

VIA EMAIL

Mr. Jason Bobst
Township Manager
West Norriton Township
1630 W. Marshall St.
Jeffersonville, PA 19403

April 17, 2015

Re: Westover Sporting Complex, West Norriton Township: 2015 Application for Preliminary Land Approval.

Dear Mr. Bobst:

The materials reviewed include a preliminary plan package consisting of 63 sheets, with a plotting date of 2/25/2015, prepared by Edward B. Walsh & Associates, Inc. (and Orsatti Stuart & Associates, sheets #44-45). In view of my shifting roll with West Norriton Township as Township Zoning Officer, this review focuses on zoning issues and, where relevant, responses to those items raised in the Buckley Brion submission letter, dated March 4, 2015.

1. Zoning issues

- A. The RE Recreational District applies to this property. The submitted plan consists of a mix of uses and buildings, which appear to be in accordance with Section 1201. Use Regulations. However, the following caveats apply:
- 1.) Building permits for all proposed buildings will be required. At that time, and subject to review of the Township Building Code Official, specific floor plan(s) shall be provided. These will also be evaluated by the Zoning Officer in connection with the issuance of a Use and Occupancy Permit.
 - 2.) The floor plan for the proposed banquet, meeting and special events facility will be reviewed to ensure compliance with permitted uses.
 - 3.) Buildings identified as batting cage, picnic pavilion #1 and picnic pavilion #2 are considered to be accessory structures to the overall recreational operation. Outdoor grills and the use of fire pits will be administered by the Township Fire Marshall and may not be permitted.
 - 4.) Uses permitted at Section 1201 of the Zoning Ordinance state that:
"...may be erected or used for any of the following purposes...conducted out-of-doors and are primarily used for owner, guests, membership or

patron participation.” It is suggested that the manner in which this procedure will be implemented should be subject to the review and approval of Township Administration on advice of the Township Solicitor.

- 5.) The building identified as “Existing Restaurant, Clubhouse Facility – 30,000 s.f.”, is incorporated into the overall plan for the Westover Sporting Complex. In view of the fact that this building is located on what appears to be a separate and distinct parcel, then assurances should be provided that this property shall be made a part of the overall Master Land Development Plan by operation of law and shall be a mandatory participant of the overall plan that may be approved for the overall complex.
 - 6.) To the extent there are recorded documents or contractual obligations which permit the existing restaurant, clubhouse facility to operate in a certain manner, then it is suggested that these notes and stipulations be provided on the Title Plan sheet for ready reference.
 - 7.) Please note that signs, signage plans shall be subject to a separate permit application.
 - 8.) Please note that pools are subject to specific regulations regarding safety barriers, gates and door signals.
- B. Section 1202. On-Site Parking
- 1.) Please refer to the Andy Heinrich review letter dated April 14, 2015 at paragraph number 22 which states in part:
“A Parking Study should be provided to support the parking tabulations provided on the plans...the results of the Parking Study must show that all parking needs, including the convenience of parking, can be accommodated on-site so there is no overflow parking into the surrounding neighborhoods.”
 - 2.) See also paragraph numbers 47 and 48 which detail additional requirements/concerns regarding parking requirements and circulation.
 - 3.) Note also that Section 1410.E.(1). provides a separate parking standard of: one parking space for every five seats...in addition to one parking space for each staff employee. This standard should be considered where appropriate for the existing clubhouse building and proposed banquet, meeting, special events facility.
- C. Comments raised in my letter under date August 9, 2012, regarding the following sections are still applicable (excerpts are listed below):

B. The zoning which borders the property along three sides is residential.

(1) Per Zoning Section 1408: “No building may be erected, altered, or used, and no lot or premises may be used in, or within 100 feet of, a residence district for any use which is noxious or offensive by reason of odor, dust, smoke, vibration, illumination, or noise.”

(2) The adjacent uses around this property are residential except for the LC-1 Limited Industrial District existing on the opposite side of Port Indian Road. Per this ordinance section, we recommend that a 100 foot setback be provided along all adjacent residential properties and roadways, which are adjacent to Residential Zoning Districts, where certain activities are identified as having the potential of being “offensive” based on either noise or illumination.

(3) We believe sports field uses including Soccer, Basketball, Stadium Seating, Tennis Courts, Skate Park, Softball, Football and Track along with associated sports lighting, crowds of spectators and outdoor amplification systems, are areas of concern. (It is noted in Section 2, which follows, that the application includes stipulations which clear up some concerns. These stipulations should be noted on the plan.)

(4) At a minimum, the bleachers adjacent to the Championship Field, two tennis courts nearest the boundary and the batting cage adjacent to Westover Crossing Townhouses should be relocated to a position at least 100 feet from the property line. It should be noted that sports lighting is not proposed at this time. (Note that the 2015 submission does show a Lighting Plan). However, for future reference in the event sports lighting facilities are proposed, then they should also be positioned at least 100 feet from property lines which form the boundaries of Residential Zoning Districts.

C. Per Zoning Section 1410 J (3): “Parking areas shall be provided with entrances so located as to minimize traffic congestion and the effect of headlight glare.” Entrance and primary circulation driveways for the Skate Park Parking Lot and Football Field Parking Lot are oriented directly adjacent and perpendicular to single family and townhouse residences. Additional evergreen plantings and/or screen fencing should be provided as may be required to compensate for headlight glare in these areas.

D. Per Zoning Section 1410 J (5): “A plant strip not less than 25 feet in width shall be provided along each property line which is opposite or adjacent to a Residential or Apartment House District. Such strip shall be planted hedge, evergreens or other suitable shrubbery which shall give an all-year-round screen, so arranged as to minimize noise, glare and dust from all parking facilities.” The required buffer should be increased in

width to allow full double row plantings with adequate mature height in addition to saving mature specimen trees near the property boundaries that may, in combination, be adequate to buffer the proposed sports facilities. Additional shrubs or screen fencing may be required to screen headlight glare as noted in Section C (above) of this report.

2. Discussion of my previous letter, dated August 9, 2012, as summarized in the Buckley Brion transmittal letter, dated March 4, 2015.

A. Without restating everything in detail, it should be noted that some of these items have been cross-reference and discussed in Section 1. Zoning. The following items have generally been discussed and addressed in the Buckley Brion letter:

1.C., 2.A., 2.B.(1), 2.B.(2), 3.B., 5.A., 5.B.(3), 5.C., 5.D.(1), 5.D.(2), 6.C., 6.D., 6.E., 6.F., 6.G., 6.H., 6.I., 6.J.

B. The following still need to be addressed:

- 1.) 1.B.(2), please note that the uses described as having a potential “noxious or offensive” impact on neighboring residential properties are not being denied, but rather simply required to be repositioned in order to enhance the relationship to adjoining residences. Please also note that as discussed in A above that bleachers and sports lighting are not currently proposed; and house-side shields on lighting fixtures will be installed within the off-site parking area adjacent to the skate park; and all light fixtures proximate to the Westover Crossing Townhome Community will be at least 60 feet from the boundary line of that community. These stipulations are all positive and should be noted on the plans.
- 2.) 1.D. is an acceptable response. It should be noted however, that “full double-row plantings” do constitute the most acceptable way to provide the landscape barrier proposed.
- 3.) 3.A. refers to the opening of Hemlock Road. The suggestion that this access be carefully studied and evaluated by the Township Traffic Consultant and Traffic Safety Unit of the Police Department is recommended and hardly arbitrary as alleged. This access may be appropriate for emergency vehicles but the use of Hemlock Road for routine vehicular access into the complex must be questioned based upon existing conditions.
- 4.) 6.A. states in part “there are no portions of the property where protective fences would be required...” It should be noted that safety barrier fences are required around swimming pools and the Township

Engineer should evaluate potential safety concerns where retaining walls are incorporated into the plan design.

It is requested that the applicant and/or their consultants review and address the comments listed above and schedule a meeting with us to resolve any questions prior to resubmission to West Norriton Township. In order to help expedite the review process of the resubmission of the plan, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. Further comments may be forthcoming following our review of the revised drawings addressing the above comments.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "E. Van Rieker". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

E. Van Rieker, AICP

Cc: Michael Valyo
Christen Pionzio
Joseph Estock
Andy Heinrich
Chris Frawley