

# **TOWNSHIP OF LOWER MERION**

## ***Building and Planning Committee***

### **Issue Briefing**

**Topic:** 250 Haverford Road, Wynnewood, Penn Wynne Elementary School, Ward 14

**Prepared By:** Chris Leswing, Director, Building and Planning Department

**Date:** July 6, 2018

#### **I. Action To Be Considered By The Board:**

To amend a condition of approval related to the time in which the modular classrooms may remain on the site.

#### **II. Why This Issue Requires Board Consideration:**

The Board of Commissioners must review and render decisions on all requests to amend conditions of approval.

#### **III. Current Policy Or Practice (If Applicable):**

N/A

#### **IV. Other Relevant Background Information:**

The Board of Commissioners approved a Waiver of Land Development Plan on March 16, 2016. The Plan showed the installation of a 4,743-square foot modular building on the property containing four classrooms. The Board also approved a Conditional Use application to hold the ten (10) parking spaces required for the classrooms in reserve.

The following condition was imposed on the Waiver of Land Development Plan:

- The modular classroom shall be removed from the site within two years of its installation. The applicant may seek an extension to this deadline by submitting a request to the Board of Commissioners prior to the two-year expiration date.

The expiration date by which the classrooms must be removed from the site is August 25, 2018. The applicant seeks to amend the condition above to allow the classrooms to remain on the site for an additional four years.

Another condition imposed on the Waiver of Land Development Plan required the applicant to submit a post development traffic study as noted below:

- The applicant shall conduct post-development observations of the afternoon queue onto Haverford Road as directed by the Township. If the queues are observed to interfere unacceptably with the traffic on Haverford Road, measures shall be developed to mitigate the queue and shall be implemented. Mitigation measures to be investigated shall include assistance of additional school district personnel with direction of pick-up activities, investigation of the expansion of the parking area and pick-up/drop-off area/location, and investigation of the reversal of the one-way traffic flow on Suffolk Lane at the PM pick-up times or some other modification of the traffic flow during those times in order to improve the conditions. Separate reviews and approvals by the Board of Commissioners shall be received if/as required.

When the initial Waiver of Land Development application was submitted, a traffic study was included. Based upon the Township Engineer's review of that study, it was noted that the queue on Suffolk Lane, which is where parent pick-up and drop-off occurs, was experiencing issues backing up close to Haverford Road and in some cases extending into Haverford Road. The Township Engineer noted that subject to the increased student population because of the installation of temporary classrooms, this could become a more constant and exacerbated problem. The Township Engineer was not concerned with this issue along Drayton Lane because the existing queue of buses did not extend near the intersection.

Prior to the post-development observations required in the above condition being completed, a nearby resident of the school asked the Township to direct the School District to conduct the observations before the end of the 2017/2018 school year and to also investigate the afternoon queue from both Suffolk Lane and Drayton Lane onto Haverford Road. The post-development observations were completed in May 2018.

To address the issues raised by the Township Engineer on Suffolk Lane, program changes were implemented in March 2016, with the concurrence of the Township Engineer, that included doubling the queue lane and increased oversight of the queue by School District staff. As a result, there are no longer vehicles queuing onto Haverford Road. No changes were required on Drayton Lane because as noted above the queue of buses did not and still do not extend near the intersection. Therefore, based upon the post-development observations, no further changes are being recommended by staff at this time.

#### **V. Impact On Township Finances:**

This application has no impact on Township finances.

#### **VI. Staff Recommendation:**

Staff recommends approval of the amendment.