURED PARKING WITH EACH BUILDING TO INCLUDE THE FOLLOWING USES: (i) MULTI-FAMILY DWELLING (APARTMENT HOUSE); AND (ii) DESIGNATED RENTAL SPACE FOR OFFICE; RETAIL OR PERSONAL SERVICE USES.

SUBJECT PROPERTY IS SITUATE ALONG NORTH VALLEY ROAD, EAST CENTRAL AVENUE AND FENNERTON ROAD. PROPERTY ABUTS SEPTA/AMTRAK COMMUTER RAILROAD LINE.

C) SUITABILITY OF THE PROPERTY FOR THE PROPOSED USE:

THE SUBJECT PROPERTY IS PRESENTLY ABANDONED. THE PROPERTY IS LOCATED WITHIN THE TC (TOWN CENTER) ZONING DISTRICT. PURSUANT TO THE TOWNSHIP'S ZONING ORDINANCE, PROPERTIES WITHIN THE TC ZONING DISTRICT MAY BE USED FOR A VARIETY OF USES INCLUDING MULTIFAMILY RESIDENTIAL, RETAIL, OFFICE, PERSONAL SERVICE AND STRUCTURED PARKING.

D) ZONING BONUSES REQUESTED AND PROPOSED RECIPROCAL ACTION:

IN ADDITION TO ANY OTHER RELIEF DEEMED NECESSARY BY THE TOWNSHIP, THE APPLICANT IS SEEKING CONDITIONAL USE APPROVAL PURSUANT TO SECTION 280-71 OF THE TOWNSHIP'S ZONING ORDINANCE. PURSUANT TO THE ZONING ORDINANCE, CERTAIN ZONING BONUSES MAY BE AUTHORIZED AS A CONDITIONAL USE BY THE BOARD OF SUPERVISORS UPON PRESENTATION BY THE APPLICANT OF "RECIPROCAL ACTIONS" TAKEN BY THE APPLICANT THAT FURTHER THE

OBJECTIVES AND GENERAL PLANNING CONCEPTS OF THE TOWN CENTER IN THE TOWNSHIP'S COMPREHENSIVE PLAN.

WITH RESPECT TO THE PROPOSED APPLICATION, THE APPLICANT INTENDS TO PRESENT AT THE CONDITIONAL USE HEARING THE NATURE OF THE RECIPROCAL ACTIONS IT INTENDS TO TAKE AS PART OF THIS APPLICATION. BY WAY OF EXAMPLE, THE APPLICANT INTENDS TO PROVIDE FOR A MINIMUM OF 75% OF THE REQUIRED PARKING WITH A STRUCTURED PARKING FACILITY.

SPECIFICALLY, THE APPLICANT SEEKS THE FOLLOWING CONDITIONAL ZONING BONUSES PURSUANT TO SECTION 280-71(D):

(1) **LOT AREA PER DWELLING UNIT BONUS** - FOR RESIDENTIAL OR MIXED USE BUILDINGS, THE MAXIMUM LOT AREA PER DWELLING UNIT MAY BE DECREASED TO 1,800 SQUARE FEET.

(2) **BUILDING FOOTPRINT BONUS** - ADDITIONAL GROSS FLOOR AREA OF THE GROUND FLOOR UP TO A MAXIMUM OF 25,000 SQUARE FEET FOR RESIDENTIAL OR MIXED-USE BUILDINGS.

(3) **HEIGHT BONUS** - ADDITIONAL HEIGHT UP TO A MAXIMUM OF 56 FEET FOR MIXED-USE BUILDINGS, SUBJECT TO THE FOLLOWING CONDITIONS:

(A) SETBACKS. A BUILDING SETBACK OF AN ADDITIONAL 15 FEET SHALL BE MADE FOR THAT PORTION OF THE BUILDING THAT EXCEEDS 42 FEET IN HEIGHT AND FACES THE STREET.

(B) WINDOWS. EXCEPT FOR FIRST FLOOR/GRUND FLOOR USE, THE WINDOWS FOR ALL BUILDINGS SHALL BE ALL VERTICAL IN ORIENTATION OR ALL HORIZONTAL IN ORIENTATION. WINDOWS SHALL NOT BE ARRANGED SUCH THAT VERTICAL AND HORIZONTAL ORIENTATION IS MIXED.

(C) PROXIMITY TO SINGLE-FAMILY ZONING DISTRICTS. THE BUILDINGS AT LEAST 100 FEET FROM THE PROPERTY LINE OF ANY PROPERTY IN THE R-1, R-2 OR R-3 RESIDENTIAL ZONING DISTRICT.

E) HOW WILL THE PROPOSED CHANGES IMPACT TRAFFIC OR PARKING IN THE SURROUNDING AREA:

APPLICANT HAS ENGAGED IN DISCUSSIONS WITH THE TOWNSHIP TO ADDRESS EXISTING TRAFFIC CONCERNS SURROUNDING THE SUBJECT PROPERTY. APPLICANT INTENDS TO, AS PART OF THIS DEVELOPMENT, WORK WITH THE TOWNSHIP AND THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION TO PROVIDE MITIGATION MEASURES IN THE SUBJECT AREA. WITH RESPECT TO PARKING, THE APPLICANT IS PROPOSING A STRUCTURED PARKING FACILITY AS PART OF THE DEVELOPMENT OF THE PROPERTY WHICH WILL SERVE THE RESIDENTIAL AND OTHER USES ON THE PROPERTY.