

TOWNSHIP OF LOWER MERION

Building and Planning Committee

Issue Briefing

Topic: TENTATIVE SKETCH PLAN – 1319 Wendover Avenue, 1315 Wendover Avenue, 1309 Wendover Avenue, 1301 Wendover Avenue, 1291 Wendover Avenue, 1295 Wendover Avenue, 1320 W. Montgomery Avenue and 1326 W. Montgomery Avenue, Bryn Mawr, Holy Child School at Rosemont, LD# 3818, Ward 6.

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Date: June 7, 2019

I. Action To Be Considered By The Board:

Approval of a Tentative Sketch Plan.

II. Why This Issue Requires Board Consideration:

The Board of Commissioners must review and approve all Tentative Sketch Plans.

III. Current Policy Or Practice (If Applicable):

N/A

IV. Other Relevant Background Information:

This application was tabled prior to the May 8, 2019 Building and Planning Committee meeting to provide additional time for staff to discuss the status of the proposed future academic building with the applicant. In previous discussions with the applicant, they indicated that the proposed academic building would not be constructed for several years upon approval of the application. Staff and the Ward Commissioner discussed concerns with the academic building being included on the plans, since there are no immediate plans to construct the building, with the applicant.

Following those discussions, the applicant has agreed to only seek approval for the academic building on the Tentative Sketch Plan. The applicant agreed to remove the academic building from the Preliminary Plan, which provides an opportunity to eliminate some of the proposed parking spaces and preserve open/green space. As a result of being shown on the approved Tentative Sketch Plan, the impervious surface allotted to the academic building will be protected from any changes to the Zoning Code for a period of five years per Section 506 of the Pennsylvania Municipalities Planning Code. Staff confirmed this with the Township Solicitor. The applicant indicated that if they plan to move forward and seek approval to construct the

academic building at some future time, they will submit a new Preliminary Plan application within five years showing the academic building.

This revised proposal provides an opportunity to preserve open space while also providing the applicant with some level of protection if they decide to build the academic building within the next five years. Staff notes that the applicant's request to file a Preliminary Plan showing the academic building more than five years from the date of the Tentative Sketch Plan approval, requires relief from Subdivision and Land Development Code Section 135-10.4.c, as noted below.

V. Impact On Township Finances:

N/A

VI. Staff Recommendation:

Staff recommends the Board of Commissioners approve the Tentative Sketch Plan subject to the following changes to the conditions as noted below:

Delete condition 4:

4. The applicant shall consider not constructing the row of 27 parking spaces closest to Wendover Avenue until such time as the proposed academic building is constructed.

New Conditions:

- A. The applicant shall investigate revising the plan to preserve the house at 1301 Wendover Avenue in lieu of constructing the proposed carriage house.
- B. The applicant shall investigate not constructing eight parking spaces closest to the carriage house and reconfiguring the circular driveway adjacent to the carriage house to enable the preservation of 1301 Wendover Avenue. The eight parking spaces shall be designated on the plans for installation at a future date and shall not be constructed during the initial construction of the project.
- C. The applicant shall circle the location of the proposed academic building on the Preliminary Plan. The Preliminary Plan shall indicate how the area will be used by the school in the interim. Details shall be included on the Preliminary Plan.
- D. The applicant shall provide the required stormwater management for the future building and any parking spaces to be removed on the Preliminary Plan.
- E. The applicant shall investigate placing a façade easement on the Class 2 Tudor building located at 1344 W. Montgomery Avenue.
- F. The proposed academic building shown on the approved Tentative Sketch Plan shall not be included on the Preliminary Plan for the remainder of the project. If the applicant desires to proceed with the proposed academic building in the future, a separate Preliminary Plan application shall be filed for that phase of the project.

Revised Condition 39:

The Preliminary Plan, **including the elements of the project shown on the approved Tentative Sketch Plan, except for the proposed academic building,** and complying with all applicable conditions of approval shall be filed with the Director of Building and Planning within twelve (12) months from the date of the Tentative Sketch Plan approval by the Board of Commissioners. **The Preliminary Plan for the proposed academic building may be filed with the Director of Building and Planning more than twelve (12) months from the date of the Tentative Sketch Plan approval by the Board of Commissioners.**

The following additional relief is required:

- a. Subdivision & Land Development Code Section 135-10.C.4, to not show the academic building on the Preliminary Plan and to allow the Preliminary Plan showing the proposed academic building to be filed with the Director of Building and Planning more than twelve (12) months from the date of the Tentative Sketch Plan approval by the Board of Commissioners.