



February 13, 2025

Cheltenham Township
8230 Old York Road
Elkins Park, PA 19027

**RE: Waiver Request Letter for “Enclave at Melrose”
7600 Tookany Creek Parkway, Cheltenham, PA 19012
Parcel Identification Numbers: 31-00-01258-00-7 & 31-00-01255-23-5
Applicant: Melrose Development, LLC**

Below is a summary of the waivers being requested from the Cheltenham Township Subdivision and Land Development Ordinance (Ord. No. 2399-20, dated 02/19/2020) related to the above-referenced project:

- 1) §260-40.B.(2)
 - Requirement: *Sidewalk and verge widths are required to satisfy the standards set forth in Figure 4.2, Sidewalk and Verge Standards, both when they are located in the ultimate right of way and when they are outside of the right of way. Figure 4.2 requires a minimum sidewalk width of 5 feet.*

A waiver is requested to conform to the Dimensional Criteria of sidewalks as set forth in §260-73.B.(1) of the SALDO that allows a minimum sidewalk width of 48” (4 feet) provided that passing space is provided at intervals of 200 feet or less. A 6-ft verge area is generally provided throughout the plan, and in some instances a 4-ft minimum verge is provided.

- 2) §260-47.E
 - Requirement: *Grading slopes. Minimum grades within the bed of any stormwater detention basin shall be 2%. Minimum grades within retention, infiltration and/or wetland style basins may be less than 2%, but all such designs are subject to the consent and approval of the Township Engineer.*

A waiver is requested to allow detention basins with grades of 0% to promote evapo-transpiration for stormwater quality and infiltration volume credits. The proposed landscape design will benefit from a temporary wet period within the basins which will further contribute to the dewatering of the detention basins.

3) §260-77.B.(3).

- *Requirement: Residential driveways shall have a maximum width at the cartway of 14 feet; provided, however, that, for driveways serving two or more dwelling units, the maximum width may be increased to 20 feet in width at the cartway.*

A waiver is requested to allow residential driveways to have a width larger than 14 feet to provide adequate room to park vehicles side by side on the driveway without impacting the adjacent sidewalks which will allow clear travel for pedestrian traffic. The desired layout for the townhomes will be to provide a consistent driveway apron for each cluster to avoid varying curb heights along the townhome frontages.

4) §260-34D

- *Requirement: Any subdivision or land development proposal which will result in the destruction of any trees (dead or alive) three inches dbh or greater that would result in the reduction of 10% or more of the total tree dbh in the limit of disturbance (LOD) area shall replace all of the tree dbh removed in excess of 10% as reduced by the appropriate credit for preserved trees in the LOD area.*

Applicant requests a partial waiver from the full replacement requirement through a combination of fee-in-lieu and alternative landscape/publicly available amenity improvements throughout the site, to be negotiated to the satisfaction of the Board of Commissioners.

5) §260-62B(3)

- *Requirement: Planting requirements for bioretention facilities and infiltration areas. The following planting requirements for bioretention facilities and infiltration areas shall apply:*
 - a) *At least one of the following minimum plantings is required:*
 - 1) *A minimum of one shade or canopy tree per 100 square feet of bioretention or infiltration area shall be provided.*
 - 2) *A minimum of two to four trees understory or flowering trees per 100 square feet of bioretention or infiltration area.*
 - b) *A minimum of six shrubs and eight grasses per 200 square feet of bioretention or infiltration area. The number of shrubs can be reduced up to 50% to allow greater use of grasses in a design; for the purposes of the substitution, for every shrub reduced, 10 more grasses are required to be planted.*

The applicant requests a waiver to provide the planting required for Bioretention / Infiltration basins per PA DEP BMP Manual, Chapter 6 in lieu of the requirements of § 260-62B based on the sizes and quantity of the basins.

Please contact me at 267-687-0150 or Anthony.Caponigro@kimley-horn.com should you have any questions pertaining to this project.

Sincerely,



Anthony Caponigro, P.E.

Cc: Melrose Development, LLC
Amea Farrell, Esq.