

**4741 CHAPMANS ROAD FLEX WAREHOUSE FACILITY 2022**

**CONDITIONAL USE REVIEW #2022-601**

**ATTACHMENTS**

- 1. Memorandum**
- 2. Site Layout Plan dated February 23, 2023**
- 3. Township Engineer Letter dated March 8, 2023**
- 4. Zoning Officer Review dated March 7, 2023**
- 5. Public Safety Commission Review dated March 7, 2023**
- 6. Applicant's Correspondence:**
  - A. Project Narrative, General Standards and Criteria and Warehousing and Distribution Standards and Criteria Commentary revised February 13, 2023**
  - B. KCE Traffic Impact Analysis dated January 17, 2023**
  - C. KCE Response to Pidcock's Review of the January 17, 2023 TIA dated February 10, 2023**
  - D. Site Access Signage Exhibit**
  - E. Traffic Circulation Exhibit**
  - F. Truck Routing Map**

**TO: PLANNING COMMISSION**  
**FROM: GREGG ADAMS, PLANNER**  
**SUBJECT: 4741 CHAPMANS ROAD FLEX WAREHOUSE FACILITY 2022**  
**CONDITIONAL USE REVIEW #2022-601**  
**REQUEST FOR CONDITIONAL USE REVIEW**  
**DATE: MARCH 10, 2023**  
**COPIES: BOARD OF COMMISSIONERS, T. PETRUCCI, D. MANHARDT, L. HARRIER,**  
**L. PERIERA, ESQ., S. PIDCOCK, APPLICANT, SUB. FILE 2022-601**

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**LOCATION AND INTENT:**

An application for Conditional Use approval for the Warehouse Use at 4741 Chapmans Road. The applicant proposes a Warehouse and Distribution Use within the existing warehouse that proposes a greater amount of traffic than the previously-approved Warehouse and Distribution Use. The subject property is served by public water and sewer and is zoned IC-1 industrial-Commercial-1 (Special Height Limitation). Riverbend South Whitehall Properties I, LLC is the owner and applicant.

**PREVIOUS TOWNSHIP CONSIDERATION:**

At their January 19 and February 16, 2023 meetings, the Planning Commission reviewed and took under advisement 4741 Chapmans Road Flex Warehouse Facility 2022, Conditional Use Review 2022-601.

At their October 16, 2019 meeting, the Board of Commissioners, through Resolution 2019-47, granted conditional preliminary/final plan approval to Major Plan 2019-105 4741 Chapmans Road. The plan proposed to construct a 102,250 square-foot warehouse; an adjoining parking area containing 86 standard parking spaces, 2 large spaces, and 3 trailer spaces; a remote parking lot containing 21 trailer spaces and 7 oversized spaces; and associated stormwater management facilities.

At their October 16, 2019 meeting, the Board of Commissioners granted Conditional Use approval to 4741 Chapmans Road Conditional Use Application 2019-601.

At their May 8, 2019 meeting, the Board of Commissioners, through Resolution 2019-25, granted conditional preliminary/final plan approval to Major Plan 2018-102 4741 Chapmans Road. The plan proposed to construct a 156,000 square-foot warehouse 50 feet in height, a parking lot containing 166 standard parking spaces (120 proposed and 46 reserved), 2 large parking spaces, 27 trailer parking spaces, and 32 oversized parking spaces and associated stormwater management facilities.

At their January 16, 2019 meeting, the Board of Commissioners granted Conditional Use approval to 4741 Chapmans Road Conditional Use Application 2018-601.

On October 8, 1991, the Board of Commissioners, through Resolution 91-48, approved the subdivision of the 36.6-acre tract at the southwest corner of the Chapmans

Road/Grammes Road intersection. The subdivision created the 13.8-acre lot known as 4741 Chapmans Road. No development was proposed.

**REVIEWING AGENCIES COMMENTS:**

- A. Township Engineer** – Mr. Anthony Tallarida’s comments are contained in his review letter dated March 8, 2023. His comments pertain to peak hour timing, intersection improvements, an after-study requirement, level of service degradation and proposed mitigations, heavy vehicle percentages for Chapmans and Church Road intersection, and traffic volumes and heavy vehicle percentages for Turn Lane Warrant and Length Analysis.
- B. Township Zoning Officer** – The Zoning Officer’s comments are contained in Miss Laura Harrier’s review dated March 7, 2023. Her comments pertain to a zoning comment to the revised site plan, compliance with General Conditional Use Standards and Criteria, and compliance with the Warehousing and Distribution Specific Standards and Criteria.
- C. Public Safety Commission** – The Public Safety Commission’s comments are contained in Fire Marshall John Frantz’s review dated March 7, 2023. His comments pertain to the proposed pedestrian flow between the building and the remote parking lot.

**COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:**

The Department recommends that the application be taken under advisement to allow the applicant to address the reviewing agencies’ comments, contingent upon a completed Waiver from the Time Limitation to Review the Applicant being submitted to the Township prior to formal action being taken.

The Department recommends that the Planning Commission consider the following as a reasonable condition to recommend to the Board of Commissioners to attach to the approval of the plan:

1. That the Applicant move the workshift change-over times to avoid Parkland School District bus traffic peak periods.

<b>Planning Commission deadline date to act on the plan:</b>	<b>March 18, 2023</b>
<b>Board of Commissioners deadline date to act on the plan:</b>	<b>April 17, 2023</b>