

May 26, 2017

**TO:** Planning Commission Members  
**FROM:** Christopher Leswing, PP, AICP, Assistant Director, Planning  
**SUBJECT:** Land Development Application Activity Update (January 2017- June 2017)

### Background

Staff has been asked to provide an update on recent land development activity by various civic groups. The purpose of this update is to share this information with the Planning Commission. Twenty-five (25) applications have been reviewed by the Planning Commission and/or the Board of Commissioners since January 2017. The applications have involved a variety of land uses (Table 1).

Cumulatively, the applications involve the proposed development of nearly 55,000 square feet of new retail space, 59,000 square feet of new institutional space, 13 new single-family homes, and 289 new multifamily units (Table 2). Nearly all the new commercial space is proposed in two separate mixed-use developments in the Ardmore MUST District with ground floor retail and upper story residential units. It is anticipated that the five (5) tentative sketch applications will be followed by preliminary land development applications later this year if they are approved. A more detailed summary of land development activity will be provided at the end of the year.

Use	Second Stage Plan	Waiver Plan	Amendment Plan	Preliminary Subdivision	Tentative Sketch	Preliminary Land Development	TOTAL
Institutional	0	4	1	0	1	3	<b>9</b>
Single-Family	2	0	2	4	1	0	<b>9</b>
Multifamily	0	0	1	0	1	1	<b>3</b>
Mixed-Use	0	0	0	0	2	0	<b>2</b>
Commercial	0	1	1	0	0	0	<b>2</b>
<b>Total</b>	<b>2</b>	<b>5</b>	<b>5</b>	<b>4</b>	<b>5</b>	<b>4</b>	<b>25</b>

### Description of Applications:

**Second Stage Plans** show the physical location of improvements on properties that had been subdivided.

**Waiver Plans** typically involve minor additions or temporary improvements (i.e. modular classrooms).

**Amendment Plans** involve an amendment to a previously approved plan, and may include a revision to a condition of approval.

**Preliminary Subdivisions** involve the subdivision of a property. If the location of the proposed improvements are not shown at the time of the preliminary subdivision, a second stage plan is typically required. For the purposes of this report lot line changes are included with the preliminary subdivisions.

**Tentative Sketch Plans** are required when the development equals or exceeds eight dwelling units or five acres or when the plan includes nonresidential development. This requirement may be waived by the BOC. An approved tentative sketch plan is followed by a preliminary land development plan.

Commercial (sq. ft.)	Institutional (sq. ft.)	Residential (units)	
		Single-Family	Multifamily
54,536 s.f.	58,907 s.f.	13	289

**TABLE 3: INVENTORY OF 2017 LAND DEVELOPMENT APPLICATIONS (JAN-JUN)**

Project Name	Address	Village	Ward	Application Type	Commercial	Institutional	Residential Units	
					Square Feet	Square Feet	Single Family	Multi-family
<b>INSTITUTIONAL APPLICATIONS</b>								
Torah Academy	742 Argyle Road	Wynnewood	8	WP	0	555	0	0
Cynwyd Club	332 Trevor Lane	Bala Cynwyd	9	PLD	0	1,917	0	0
Lankenau Hospital	100 Lancaster Avenue	Wynnewood	7	PLD	0	32,151	0	0
Bryn Mawr College	101 N. Merion Avenue	Bryn Mawr	10	AP	0	3,784	0	0
Rosemont College	Avenue	Bryn Mawr	6	TS	0	20,500	0	0
Beaumont (New Parking)	601 N. Ithan Ave	Bryn Mawr	11	PLD	0	0	0	0
Bala Cynwyd Middle School (Temporary Classrooms)	510 Bryn Mawr Ave	Bala Cynwyd	13	CU/WP	0	0	0	0
				WP	0	0	0	0
West Laurel Hill Cemetery (Orthodox Jewish Graves)	215 Belmont Ave	Bala Cynwyd	9	WP	0	0	0	0
<b>TOTAL INSTITUTIONAL</b>						<b>58,907</b>		
<b>RESIDENTIAL AND MIXED-USE APPLICATIONS</b>								
<b>Single-Use Residential</b>								
The Palmer	6 Lancaster Avenue	Wynnewood	7	PLD	0	0	0	22
Howard Road Subdivision	417 Howard Road	Gladwyne	2	SS	0	0	1	0
	421 Howard Road	Gladwyne	2	SS	0	0	1	0
Righters Ferry Apartments (Relocation of approved stormwater system)	335 Righters Ferry Road	Bala Cynwyd	9	AP	0	0	0	0
Williamson Road Open Space Subdivision	660 Williamson Road	Bryn Mawr	10	TS	0	0	3	0
Montgomery Avenue Subdivision	111 W. Montgomery Avenue	Ardmore	5	PS	0	0	4	0
Cross Properties	9-11 Union Avenue and Cynwyd Road	Bala Cynwyd	9	TS	0	0	0	74
Old Gulph Road Open Space Subdivision	6 Old Gulph Road	Gladwyne	5	PS	0	0	2	0
Heckamore Avenue Subdivision	27 Heckamore Avenue	Bala Cynwyd	9	PS	0	0	2	0
Revere Road	532 General Lafayette Road	Merion Station	13	LLC	0	0	0	0
				AP	0	0	0	0
Thistlegreen	1632 Old Gulph Road	Villanova	6	AP	0	0	0	0
<b>SUB-TOTAL RESIDENTIAL UNITS</b>					<b>0</b>	<b>0</b>	<b>13</b>	<b>96</b>
<b>Mixed-Use Residential</b>								
Target (Mixed-Use)	104-120 Lancaster Avenue	Ardmore	4	TS	35,000	0	0	35
Suburban Square	75 St James Place	Ardmore	5	TS	19,311	0	0	158
<b>SUB-TOTAL</b>					<b>54,311</b>	<b>0</b>	<b>0</b>	<b>193</b>
<b>TOTAL RESIDENTIAL UNITS</b>							<b>13</b>	<b>289</b>
<b>COMMERCIAL APPLICATIONS</b>								
Aqua	762 Lancaster Avenue	Bryn Mawr	4	WP	225	0	0	0
Dental Office	141-147 W. Montgomery Avenue	Bala Cynwyd	13	AP	0	0	0	0
<b>TOTAL COMMERCIAL</b>					<b>54,536</b>			

## Description of Land Development Applications Considered (January 2017 – June 2017)

### January PC/BOC Applications

1. **WAIVER OF LAND DEVELOPMENT PLAN – 742 Argyle Road, Torah Academy, Wynnewood, W-16-003, Ward 8.** A proposal to construct a security vestibule with a 555 square foot footprint. **Approved by BOC 1/18/17**
2. **PRELIMINARY LOT LINE CHANGE PLAN – 525 Revere Road & 532 General Lafayette Road, Merion Station, SD# 3777, Ward 13.** A proposal to consolidate three parcels located at 532 General Lafayette Road and to transfer 6,117 sq. ft. from 532 General Lafayette Road to 525 Revere Road. **Approved by BOC 1/18/17**
3. **PRELIMINARY LAND DEVELOPMENT P00LAN – 332 Trevor Lane, Cynwyd Club, Bala Cynwyd, LD# 3778, Ward 9.** A proposal to remove three existing tennis courts and construct two in-ground swimming pools and a 1,917 square foot addition to the existing building. **Approved by BOC 1/18/17**
4. **AMENDMENT PLAN – 1632 Old Gulph Road, Thistlegreen, Villanova, LD#3703, Ward 6.** Amendment plan showing the conversion of 6,917 square feet of land that was previously in Lot 1 to common open space. **Approved by BOC 1/18/17**

### February PC/BOC Applications

5. **PRELIMINARY LAND DEVELOPMENT PLAN – 601 N. Ithan Avenue, Beaumont at Bryn Mawr, Bryn Mawr, LD# 3779, Ward 11.** A proposal to construct 42 new parking spaces. **Approved by BOC 2/15/17**
6. **PRELIMINARY LAND DEVELOPMENT PLAN – 100 Lancaster Avenue, Lankenau Hospital, Wynnewood, LD# 3773, Ward 7.** A proposal to construct a one-story addition to the existing emergency department containing a 32,151 sq. ft. footprint and a two deck parking structure containing 97 parking spaces. **Approved by BOC 2/15/17**
7. **AMENDMENT PLAN - 101 N. Merion Avenue, Bryn Mawr College, Bryn Mawr, LD# 3755, Ward 10.** Construction of a 3,784 square foot, two-story addition to the Park Science Center, and the construction of a future elevator addition and changes to the walkway system providing access to the building. **Approved by BOC 2/15/17**
8. **AMENDMENT PLAN - 141, 145 & 147 W. Montgomery Avenue, Bala Cynwyd, W-15-002, Ward 13.** Amend condition to reads as follows: "The applicant shall work with staff on the placement and species of landscaping along the rear property line." **Approved by BOC 2/15/17**

### March PC/BOC Applications

9. **PRELIMINARY LAND DEVELOPMENT PLAN – 6 Lancaster Avenue, The Palmer, Wynnewood, LD# 3768, Ward 7.** A proposal to construct a four-story, 22-unit apartment building with a 12,520 sq. ft. footprint. Parking for the units is located beneath the building at grade and in a surface parking lot behind the building. **Approved by BOC 3/15/17**
10. **TENTATIVE SKETCH PLAN – 104, 108, 114 & 120 W. Lancaster Avenue, Ardmore, LD# 3780, Ward 4.** A proposal to demolish the existing car wash, consolidate the four parcels and construct a five-story, mixed-use building with a 27,268 square foot footprint containing 35,000 square feet of retail space and 35 apartments above. **Approved by BOC 5/17/17**

## April PC/BOC Applications

11. **CONDITIONAL USE & WAIVER OF LAND DEVELOPMENT PLAN – 510 Bryn Mawr Avenue, Bala Cynwyd Middle School, Bala Cynwyd, W-17-002, CU# 3783, Ward 13.** A proposal to install a modular building containing six class rooms. The applicant seeks Conditional Use to hold the required 12 parking spaces in reserve. **Approved by BOC 4/19/17.**
12. **SECOND STAGE PLAN - 417 Howard Road, Gladwyne, Lot 2, SD# 3770, Ward 2.** A proposal to construct a 2,411 sq. ft. single family dwelling on the existing lot. **Approved by BOC 4/19/17**
13. **SECOND STAGE PLAN – 421 Howard Road, Gladwyne, Lot 1, SD# 3770, Ward 2.** A proposal to construct a 2,610 sq. ft. single family dwelling on the existing lot. **Approved by BOC 4/19/17**
14. **AMENDMENT PLAN – 335 Righters Ferry Road, Bala Cynwyd, SD# 3690AA, Ward 9.** A proposal to amend a plan for a five-story apartment building containing 210 apartments. **Approved by BOC 4/19/17.**
15. **AMENDMENT TO A CONDITION OF APPROVAL - 525 Revere Road & 532 General Lafayette Road, Merion Station, SD# 3777A, Ward 13.** Amend a condition to read as follows:  
“Sidewalks shall be noted to be repaired/replaced as directed by the Township. Installation of sidewalks along Revere Road shall be deferred.” **Approved by BOC 4/19/17**
16. **WAIVER OF LAND DEVELOPMENT PLAN- 510 Bryn Mawr Avenue, Bala Cynwyd Middle School, Bala Cynwyd, W-17-002, Ward 13.** Installation of a modular building containing six class rooms. Twelve parking spaces are shown but the applicant obtained Conditional Use approval to hold the spaces in reserve. **Approved by BOC 4/19/17**
17. **WAIVER OF LAND DEVELOPMENT PLAN-215 Belmont Avenue, West Laurel Hill Cemetery, Bala Cynwyd, Ward 9, W-17-003.** Develop approximately .6 acres of the “Mayfair Area” of West Laurel Hill Cemetery for Orthodox Jewish grave sites. The proposed area will contain approximately 335 grave sites and brick pathways. **Approved by BOC 4/19/17**

## May PC/BOC Applications

18. **TENTATIVE SKETCH OPEN SPACE PRESERVATION PLAN - 660 Williamson Road, Bryn Mawr, SD# 3785, Ward 10.** A proposal to subdivide the 13.3-acre property into four lots, retain the existing home and construct three new single family detached homes accessed via the existing driveway. The plan preserves 8 acres as preservation area and incorporates a land swap with an adjacent Township property at 700 Black Rock Road. **BOC Approved 5/17/17**
19. **PRELIMINARY SUBDIVISION PLAN – 111 W. Montgomery Avenue, Ardmore, SD# 3784, Ward 5.** A proposal to demolish the existing house and subdivide the 12,530-square foot lot into two lots. The plan shows the construction of four units, with two, two-family semi-detached dwellings on each lot. **Approved by BOC 5/17/17**
20. **TENTATIVE SKETCH PLAN - 9 & 11 Union Avenue and 3, 5, 7 & 9 Cynwyd Road, Bala Cynwyd, LD# 3786, Ward 9.** A proposal to demolish all structures on the subject properties, consolidate all lots and construct a five-story residential building containing 74 apartments and 63 on-site parking spaces and 11 on-street parking spaces.
21. **TENTATIVE SKETCH PLAN – 75 St. James Place & 119, 121, 123, 125 & 127 Coulter Avenue, Suburban Square, Ardmore, LD# 3782, Ward 5.** A proposal to demolish five office buildings on Coulter Avenue and the Urban Outfitters building and construct a new six-story mixed-use building with a 58,795-square foot footprint containing 19,311 square feet of retail space, 158 apartments, two levels of underground parking and one level of at-grade parking behind the proposed retail space.
22. **TENTATIVE SKETCH PLAN – 1400 Montgomery Avenue, Bryn Mawr, Rosemont College, LD# 3787, Ward 6.** A proposal to construct a two-story addition to Cardinal Hall with a 20,500-square foot footprint. **Approved by BOC 5/17/17**

### **June PC Applications (Tentative Agenda)**

- 23. PRELIMINARY OPEN SPACE SUBDIVISION PLAN – 6 Old Gulph Road, Gladwyne, SD# 3757, Ward 5.** A proposal to subdivide the 5.4-acre lot into two lots. New single family detached homes are proposed on Lots 1 & 2 and a 3.8-acre preservation area is also proposed.
  
- 24. WAIVER OF LAND DEVELOPMENT PLAN – 762 Lancaster Avenue, Aqua PA, W-17-001, Ward 4.** A proposal to construct a 225-sq. ft. utility building along Elliot Avenue. The plan also shows the installation of three transformers.
  
- 25. PRELIMINARY SUBDIVISION PLAN – 27 Heckamore Avenue, Bala Cynwyd, SD# 3781, Ward 9.** A proposal to subdivide the existing 18,206 sq. ft. property into two new lots of 9,326 sq. ft. and 9,024 sq. ft. New single family semi-detached homes are proposed on each lot.

### **Pending Applications**

- **600 & 615 Righters Ferry Road, Bala Cynwyd, Ward 9, #3772** - Demolition of two existing warehouse/manufacturing buildings and construction of two hotel buildings with associated improvements and a multi-use recreational trail
  
- **100 E Lancaster Ave, St. Charles Seminary #3740 (Tentative Sketch), #3740C (Conditional Use), #3761 (Preliminary Subdivision)** - No recent activity - Proposal to subdivide the 68.2 acre property into two separate parcels. The plan shows Lot #1 (Upper Campus) to contain 29.6 acres and Lot #2 (Lower Campus) to contain 38.6 acres. No new improvements are proposed. The applicant has stated that the purpose of the subdivision is to allow for Lot #2 to be sold for future development, but that plans are not finalized for that at this time.

*SOURCE: Lower Merion Township B&P Dept., May 25, 2017*