

March 1, 2019

TO: Planning Commission Members

FROM: Andrea M. Campisi, Senior Planner, Building and Planning Department

SUBJECT: PRELIMINARY LAND DEVELOPMENT PLAN, 637 W. Montgomery Avenue, (aka 625 Montgomery Avenue), Bryn Mawr Presbyterian Church, Bryn Mawr, LD# 3826, Ward 10.

Proposal

The applicant, George Broseman, Esquire, on behalf of Bryn Mawr Presbyterian Church, is seeking Preliminary Land Development Plan approval for the following:

- Enclosure of an existing port cochere with the construction of a 2,261 sq. ft. building addition connecting the Ministry Center and the Sanctuary;
- Construction of an open porch with a 1,006 sq. ft. footprint on the northern side of the Education Building;
- Construction of an ADA accessible lobby entrance with a 289 sq. ft. footprint on the Education Building at the Fishers Road driveway;
- Installation of a 100 sq. ft. shed on the northern side of the Education Building;
- Installation of a contemplative garden and fountain in front of the Chapel;
- Creation of a drop-off driveway using the existing driveways on Montgomery Avenue;
- Installation of two stormwater management seepage beds; and
- Various pedestrian improvements.

The overall intent of the project is to improve access into, through and between the existing buildings and enhance the functions of the various church programs. The project will not increase of number of visitors to the site or the number of automobile trips generated to and from the site.

The proposal is illustrated on the attached set of plans that includes 10 sheets prepared by Site Engineering Concepts, LLC dated January 7, 2019, last revised February 14, 2019. A landscape plan prepared by Robinson Anderson Summers, Inc. consisting of three sheets dated February 14, 2019 was also submitted.

The following additional information was also submitted:

- A Transportation Impact Assessment prepared by F. Tavani and Associates, Inc. dated November 30, 2018.
- Historic Resource Impact Study prepared by Voith & Mactavish Architects dated November 28, 2018.
- Architectural elevations prepared by Voith & Mactavish Architects dated February 15, 2019.

Zoning Hearing Board (ZHB)

On February 21, 2019 the ZHB granted a special exception under §155-11.S(4) and/or 11.X for the proposal subject to a condition that the applicant provide buffer areas, the particulars of which are to be determined by the Township in the final plan approval process for Area 2 and Area 3 as shown on exhibits A-9 and A-11.

Environmental Advisory Council

The EAC reviewed the plan at their February 26, 2019 meeting and recommended the applicant investigate capturing and infiltrating stormwater runoff on the surface of the ground rather than beneath it. If the applicant investigated surface treatment as an option but opted not to pursue it, the EAC is interested in learning why.

Historical Commission

The property is a Class II historic resource on the Historic Resource Inventory. The Historical Commission reviewed the proposal at their February 25, 2019 meeting and recommended approval of the following:

- The Sanctuary-Activities Building link as submitted, with record drawings to be provided that clarify notes regarding paving and building materials, with the applicant to submit product data relating to those items.
- The addition and porch on the Education Building with the applicant to provide additional material and product data relating to the windows, porch and roofing materials with a request that the roofing material match the lead-coated copper found elsewhere on the campus. The Commission suggested minor modification to the scale of the proposed openings at the entrance to change the scale of the openings to more closely be sympathetic to the existing details of the building. In addition, the Commission requested clarification from the applicant regarding the treatment of the exposed stone foundation (yet to be unearthed), and clarification of the materials comprising the retaining walls.
- The contemplative garden, with additional material and product data to be provided along with a record set of the site or landscape plan indicating paving, lighting, gate, foundation, etc.

A subcommittee of the Historical Commission will review requested additional information when submitted by the applicant.

Property Description & History

The 5.4-acre parcel is bound on three sides by the following streets: Montgomery Avenue, Radnor Street and Fishers Road. The church campus includes several buildings constructed at varying times of which the sanctuary is the focal point. Other buildings include a chapel, education building, activity building, adult daycare building, staff building, two residences and parking areas. The property is listed as a Class II Resource on the Historic Resource Inventory. The church also owns several outparcels located at 119, 125, 127, 129, 140 Radnor Street and 118 and 121 Fishers Road.

Montgomery County Planning Commission Review

The County review letter is attached. The County did not identify any issues with the proposal.

Bulk & Area Requirements

The parcels are split zoned between the R3 and R7 residence districts. The following table details the bulk, area and setback requirements of the proposal:

R3/R7 Zoning Requirements*		Existing	Proposed
Minimum Lot Area	5,000	237,023 sq. ft. (5.4 acres)	237,023 sq. ft. (5.4 acres)
Lot Width (Min.)	50'	>50'	>50'
Building Area (Max.)	40%	23.3% 55,226 sq. ft.	24.5% 58,070 sq. ft.
Side Yard (Min.)	20' & 20'	20'	20'
Rear Yard (Min.)	25'	N/A**	N/A**
Impervious Surface (Max.)	50%	57.8%*** 136,999 sq. ft.	57.8%*** 136,999 sq. ft.
Building Height (Max.)	65'	74.8'	74.8'
Parking	****	135	135

*The site is split zoned between the R3 and R7 districts. The applicant is applying the boundary tolerance provisions in the Code to extend the provisions of the R7 district 100 feet into the R3 district as approved by the ZHB in prior applications.

**Because the site is bound on four sides by streets, no rear yard is required.

***Existing non-conformity that is permitted to remain.

****Parking for institutional uses is based on the largest area of public assembly which will not change as a result of this application. Therefore, no additional parking is required.

Issues

1. Pedestrian Connections

Since the property is in close proximity to commercial and other institutional uses and is within a Priority Three area on the Prioritized Pedestrian Improvement Map in the Comprehensive Plan, staff recommends that the applicant install sidewalks along those portions of Radnor Street where they do not already exist.

Sidewalks exist along the entire frontage of the property along Montgomery Avenue and Fishers Road. In addition, a portion of the frontage along Radnor Street contains a blacktop walkway that terminates in a step down to the driveway serving the residence at 127 Radnor Street. If sidewalks are added to the rest of Radnor Street, staff recommends the step be removed and the area regraded to provide a smooth transition. In addition, the existing sidewalk extending out to Radnor Street from the rear parking lot of the church (shown in the graphic) should be extended to meet the public sidewalk. If sidewalks are not installed then relief from Subdivision and Land Development Code Section 135-28 is required. Currently the applicant has not submitted a request for relief.



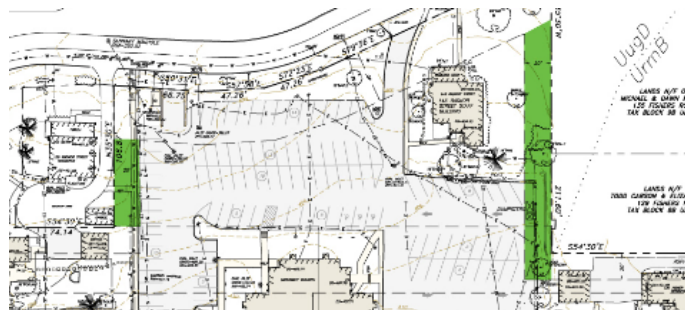
2. Landscape Plan

While the applicant has provided more than the required number of trees and shrubs, the chart on sheet 10 of the plan set is not accurate. According to staff's calculations, the following chart demonstrates the number of trees and shrubs required by the Natural Features Code. The chart on the plan should be updated to reflect the numbers below.

	Deciduous Trees	Deciduous Shrubs	Evergreen Trees	Evergreen Shrubs
Required	8	15	16	52
Provided	15	19	19	119
Surplus	7	4	3	67

In addition to the planting requirements of the Natural Features Code, the application requires the installation of street trees per Subdivision and Land Development Code Section 135-30 which requires new street trees every 30 feet on center along all public streets. The landscape plan shall be revised to show the required street trees.

The applicant must also revise the landscape plan to comply with the Zoning Hearing Board order that requires buffer areas to be installed along portions of the property that abut adjoining residences. The required buffer areas are shown to the right. Staff recommends some evergreen plant material be used in the buffer areas.



3. Relief

The applicant has request relief from the following code section:

- A. Subdivision and Land Development Code Section §135-7.A,** to not provide a Tentative Sketch Plan.

Given the scope of the proposal staff supports relief from this requirement.

4. Action

The Planning Commission must take the following actions for this application:

- A. A recommendation on the Preliminary Land Development Plan.
- B. A recommendation on the following relief:
 - a. Subdivision and Land Development Code Section §135-7.A. to not provide a Tentative Sketch Plan.