

TOWNSHIP OF LOWER MERION
Building and Planning Committee
Issue Briefing

Topic: 6 Old Gulph Road, Preliminary Open Space Subdivision Plan

Prepared By: Christopher Leswing, AICP, PP, Assistant Director, Planning

Date: July 21, 2017

I. Action To Be Considered By The Board:

The Board of Commissioners will review the Preliminary Open Space Subdivision Plan.

II. Why This Issue Requires Board Consideration:

The Board of Commissioners must approve all requests for subdivision.

III. Current Policy Or Practice (If Applicable):

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

IV. Other Relevant Background Information:

The Building and Planning Committee reviewed this plan at their meeting on July 12, 2017 at which time the applicant tabled the application at the Committee's request and granted an extension to reconsider the application at their meeting on July 26th.

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:

Staff recommends the Board approve the application subject to the conditions of approval in the attached agenda as well as any additional conditions imposed by the Board to bring the application into compliance with Township requirements. In addition, staff recommends the Board grant a partial waiver to the applicant to allow the substitution of deciduous trees for some of the required evergreen trees. This recommendation stems from the Environmental Advisory Council's review of the applicant's plan wherein they recommended that more deciduous trees rather than evergreen trees be provided on the site to enhance the ecological integrity of the landscape plan. Staff also recommends that the extent and final location of any required sidewalk be subject to the approval of staff to allow design flexibility around natural and built features.