

TOWNSHIP OF LOWER MERION

Issue Briefing

Topic: 660 Williamson Road, Bryn Mawr, SD# 3785, Ward 10.

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Date: May 3, 2017

I. Action To Be Considered By The Board:

Consider for recommendation to the Board of Commissioners the applicant's request for a land transfer between his property and an adjacent owned Township property plus a pending subdivision application to create four new lots.

II. Why This Issue Requires Board Consideration:

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

III. Current Policy or Practice (If Applicable):

The Board of Commissioners reviews and approves subdivision applications on a case by case basis.

IV. Other Relevant Background Information:

The Planning Commission reviewed this application on May 1, 2017 and recommended denial of the proposed land transfer in a three to two vote. This recommendation was based on the extent of the land transfer and the location of the proposed house on Lot 2 in relation to the sledding hill. Several Planning Commission members felt that there was not a significant enough benefit to the Township to recommend approval of the land transfer.

The applicant prepared a revised plan with an adjusted lot line for the land transfer and a new house location to address the concerns raised by the Planning Commission. This plan will be presented at the Building and Planning Committee meeting.

It is also important to note that the applicant's Yield Plan shows a total of six lots where the applicant is only proposing to create four lots. In addition, the Director of Parks and Recreation visited the site to analyze the portion of Township land requested by the applicant to be consolidated into his property and agreed with it.

Staff has reviewed the proposed land transfer and finds it to be acceptable when considered with the reduced density, the open space provided with this subdivision and the applicant's agreement to no further subdivision.

V. Impact on Township Finances:

While there will be some beneficial impact to Township finances with the creation of additional lots which will result in additional tax revenue for the Township, staff has not done a detailed analysis to determine the amount of revenue.

VI. Staff Recommendation

Staff recommends that the Board approve the application subject to the conditions of approval listed below. In addition, staff recommends the following additional condition be included based on the revised plan prepared by the applicant:

“The land transfer shall be shown as depicted on the plan dated March 6, 2017, last revised May 5, 2017 prepared by Site Engineering Concepts, LLC. The open space shall be shown as depicted on the plan entitled “Proposed Conditional Use Subdivision Plan” prepared by Site Engineering Concepts, LLC with additional input from staff during the Preliminary Plan process.”

Land Transfer:

1. 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.
2. The applicant shall work with staff on the final layout of the open space during the Preliminary Plan process.
3. The applicant shall apply for and obtain conditional use approval during the Preliminary Plan process.
4. Upon approval of this Tentative Sketch Plan application, the applicant shall file an application for a Lot Line Change Plan to transfer land between the Township and the applicant and shall file a Preliminary Subdivision and Land Development Plan application for the subject property. The Lot Line Change Plan shall show the entire Township property and the Township must be a party to the application.
5. All documents related to the land transfer between the applicant and the Township shall be subject to the approval of the Township Solicitor.
6. A metes and bounds description shall be shown on the Proposed Open Space Plan for the land to be conveyed to the Township.
7. 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.

Yield Plan:

8. A revised Yield Plan shall be submitted that is based on the existing lot size and which excludes the land proposed to be transferred with the Township.

New Construction:

9. Proposed elevations of all new construction, including a list of materials, shall be submitted with the Preliminary Plan, if available.
10. 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:

11. A future four (4) wide sidewalk shall be shown along Williamson Road on the Preliminary 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.
12. The existing common drive allocation for the drive servicing 660 Williamson Road and the adjacent property shall be listed.

Landscape Plan:

13. All existing trees to remain shall be devined.
14. The applicant shall remove dead and declining trees from the site, including in the Preservation 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 proposed preservation area shall also be removed.
15. A 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 Preliminary Plan.
16. Wooded lot calculations shall be provided on the Preliminary Plan. The total number of trees removed and impacted by the proposed construction shall be listed.

Preservation Area:

17. The required amount of preservation area shall be based on the existing lot area of 581,815 sq. ft.
18. Markers shall be provided at any changes in direction and at a spacing of 100' along the edge of the Preservation Area. The locations and details of the markers shall be provided on the Preliminary Plan.
19. The bearings and distances for the Preservation Area and all easements shall be provided on the Preliminary Plan.
20. The applicant shall identify the areas classified as Common Open Space and Preservation Area on the Preliminary Plan.

21. A Maintenance and Operations Plan for the Preservation Area shall be submitted with the Preliminary Plan.
22. The plans shall be revised to show the existing features within the Preservation Area so that the Township can evaluate their impact on the proposed Preservation Area.
23. The applicant shall investigate alternative locations for the proposed utilities and shall show the locations of the existing features overlaid on the proposed utility locations.
24. The applicant shall identify how each portion of the proposed preservation area meets one or more of the criteria contained in Zoning Code Section 155-147.B.5.

Stormwater Management:

25. Erosion control measures shall be provided on the Preliminary Plan. The proposed construction access location shall be indicated. Details that conform to Township standards shall be shown.
26. Fill material and topsoil stockpile locations shall be provided on the Preliminary Plan.

Utilities & Easements:

27. The location of the existing and proposed utility services shall be provided.
28. The existing sanitary sewers shall be shown to within two hundred (200') feet of the development. All easements shall be indicated. This shall be provided with the Preliminary Plan submission.

Construction Details:

29. A fill material and topsoil stockpile location shall be shown and shall not be within the Preservation Area.

Standard Conditions of Approval:

30. 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.
31. The location of the existing and relocated Bridlewild Trail on the Township parcel to be conveyed shall be fully shown on all plans. The points of access of the relocated trail shall be consistent with the current locations.
32. Revisions to the plan shall address the Township Engineer's April 21, 2017 review letter.
33. The Preliminary Plan shall be filed with the Department of Building and Planning within twelve (12) months from the date of the Tentative Sketch Plan approval.
34. 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.

35. 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.
36. 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:

1. Subdivision and Land Development Code Section 135-35.A.2 to create lots that are irregular in shape.
2. Natural Features Code Section 101-14.A.3.e, to not submit a wetland delineation report.
3. Subdivision and Land Development Code Section 135-35.A.3 to not require side lot lines to be at right angles to the right of way and to exceed the 2.5 to 1 ratio of lot depth to width.
4. Subdivision and Land Development Code Section 135-27C.1 to not require the right of way to extend less than eight feet beyond the edge of paving.
5. Subdivision and Land Development Code Section 135-19b(8), 135-27F(4) to not align the proposed street with Amies Lane.