

UPPER MERION TOWNSHIP PLANNING COMMISSION
June 24, 2015

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on June 24, 2015 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

Present: Jaque Camp, Chairperson; M. Jonathan Garzillo, Vice-Chairperson;; Steve Elgart, Member; Matthew Popek, Member; Robert Loeper, Township Planner; Scott Greenly, Associate Township Planner; David Della Porta

Meeting Minutes: Minutes from the May meeting were deferred a later date.

Conditional Use Application : 751 Vandenberg Road

Township Planner, Rob Loeper presented the Planning Commission with an application for a conditional use submitted by Mirabella Investment Properties, L.P. for 751 Vandenberg Road. The applicant is proposing the construction of 4 multi-family residential buildings, totaling 310 units, in the King of Prussia Mixed Use District. The King of Prussia Mixed Use District allows for multifamily developments as a conditional use.

Mr. Loeper explained that a conditional use is similar to a special exception, but conditional uses are heard before the Board of Supervisors rather than the Zoning Hearing Board. Mr. Loeper continued to explain the standards for approving a conditional use are different than a land development application, which will be presented to the Planning Commission at a later date. A conditional use application looks at compliance with the township's comprehensive plan, compliance with all listed provisions and existing zoning regulations and to ensure that the projected does not adversely impact the community and neighboring properties.

The building was originally owned by General Electric, which manufactured modular structures and trailers at the property. Heuser Park is just to the north of the site, which is bordered by West Beidler Road, Valley Forge Road and Vandenberg Road. Mr. Loeper introduced David Della Porta, a principle with Cornerstone Communities. David and his partners are proposing to demolish the existing structure and construct a series of multifamily buildings. The applicant is proposing the construction of 4 separate 4-story residential buildings containing 310 Units, with two access points off of Vandenberg Road. The site contains a fair amount of vegetation, which the applicant has stated at previous Board of Supervisors Workshop Meetings that they would like to keep as much of current vegetation as possible.

Mr. Della Porta stated that the bedroom sizes for the project would predominantly be a mix of 1 and 2 bedroom units, with a smaller percentage of 3 bedroom units. The site would also feature a retail space, which is expected to be a small coffee shop or lunch spot to support the residential and surrounding office park. Mr. Garzillo asked what the

development is expecting in the form of school-age children. Mr. Della Porta replied that he expected the projects demographics to be mostly young professionals and empty-nesters. Mr. Della Porta went on to explain that it is expected that at least half of the proposed units will be held in single occupancy.

Mr. Popek asked the applicant where the planned stormwater management facilities were expected to be located on the site. Mr. Della Porta replied that the soil on the site is well suited for ground recharge. Stormwater details for the site will be discussed in greater detail during the land development approval process.

The applicant is also proposing a large courtyard, with luxury amenities such as a pool, outside kitchen, fireplace and open green area for tenant use. Each building would have a small lobby and also feature a small outside area. Mr. Elgart questioned the walkability of the site, to which Mr. Loeper pointed out there would be a trail that surround the site and that the applicant is working with the Township for potential trail access to Heuser Park. Because Heuser Park is currently being looked at by the Park and Recreation Master Plan Subcommittee, some funds may be set aside for future connections to Heuser Park once the master plan for the Heuser Park is finalized.

Mr. Popek asked if there was the potential for a SEPTA connection, as the SEPTA 125 route runs within close proximity to the site. Mr. Loeper pointed out there is an existing bus stop not too far from the site, but this would something to discuss at greater length during the land development process.

Mr. Della Porta walked the Planning Commission through their development profile to give the members an idea of what type of product and amenities to expect. A motion for approval was made by Mr. Elgart, Mr. Garzillo seconded. Motion was approved 4-0.

There being no additional business, the meeting adjourned at 8:00 p.m.

Sincerely yours,

MARK MCKEE, SECRETARY

UPPER MERION TOWNSHIP PLANNING COMMISSION

JUNE 24, 2015

TO: UPPER MERION TOWNSHIP BOARD OF SUPERVISORS

FM: UPPER MERION TOWNSHIP PLANNING COMMISSION

REF: Conditional Use Application: 751 Vandenberg Road.
A conditional use application submitted by Mirabella Investment Properties, L.P.
to allow a multifamily residential development in the King of Prussia Mixed Use
district.

PRESENT: Chairman Camp; Vice-Chairman Garzillo; Members Elgart and Popek;
Township Planner Loeper; Associate Planner Greenly

The members of the Commission reviewed the above referenced application.

The Upper Merion Township Planning Commission, having reviewed the preliminary application for conditional use for 751 Vandenberg Road by Mirabella Investment Properties, L.P. recommends strongly that the BOS grant the conditional use for this development. Mr. Garzillo seconded. Motion was approved 4-0

I do believe the opinions expressed herein, do properly define the position of the Commission.

Sincerely yours,

MARK MCKEE, SECRETARY