

ADDENDUM TO ZONING APPLICATION
Of
F&P Ventures LLC
206 Holstein Road
King of Prussia PA 19406

I. OVERVIEW - ZONING RELIEF REQUESTED

This is an application by F&P Ventures, LLC (the “Applicant”) submitted to the Township’s Zoning Hearing Board (the “Board”) requesting zoning relief necessary for the development of an athletic complex on six (6)¹ different parcels (collectively, the “Property”) located at and near the intersection of Renaissance Boulevard and Swedeland Road in King of Prussia.

II. DESCRIPTION OF THE PROPERTY

As noted above, the Property is an assemblage of six (6) parcels comprising approximately 28.6 acres in total. The Applicant and its affiliate P&F Ventures LLC own two (2) of the parcels. The Applicant is the equitable owner of two (2) of the parcels and a tenant of two (2) of the parcels. The grid below describes each of the six (6) parcels, their address, acreage, zoning district and ownership:

Address	Parcel No.	Acres	Record Owner	Applicant’s Relation to Parcel	Zoning District
440 Swedeland Rd.	58-00-18586-00-4	0.374	C. Combs	Equitable Owner	LI-Light Industrial
504 Swedeland Rd.	58-00-18576-10-4	4.86	Applicant	Owner	LI-Light Industrial
538 Swedeland Rd.	58-00-18576-00-5	5.64	Tri-State Auto Auction, Inc.	Equitable Owner	LI-Light Industrial
588 Swedeland Rd.	58-00-18526-20-3	8.4	F.J. Schultz & David Friend	Tenant	LI-Light Industrial
	58-00-18580-01-9				
Lots 42/43/76/89 Ren. Blvd. (“Lot 42”)	58-00-02694-09-2	9.33	P&F Ventures, LLC	Affiliate of Owner	SM-1
	Total Acres:	28.60			

III. PRIOR SPECIAL EXCEPTION

In September of 2018, the Applicant obtained a special exception pursuant to §165-144 and §165-10.E.8 from the Board (the “2018 Special Exception”) in order to

¹ The Applicant also owns an adjacent parcel known as Lot 44 which is not part of this application.

develop athletic facilities at 504 Swedeland Road (“504”). The 2018 Special Exception was part of the first phase of the proposed development for the Property (See, Application 2018-15). As a result of the 2018 Special Exception the Applicant converted an abandoned 24,000 sf light industrial building into an indoor athletic field and made substantial related improvements to 504. That initial development represented the first phase of a broader effort to redevelop underutilized parcels in the area as a larger athletic sports complex. This application reflects the next step to development as an athletic sports complex.

IV. THE APPLICANT’S REQUEST FOR RELIEF

The Applicant proposes to redevelop the Property and construct an indoor sports facility totaling approximately 85,000 sf and containing indoor hockey rinks, athletic facilities, related accessory food services, offices and commercial space. In addition, the Applicant proposes to construct outdoor athletic fields.

A merger of all 6 parcels is impossible for a variety of reasons, including EPA regulations and third-party litigation. Since the 6 lots will be developed as a single development without being merged into a single lot, the Applicant requests dimensional variances from minimum yard setbacks and buffers primarily relating to interior property lines.

The Applicant requests a special exception to permit athletic facilities, recreational uses and related facilities on the parcels located in the LI zoning district, similar to the relief granted pursuant to the 2018 Special Exception.

In addition, the Applicant requests a special exception to develop parking, drive aisles, stormwater facilities and related improvements on Lot 42, which is in the SM-1 zoning district. These uses are not expressly provided for as permitted uses in the SM-1 zoning district. However, they are of the same general character of other uses permitted in the SM-1 zoning district. Section 165-135.J. of the Ordinance permits any use of the same general character as a permitted use pursuant to special exception in the SM-1 zoning district. Accordingly, the Applicant requests a special exception to permit the parking and related improvements proposed on Lot 42 in the SM-1 zoning district. In the alternative, the Applicant requests a variance from § 165-135 to permit the proposed improvements on Lot 42.

Based upon the proposed mix of indoor athletic facilities and outdoor athletic facilities, §165-191 of the Ordinance requires 620 parking spaces. Because of unique physical circumstances at the Property, included but not limited to environmental issues, restrictive covenants, steep slopes and the presence of a floodplain, the Applicant proposes a minimum of 550 parking spaces across the entire Property. The Applicant requests a variance from §165-191 to reduce the marking requirement from 620 spaces to 550 parking spaces.

Section 165-257 of the Ordinance provides that all zoning approvals expire within one (1) year of approval date. Due to the extraordinary circumstances presented as a result of the COVID-19 pandemic, the Applicant respectfully requests that any approvals granted not expire for a period of two (2) years.

A summary of the relief requested is as follows:

- 1) Variances from §165-137.C. & § 165-146.B. to permit structures, including but not limited to lighting fixtures, drive aisles, parking facilities and related improvements in the side yards of 504 Swedeland Road, 538 Swedeland Road, 588 Swedeland Road and Lot 42.
- 2) A variance from § 165-146.C. to permit a building and other structures in the rear yard of 538 Swedeland Road.
- 3) Variances from § 165-148 to permit parking in the front yard of 504 Swedeland Road, 538 Swedeland Road and 588 Swedeland Road.
- 4) Variances from § 165-140 and §165-149 to waive the requirement for a planted buffer in the front yard of 504 Swedeland Road, 538 Swedeland Road and 588 Swedeland Road.
- 5) A variance from §165.191 relating to minimum parking requirements.
- 6) A Special Exception pursuant to §165-144.A, & §165-10.E & to permit athletic fields, recreational uses and ancillary uses at the Property.
- 7) A Special Exception pursuant to §165-135.J. to permit parking, drive aisles, stormwater facilities and related improvements in on Lot 42, or alternatively a variance from §165-135.J to permit such improvements on Lot 42.
- 8) A variance from §165-257 regarding expiration of variances and special exceptions.