

Policy/Information Briefing Summary

Board of Supervisors



Regarding: Approving Design Modifications for Parkside Design Guidelines
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Date Prepared: April 1, 2026
Date of Proposed Action: April 8, 2026

ACTION FORCING EVENT

The Parkside land development is part of a traditional neighborhood development with an approved written and graphic design manual. Modifications to the design require review by a design review committee and Board of Supervisors prior to final authorization.

BACKGROUND & ANALYSIS

Kennett Township allows for traditional neighborhood development (TND), which implements a strategic land development principle focusing on pedestrian-scale mixed-use development. The development strategy allows for a variety of commercial and residential uses and encourages a mix of housing types to be incorporated throughout the community. A required element of the TND includes the requirement to provide a comprehensive design manual to strategically plan the aesthetic and architectural elements of the final development. The manual, known as the “graphic and written design manual”, must be accepted by an identified Design Review Committee (DRC) as appointed by the Township, prior to final land development approval and plan recording. During the construction phase when any elements of the TND design manual are proposed to change, they must first be accepted by the Board of Supervisors (BOS) per a recommendation of the DRC.

The BOS approved Change Orders 1-6 on December 3, 2025. The development team has identified 3 additional modifications which impact the look and feel of the development. The modifications were reviewed by the DRC. A summary of the previously approved change orders is noted below

Change Order	Modification Outcome
Change Order #1	Painted aluminum logo and lettering replace the approved freestanding painted wood entry sign and are incorporated into the brick pier and metal fencing.
Change Order #2	Brick pier and metal fencing are shifted several feet closer to the public sidewalk along North Walnut Road to better accommodate site grading.
Change Order #3	Required street trees are permitted to be planted behind the fencing and up to ten feet from the right-of-way, subject to approval of a waiver.
Change Order #4	Light pole fixtures may be redesigned to comply with current Dark Sky lighting standards, subject to Township Engineer and DRC review.
Change Order #5	Exterior wall-mounted lighting will be finalized through an updated lighting plan reviewed for zoning compliance and DRC consideration.
Change Order #6	Sidewalks along North Walnut Road are realigned to create greater separation from buildings and enhance the pedestrian experience.

The changes requested for BOS consideration include:

Change Order #7 – relocation of brick pier fencing: The applicant proposes to relocate all six (6) brick piers, along with the associated metal fencing, from the open space along Austin Drive to the primary gateway area along North Walnut Street. The brick piers originally proposed along Austin Drive were not required to meet the overall intent of the applicable design standards. This revised placement emphasizes the project entrance, reinforces the hierarchy of streets within the development, and provides a more cohesive and prominent visual feature consistent with the established design objectives of the traditional neighborhood development.

Change Order #8 – fencing: Fencing was not included in the originally approved land development plan along North Walnut Street. However, final grading plans indicate elevation differentials more than thirty (30) inches adjacent to the sidewalk that runs parallel to North Walnut Street. In accordance with the International Residential Code (IRC), guard protection is required where these grade changes occur to address safety concerns. As a result, the applicant proposes the installation of black metal fencing, consistent in material, color, and style with the fencing already approved and constructed elsewhere within the development. Limited additional sections of fencing are also proposed along retaining walls where necessary. Collectively, the proposed fencing improvements address code requirements while maintaining consistency with the established design character of the Parkside development.

Change Order #9 – add stairs, adjust parking: The proposed modification involves shifting a section of allocated commercial parking approximately 10 feet north to create sufficient area for the installation of a public stair from the sidewalk down to the parking area. The shift to the parking area to accommodate the proposed stair will not impact internal access or maneuverability. All proposed stair and railing improvements will be constructed in full compliance with applicable building code requirements. The remaining ten (10) foot area in front of the stairs will be clearly delineated and striped as a designated No Parking zone

RECOMMENDED MOTION

To approve Change Orders 7, 8, and 9 for the Parkside Land Development project subject to design approval by the Township traditional neighborhood development Design Review Committee.