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April 2, 2015

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MRPL 0107

Joseph Romano, Director of Code Enforcement
Marple Township
227 S. Sproul Road
Broomall, PA 19008

**RE: Zoning Map Change and Text Amendment Request
Marple Associates – Langford Run Road**

Dear Mr. Romano:

As requested, we have reviewed the following documents in connection with the referenced project:

- *“Sketch for Marple Associates” dated March 11, 2015 as prepared by Chester Valley Engineers.*
- *“Marple Associates: Illustrative Landscape Plan” dated March 11, 2015.*
- Proposed Zoning Ordinance Amendments adding a definition of Tract and adding a new Section 300.43.1 Highway Interchange District.
- PennDOT Highway Occupancy Permit No. 06084304 and Highway Occupancy Permit Supplement No. 6084304-01.

The following documents were submitted, but not reviewed at this time:

- *“Fiscal Impact Analysis” dated March 10, 2015 as submitted by Thomas Comitta Associates, Inc. and West Chester University.*
- *“Market Study” dated March 10, 2015 as submitted by Thomas Comitta Associates, Inc. and West Chester University.*

The applicant, Marple Associates, proposes to rezone an existing 30.63 acre tract of land consisting of Folio Nos. 25-00-05303-33, 25-00-05065-00, 25-00-05067-00 and 25-00-05068-00 currently zoned O-1: Office (26.77 Acres) and R-1: Residential (4.36 Acres) to a new Highway Interchange Zoning District. The area is located near the Blue Route (S.R. 0476) interchange at West Chester Pike and would be bisected by Langford Run Road.

We offer the following comments regarding the proposed zoning changes:

1. The proposed ordinance redefines "Tract" as follows:

An area of land consisting of one or more lots planned for unified commercial uses considered as a single entity for land development and as shown on one Land Development Plan, whether or not the lots are separated by a street.

Limiting "Tract" to lots *planned for commercial uses* and including *lots separated by a street* may not be appropriate for other sections throughout the ordinance that reference a "Tract." The definition should be revised to be applicable only in the proposed Highway Interchange District.

2. The Sketch Plan appears to indicate an existing residential structure to remain in the vicinity of the Vassar Road stub street but does not identify the proposed use. The stated intent of the ordinance amendment includes the provision to *provide appropriate locations for a variety of commercial/business uses* (§300-43.1 A); and, the listed *Uses By Right* (§300-43.1 B.1) do not include a category for residential land use. Should the structure be intended for continued residential use, the right should be added to the ordinance; otherwise the structure would be non-conforming in the proposed district.
3. The intent of the ordinance is also to *preserve substantial portions of environmentally sensitive areas in their existing state* (§300-43.1 A); therefore, criteria for the classification and preservation of environmentally sensitive areas should be established.
4. Regarding the Area, Bulk Regulations and Development Standards (§300-43.1 C.1):
 - a. The "Tract Area" should exclude area within rights-of-way for tracts bisected by a street
 - b. The "Maximum Building Coverage" should apply to any area, which is a separate portion of the tract that may be bisected by a street.
 - c. The "Maximum Impervious Coverage" should apply to any area, which is a separate portion of the tract that may be bisected by a street.
 - d. "Maximum Building Height" may include measurement to uninhabitable ornamental or architectural elements to be consistent with the existing zoning ordinance requirement.
5. The "Minimum Building Setback" from a street traversing the tract of 20 feet (§300-43.1 C.1.(f)) should be increased or limited to a select number of pad sites. Although the submitted plan only shows one (1) building located close to Langford Run Road, the 20-foot setback could be applied to any proposed building.
6. The parking and building setback from the tract boundary is increased to 100 and 80 feet, respectively when adjacent to a residential area (§300-43.1 C.1.(g) & §300-43.1 C.1.(i)). Also, an 80-foot landscape buffer from a residential area (§300-43.1 C.1.(j)) is specified. Reference to the abutting residential area should be described as a residential district *or an existing residential use*.

7. A lighting plan is required per §300-43.1 C.1.(o); however, specific standards for site and street lighting including illumination levels, times, height, etc. should be established.
8. Regarding the proposed "Sign" provisions:
 - a. The location of "Driveway Entrance Signs" (§300-43.1 D.1.(b)) should be prohibited within the clear sight triangle necessary for the clear view of traffic.
 - b. As submitted, the ordinance establishes separate criteria for wall mounted signs on the Primary Wall/Facade and on all other facades of a building (§300-43.1 D.1.(c)(1)(b)); however does not limit the number of wall mounted signs. Limitations for the number or total square footage of all wall mounted signs should be considered.
9. The requirement for a traffic impact study (§300-43.1 E.6) should include the provision that the extent of the traffic study is to be determined by the Township Engineer.

The following comments relate to the "*Sketch for Marple Associates*":

10. The first entrance to the smaller portion of the tract located on the East side of Langford Run Road closest to West Chester Pike is a right in/right out movement. As currently shown, the design of the entrance does not fully restrict a left turn from Langford Run Road. A physical barrier to prevent the possibility of a left turn at this location should be provided.
11. Regarding proposed parking:
 - a. The parking tabulation does not include the unmarked "building" adjacent to the proposed convenience store. Should a building be proposed for this area, additional parking would be required to support the use.
 - b. Parking should be dispersed proportionally to the uses on each portion of the tract; whereby adequate parking spaces should be provided on each side of Langford Run Road to support the retail/supermarket on the west side and convenience store/retail on the east side.
 - c. Based on the proposed square footage for the Retail/Office building on the west side of Langford Run Road, a total of 80 parking spaces are required; however 21 lower level structure parking spaces are shown. The number of spaces provided in close proximity to the building should be closer to the number of spaces required.
12. The proposed access to and use of the existing split level dwelling near Vassar Road should be provided.
13. The circulation and turning movements for trucks accessing the site from West Chester Pike and Lawrence Road will be required during land development.
14. Adequate provisions for pedestrian access and circulation through the site should be provided to establish a walkable connection to the surrounding residential neighborhoods, defined walking paths between the proposed uses on the site, and/or passive recreational use of the open space within the conservation easement.

15. Calculations for the anticipated sewer capacity is necessary for submission of a complete Sewage Facilities Planning Module to the Radnor-Haverford-Marple Sewer Authority and DEP.
16. The project is subject to the following stormwater management requirements:
 - a. Groundwater recharge equal to 1-inch of rainfall over all proposed impervious surface is required. (§257-20.A(2)(b))
 - b. Water quality treatment shall be provided for the proposed disturbed area. (§257-21)
 - c. The property is in the Darby-Cobbs Creeks watershed B-2 management district, whereby peak runoff rate reduction is required. (§257-23)
 - d. A soils evaluation and infiltration testing is required to be performed to determine the suitability of infiltration facilities. (§257-20.B)
17. The applicant is reminded that the following may be need to be filed with the Township in accordance with application for Preliminary/Final Plans and prior to any construction:
 - a. Land Development/Improvement Securities Agreement, approved by the Township solicitor.
 - b. Sewage Facilities Planning Module, or an exemption.
 - c. A sewer connection permit, grading permit and any necessary building permits required by the Marple Township Department of Code Enforcement.
 - d. A Highway Occupancy Permit from PennDOT.
 - e. NPDES/Erosion and Sediment Pollution Control Permit from Delaware County Conservation District/DEP.
 - f. An Operations and Maintenance Agreement with the Township covering all stormwater controls and BMPs in accordance with §257-33.

If you have any questions or concerns, please feel free to contact the undersigned.

Sincerely,



Joseph A. Mastronardo, PE
Senior Engineer
PENNONI ASSOCIATES INC.
Township Engineer

LSN/JAM/

cc: Anthony Hamaday, Township Manager
Adam Matlawski, Esq., Township Solicitor ✓
Joseph A. Damico, Jr., Esq., Petrikin, Wellman, Damico, Brown & Petrosa
Neal J. Camens, PE, Chester Valley Engineers