

TOWNSHIP OF LOWER MERION
Building and Planning Committee
Issue Briefing

Topic: 660 Williamson Road, Conditional Use & Preliminary Subdivision Plan

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Date: July 21, 2017

I. Action To Be Considered By The Board:

The Board of Commissioners will review and make recommendations on these pending applications.

II. Why This Issue Requires Board Consideration:

The Board of Commissioners is required to render decisions on all subdivision and conditional use applications.

III. Current Policy Or Practice (If Applicable):

The Board of Commissioners reviews subdivision and conditional use plans on a case by case basis.

IV. Other Relevant Background Information:

The Planning Commission reviewed both the Conditional Use and Preliminary Subdivision Plans at their meeting on July 10, 2017 and recommended denial of both applications. The Planning Commission recommended denial of the Conditional Use application because the applicant did not provide sufficient information regarding compliance with the specific criteria to determine if development under conventional zoning would preserve open space and natural features to an extent equal to or greater than under the Open Space Preservation District. Because the Planning Commission recommended denial of the Conditional Use application, which is the basis of the Preliminary Subdivision Plan, they also recommended denial of the Preliminary Subdivision Plan.

V. Impact On Township Finances:

While there will be an increase in tax revenue should this project be constructed, staff has not performed a detailed analysis as to the extent of the increase.

VI. Staff Recommendation:

The applicant provided additional testimony during the continued Conditional Use Hearing. The Hearing Officer determined that the applicant provided sufficient information to demonstrate that development under conventional zoning would protect open space to a degree equal to or greater

than under the provisions of the Open Space Preservation District. With a positive recommendation from the Hearing Officer on the conditional use application, staff recommends the Board approve both the Conditional Use and the Preliminary Subdivision Plan. Staff's recommended conditions of approval for the subdivision plan are listed below:

Conditional Use

1. The applicant shall obtain Conditional Use approval and shall comply with any conditions imposed on that approval. Any conditions shall be included on the Final Plan.

Land Transfer:

2. Upon approval, the development shall be limited to four lots total, including the lot with the existing house to remain, and a covenant shall be recorded prohibiting further subdivision.
3. Conventional lot lines shall be shown for the perimeter boundary of Parcel C and dotted lines shall be shown for all property lines to be extinguished on the Record Plan, Existing Site Plan and the Proposed Open Space Plan.
4. The approval of this plan is contingent upon the approval of the proposed land transfer between the applicant and the Township.

Conservation Area:

5. The applicant shall provide a deed restriction, perpetually preserving the conservation area. The deed restriction shall be subject to the approval of the Township Solicitor.
6. The maintenance plan for the conservation area shall be subject to the approval of Township staff.

New Construction:

7. Second Stage Plan approval shall be obtained from the Planning Commission and Board of Commissioners for Lots 1, 2 and 3. Proposed elevations of all new construction, including a list of materials, shall be submitted with each Second Stage Plan.
8. The mean grade of the structures shall be calculated and shown on the plan. The architectural plans shall be coordinated with and shall comply with the grading proposed with this application.

Traffic, Access & Parking:

9. A future four (4) wide sidewalk shall be shown along Williamson Road on the Final Plan to be installed when required by the Board of Commissioners. Street trees and

other improvements shall be installed in a manner that will not interfere with the future installation of the sidewalk.

10. The existing common drive allocation for the drive servicing 660 Williamson Road and the adjacent property shall be listed.
11. The total impervious surface of the common driveway shall be allocated evenly among the lots served, unless it is otherwise allocated in a recorded covenant approved by the Township and binding on the properties affected, in which case such recorded allocation shall control. Any covenant shall be subject to the approval of the Township Solicitor.
12. A radius shall be provided at the intersection of the individual drives to the common drive to improve maneuverability.
13. Dimensions of the drive widths, parking areas and hardscape features shall be provided on the plan to better define the impervious limits.

Landscape Plan:

14. Native plant material shall be provided to the greatest extent feasible.
15. All existing trees to remain shall be devined.
16. The applicant shall remove dead and declining trees from the site, including in the conservation area. Any dead tree limbs and branches shall be removed from the property and new trees shall be planted. Deadwood or damaged limbs shall be removed from trees to remain. Any existing piles of debris in the proposed conservation area shall be removed as directed by staff.
17. A revised landscape plan complying with Natural Features Code Sections 101-9 and 101-5B, Zoning Code Section 155-167.7 and conditions herein shall be prepared and sealed by a Registered Landscape Architect and submitted with the Final Plan. The plan shall be subject to the approval of staff.
18. Wooded lot calculations shall be provided. The total number of trees removed and impacted by the proposed construction shall be listed.
19. Since a perennial or intermittent stream passes through the site, a stream buffer shall be maintained to a minimum of ten (10') feet to either side of the top-of-bank of the channel. The buffer area shall provide appropriate native vegetation. Appendix H of the Pennsylvania Handbook of Best Management Practices for Developing Areas shall be used for the plant list.

Stormwater Management:

20. The location of the outflow pipes from basins on Lot Nos. 1 and 2 shall be adjusted so as to not impact trees.

21. Swales shall be shown to direct runoff around the structures as required. The swales shall be a minimum of twenty (20') feet from the structure.
22. The stormwater calculations shall be designed with a future 1,500 sq. ft. of additional impervious surface to permit expansion of outdoor living space or construction of a minor addition while still accommodating the required stormwater rate and volume controls.
23. The surface basin on Lot No. 2 shall be relocated and no grading shall be performed within the sanitary sewer easement.
24. The structural integrity of the existing culvert for the drive access to Lot No. 2 shall be verified. A report prepared by a licensed civil engineer shall be provided on the condition of the culvert. Certification of the ability to accept construction equipment and fire truck loading shall be submitted. Any improvements necessary to be performed shall be completed prior to the start of construction on Lot No. 2.
25. The during construction basin outlet structures and discharge pipe configurations on the details do not match the configuration specified on the plans or in the calculations. The Lot No. 3 basin label shall be clarified in the details.
26. The basin outlet structures shown on the detail do not clearly represent the structures analyzed in the calculations. Orifice size and invert elevation for each basin shall be shown and correspond to that used in the analysis. The outflow pipe diameter and elevation shall be shown on the plan view detail and outlet structure detail.
27. Larger soil stockpile locations shall be provided. Fill material and topsoil areas shall be provided.
28. The note shall be clarified on the plan indicating that the Township Engineer shall be notified forty-eight (48) hours prior to the installation of the seepage beds, storm piping and sanitary sewer main.
29. All inlets in non-paved areas shall be graded in a twelve (12") inch sump condition to increase the efficiency of runoff collection. Spot elevations shall be added to the plan to clarify grading.

Utilities & Easements:

30. Metes and bounds for the sanitary sewer easements shall be developed and listed on the plan.
31. All easements shall be subject to the approval of the Township Solicitor.

32. Documentation of the ability of the existing sanitary sewer to accept the additional fill and loading from the drive to Lot No. 2 shall be submitted. The line shall be inspected with video and a report submitted to the township for review.
33. The electric service lines shall not cross through the stormwater management basins. The electric lines or storm system locations shall be revised.

Construction Details:

34. The existing pool enclosure shall comply with the 2009 IRC, Appendix G. The fence shall be located on the subject property and not the area transferred to the Township.

Standard Conditions of Approval:

35. The lot area of Lots 1-4 shall reflect the updated lot areas shown on Sheet 5, dated June 5, 2017, last revised July 6, 2017.
36. The proposed property lines shall be included on the Post-Construction Stormwater Management Plan.
37. All construction-related vehicles shall be parked on-site or at a remote site not in the neighborhood. No construction-related vehicles may park on the street. This includes vehicles operated by construction workers, material suppliers, product vendors, and all construction trades engaged in the project.
38. An outdoor lighting plan, sealed by a responsible design professional, that includes illuminance patterns shall be submitted with the Final Plan. The location, luminaire type, wattage, means of control and pole height shall be indicated. Lighting shall be designed to minimize the off-site transmission of light, to shield the source of illumination and to prevent glare on adjacent properties. Exterior luminaires shall be full cut-off unless it can be demonstrated that cut-off luminaires are more appropriate and will result in less off-site light trespass. The lighting plan shall comply with Zoning Code Section 155-189.)
39. The lighting plan shall be designed to comply with the 2009 IECC or the 2007 ASHRAE Standard 90.1.
40. A copy of the revised plan shall be submitted with any changes highlighted. A letter shall also be provided with the revised plan indicating how each requested revision has been addressed in the re-submission.
41. Any changes to the approved plans shall require the submission of an as-built plan prior to the issuance of a Certificate of Occupancy. Building and Planning staff can waive this requirement if the changes are determined to be de minimus.
42. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting on the property. The address numbers shall be a

- minimum of four (4) inches (102mm) high with a minimum stroke width of 0.5 inch (12.7mm).
43. Revisions to the plan shall address the Township Engineer's July 3, 2017 review letter.
 44. The Final Plan shall be filed with the Department of Building and Planning within twelve (12) months from the date of Final Plan approval.
 45. The owner will make payment of fees and expenses of the Township's professional consultants who perform services on behalf of the Township with respect to these plans and the work contemplated thereunder and will establish and maintain with the Township those escrows for the payment of such fees required by Township Code. Owner agrees that any statement from the Township for such fees which remain unpaid for a period of 30 days may be recorded against the property as a municipal lien.
 46. The owner shall make payment of the Township Engineer's inspection fees within 30 days of presentation. A penalty of 1.5% per month will be due for late payments from the date of presentation. If any shares are not paid within 60 days of presentation, the Township may elect to suspend any outstanding permits until all pending charges are settled.
 47. The property owner(s) shall comply with all federal, state, county and applicable Lower Merion Township ordinances and laws regardless of specific mention herein.

In addition, the application requires the following relief:

- Subdivision & Land Development Code Section 135-35A(2), to create irregular lots.
- Subdivision & Land Development Code Section 135-35.A.1, to permit the depth to width ratio of proposed lots 3 and 4 to exceed 2½ to 1.