

Memorandum

To: Planning Agency Members

From: Joel Rowe

Date: February 22, 2023

Re: March Agenda

The Planning Agency will meet once this month:

Wednesday, March 1, 2023 beginning at 7:00 p.m.

1. The Grayson School- Zoning
2. LD 22-2 1208 Ridge Pike- Hyundai Concelli

APPLICATION/APPEAL TO THE ZONING HEARING BOARD

PLYMOUTH TOWNSHIP
700 BELVOIR ROAD
PLYMOUTH MEETING, PA 19462



DATE: 1/27/2023

- (1) Applicant/Appellant's Name and Address: They Grayson School, 211 Matsonford Road, Radnor,
PA 19087 PHONE NO.: 215-609-8032
- (2) Owner's Name and Address: EQT Exeter Property Group, 100 Matsonford Road, Wayne, PA 19087
PHONE NO.: 610-828-3200
- (3) Lessee's Name and Address: Same as Applicant
(If Applicable)
- (4) Location of Premises: 1 IMS Drive, Plymouth Meeting, PA 19462
- (5) Dimensions of Lot: The property is 16.51 acres and irregularly shaped
- (6) Present Zoning Classification of Premises: Limited Industrial
- (7) The improvements thereon are: The property is improved with a vacant , 143,000 square foot office
building with several hundred parking spaces.
and the present use of the land and/or building is Vacant office building
- (8) If this is an application for a SPECIAL EXCEPTION check here and state the specific sections of the PLYMOUTH TOWNSHIP ZONING ORDINANCE upon which the applicant relies:
Section 1402.D
- (9) If this is an appeal from a decision of the BUILDING INSPECTOR/ZONING OFFICER, seeking a VARIANCE from the terms of the PLYMOUTH TOWNSHIP ZONING ORDINANCE check here and state the specific sections of the ORDINANCE as to which the VARIANCE is being sought:
Variance from Section 1400, to allow a non-profit private school for PreK-12th grade gifted students.
- (10) The **(SPECIAL EXCEPTION)** **(VARIANCE)** requested is as follows: The Applicant's proposed use of the
Property for a non-profit private school is of the same general character as a daycare or nursery
use and is therefore permitted by special exception under Section 1402 D. In the alternative,
Applicant requests a variance from Section 1400 to allow the proposed non-profit school for
PreK-12th grade gifted students.
- (11) Describe what is proposed of real estate in question: See enclosed narrative.
- (12) There must be attached hereto a plot plan, accurately drawn to scale, of the real estate in question, indicating the location and dimensions of the tract and improvements erected thereon as well as those proposed to be erected. ALL PLANS MUST BE FOLDED OR THE APPLICATION WILL NOT BE ACCEPTED.

(OVER)

(13) There must be paid herewith for a single-family dwelling and/or any structure appurtenant or accessory thereto a nonrefundable-filing fee of TWO HUNDRED DOLLARS (\$200.00) and for all other structures a nonrefundable filing fee of ONE THOUSAND DOLLARS (\$1,000.00). PLEASE MAKE CHECK PAYABLE TO "PLYMOUTH TOWNSHIP".

STATE OF PENNSYLVANIA:

SS

COUNTY OF MONTGOMERY:

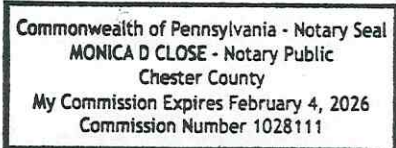
Melissa Bilal, being duly sworn/affirmed according to law, deposes and says that he is the applicant above named and that the facts set forth in the foregoing application/appeal and all documents or exhibits submitted therewith, are true and correct to the best of his knowledge, information and belief.

Melissa Bilal

APPLICANT/APPELLANT

SWORN :
AFFIRMED AND SUBSCRIBED TO :
BEFORE ME THIS 21 DAY OF :

January
Monica D Close



(OWNER'S SIGNATURE - IF APPLICABLE)

SPECIAL INSTRUCTIONS

FOR RESIDENTIAL APPLICATIONS - ORIGINAL AND FIFTEEN (15) COPIES OF THE APPLICATION AND ALL SUPPORTING PAPERS, OR FOR COMMERCIAL, INDUSTRIAL, MULTI-FAMILY APPLICATIONS - ORIGINAL AND TWENTY-FOUR (24) COPIES OF THE APPLICATION AND ALL SUPPORTING PAPERS SHALL BE FILED WITH THE ZONING OFFICER, ZONING OFFICE, PLYMOUTH TOWNSHIP, 700 BELVOIR ROAD, PLYMOUTH MEETING, PA 19462. ONLY THE ORIGINAL APPLICATION/APPEAL NEED BE VERIFIED BY AFFIDAVIT.

IMPORTANT NOTICE

YOUR APPLICATION WILL BE SCHEDULED FOR A HEARING AT THE NEXT REGULARLY SCHEDULED MEETING OF THE PLYMOUTH TOWNSHIP ZONING HEARING BOARD. YOU MUST BE PREPARED TO PRESENT YOUR ENTIRE CASE AT THIS MEETING. ANY APPLICATION FOR CONTINUANCE OF THE HEARING MUST BE IN WRITING, AND YOU MUST GIVE THE REASONS FOR THE REQUEST. THE APPLICATION FOR CONTINUANCE MUST BE RECEIVED BY THE ZONING OFFICER NO LATER THAN 3:00 P.M. ON THE THURSDAY BEFORE THE ZONING HEARING. NO APPLICATIONS FOR CONTINUANCE WILL BE ACCEPTED AFTER THAT DEADLINE UNLESS THE APPLICANT APPEARS BEFORE THE ZONING HEARING BOARD TO APPLY FOR A CONTINUANCE. MORE THAN ONE REQUEST FOR A CONTINUANCE ON ANY APPLICATION MUST BE MADE IN PERSON, AND SUCH REQUESTS WILL NOT NORMALLY BE GRANTED UNLESS THERE ARE SPECIAL CIRCUMSTANCES.

DO NOT WRITE BELOW THIS LINE

CERTIFICATION OF ADVERTISEMENT

The above application/appeal was advertised in _____
On the following dates: _____ (Newspaper)

DATE POSTED ON PREMISES

ZONING OFFICER



THE
GRAYSON
SCHOOL

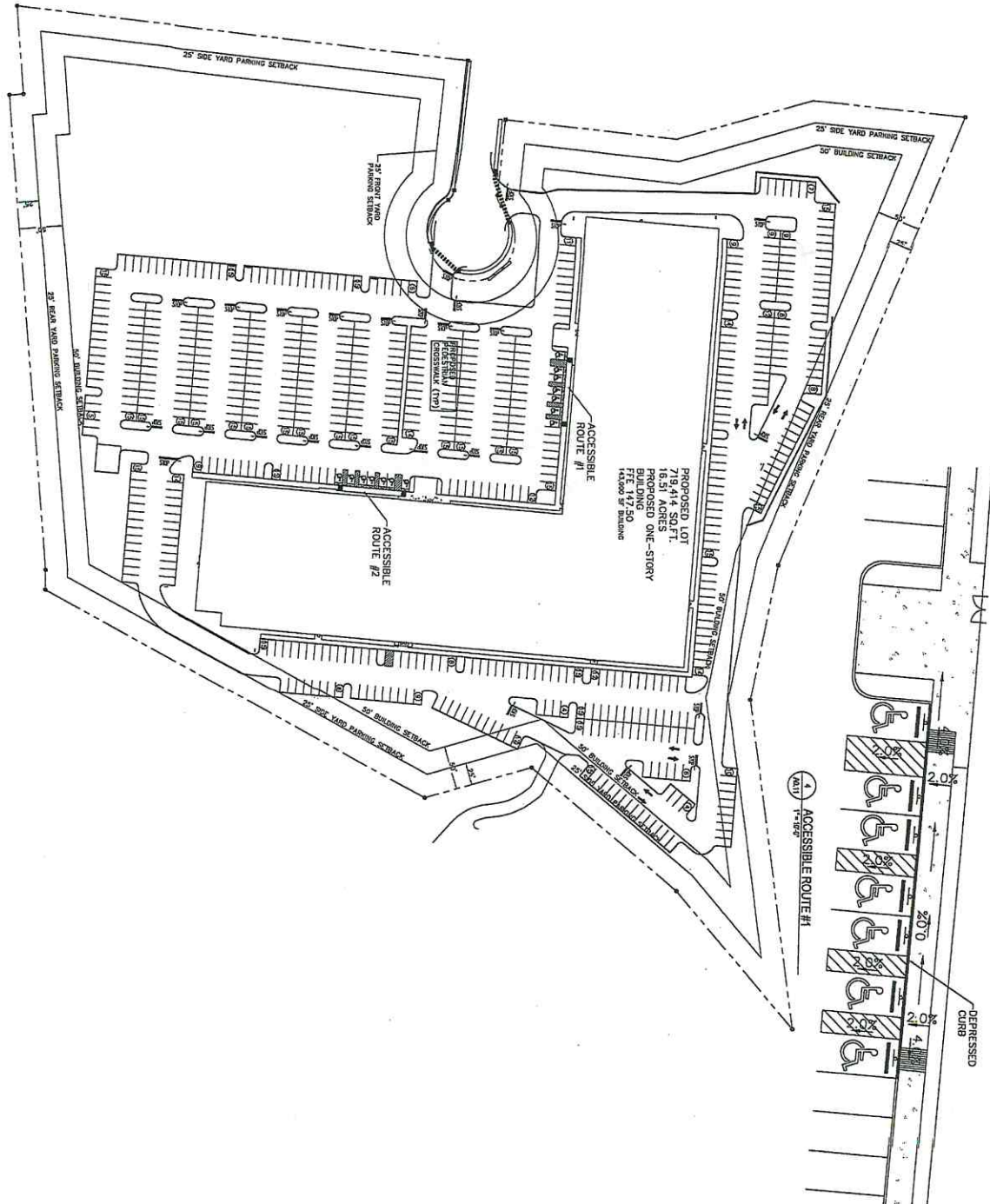
The Grayson School, launched in 2015, is Pennsylvania's first independent school designed specifically to meet the needs of gifted learners. A nonprofit private school for PreK-12 students, Grayson is accredited by the Pennsylvania Association for Independent Schools (PAIS). Grayson provides gifted students with a challenging, research-based education worthy of their intellect and their intrinsic desire to learn and think deeply; we are the only school of our kind in the region.

The Grayson School nurtures our students' curiosity and intellectual courage by providing space for deep, creative exploration and authentic learning. By paying careful attention to each student's advanced instructional level and rate of acquisition, rather than following a prescribed curriculum arbitrarily tied to their age and grade, The Grayson School has created an environment that celebrates audacious intellectual effort, creativity and wonder, and even failure as authentic opportunities to learn.

Our approach, grounded in extensive research, includes a combination of differentiated instruction, acceleration, curricular compacting, and enrichment to keep our students motivated and engaged. The Grayson School's program integrates academic depth with practical skills that our students will need to be successful in their post-graduate life. The Grayson School empowers students to lead, collaborate, innovate, and see risk as opportunity. Ultimately, a Grayson graduate is a thinker, a collaborator, and a creator who shapes a life of meaning and purpose. In our first graduating class last year, every student was accepted to one of their top choice university/colleges, with large merit money awarded—our five students received half a million dollars in merit awards.

Grayson students come from diverse backgrounds; our 170 students come to us from over 50 different zip codes and we anticipate growth to reach 450 students. Our students bring a remarkable array of passions and strengths. Students are admitted to The Grayson School based on a combination of admissions criteria, which takes into account demonstrated high potential as learners, superior intelligence as indicated by intelligence quotient, and a drive to learn and discover. In addition to being gifted, they share several distinctive qualities: intellectual curiosity about a range of topics, the capacity to understand abstract concepts and ask complex questions, and passion about areas of interest that often fall outside of a standard school curriculum.

Grayson employs 59 staff members, almost all of whom are full-time employees, and anticipates a hiring need in proportion with the growth of our student body and expanded facilities. Families and staff have moved to the area to attend our school or work for us, because the educational and teaching opportunities that we provide are unmatched.

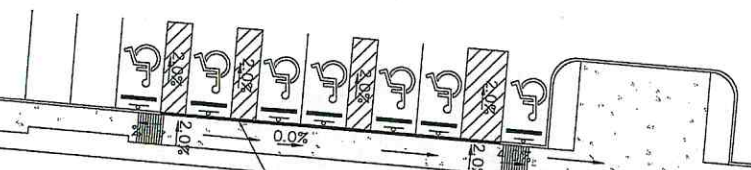


SITE NOTES

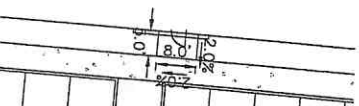
- 1. GENERAL NOTES AND SPECIFICATIONS TO BE REFERRED TO AS APPROPRIATE.
- 2. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
- 3. ALL DISTANCES ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- 4. ALL DISTANCES ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

1 ARCHITECTURAL SITE PLAN
1"=50'

2 ACCESSIBLE ROUTE #2
1"=50'



3 TYPICAL GRADING
1"=50'



APPLICATION FOR LAND DEVELOPMENT APPROVAL

PLYMOUTH TOWNSHIP
700 Belvoir Road
Plymouth Meeting, PA 19462
Telephone: 610-277-4104

LAND DEVELOPMENT NO. LD22-2

APPLICATION DATE: _____

THE UNDERSIGNED HEREBY APPLIES FOR LAND DEVELOPMENT APPROVAL AND SUBMITS THE FOLLOWING INFORMATION IN CONNECTION THEREWITH:

LOCATION: 1208 Ridge Pike

APPLICANT: Conicelli Autoplex | Dominic M. Conicelli

LAND DEV. NAME Conicelli Hyundai

ADDRESS: 1208 Ridge Pike
Conshohocken, PA 19428

ACREAGE: 9.5 ac

TELEPHONE NO.: (610) 496-4909

ROAD FRONTAGE: 571 lf

REGIS. ENGINEER: _____

WHAT IS THE INTENDED PURPOSE OF THE LAND DEVELOPMENT? _____

REGIS. SURVEYOR: Ludgate Engineering | Nadif Bracey

_____ Building Additions _____
_____ including upgrade to _____
_____ service area _____

ADDRESS: 10 Vanguard Drive

Suite 100

ENGINEER'S TELEPHONE NO.: 215-605-9189

SURVEYOR'S TELEPHONE NO.: _____

ATTORNEY: _____

BUILDING AREA: 21,000 sq ft (approx)

ATTORNEY'S ADDRESS: _____

FLOOR AREA: 21,000 sq ft (approx)

ATTORNEY'S TEL. NO.: _____



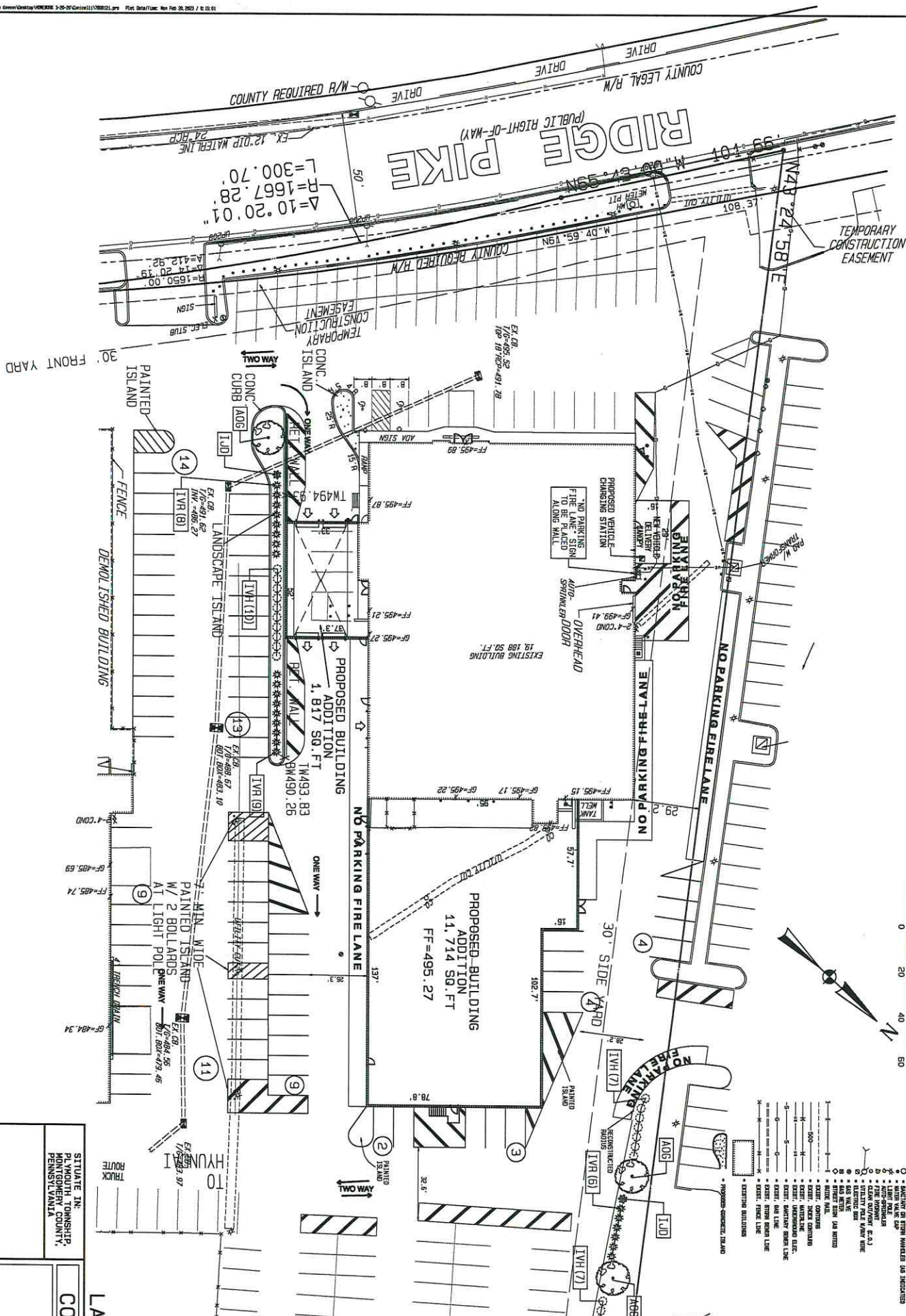
PLEASE ANSWER THE FOLLOWING QUESTIONS COMPLETELY:

- (1) Is construction and development contemplated in the near future? Yes
- (2) What is the specific function of the building(s) to be erected? New Car Sales and Service
- (3) What lands are to be dedicated for open space, right of way, etc.? none proposed
- (4) State zoning district (show requirements on plan): Commercial
- (5) State deed restrictions or easements (existing or required): n/a
- (6) State variances or special exceptions required (approved or requested): n/a
- (7) Is land in a Historic District? no If yes, has HAR Board review been initiated? _____
- (8) Is land in a Flood Plain Conservation District? Small portion of the site is located in Zone A but the planned development area is not close to this Zone A (over 300 ft away)
- (9) Does plan show contours and required features? Yes
- (10) Has traffic impact study been completed (if required)? n/a
- (11) State type and location of water supply to be used. Public Water ; no new tie in
- (12) State type and location of sanitary waste disposal system. Public Sewer ; no new tie in; no additional employees

Fees and plans showing the required information are submitted with this application. Any additional plans or information required by the Township will be submitted promptly. The undersigned agrees to comply with all requirements of Plymouth Township Subdivision and land Development Ordinance No. 837, as amended, and further agrees to execute contract, submit required sureties within stipulated time limit, and obtain all necessary permits in connection with the subject subdivision.

NOTE: A TOTAL OF TWENTY-FIVE (25) FOLDED PLANS AND FIVE (5) COPIES OF THE STORM WATER MANAGEMENT REPORT AND TRAFFIC STUDY, IF APPLICABLE, ARE REQUIRED FOR SUBMISSION.

[Signature]
APPLICANT'S SIGNATURE



REVISION	DATE	DESCRIPTION
03	10-3-22	
02	10-03-22	
01	7-5-22	

SITUATE IN:
 PLYMOUTH TOWNSHIP,
 MONTGOMERY COUNTY,
 PENNSYLVANIA

LA CO

NO.	DESCRIPTION
1	PROPOSED SIDE YARD
2	PROPOSED BUILDING ADDITION
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