

801 Burrows Run Road
Chadds Ford, PA 19317
P (610) 388-1300
F (610) 388-0461
www.kennett.pa.us



Lisa M. Moore
Township Manager
E lisa.moore@kennett.pa.us
P (610) 388-1300, ext. 112

MEMO

To: Kennett Township Board of Supervisors
From: Michael OBrien, Kennett Township
Date: November 29, 2018
Re: Smith Property Text Amendment – EAC Comments

The EAC submitted the following comments for the Boards consideration when reviewing the Smith property text amendment:

1. The proposed area a bulk regulations as written would concentrate the bulk of the household activities in front of the house which is not aesthetically pleasing.
2. The proposed amendment does not encourage or require attached-house development. Single-family homes allow for fewer options to configure development on the site. Attached housing would be more affordable (in the spirit of the amendment) and would permit more open space to be incorporated into the design.
3. The proposed design that resulted from the text amendment raised the following environmental concerns:
 - Storm water management ponds are close to the creek and are susceptible to flooding.
 - Both entrances to the community cross the creek. An alternative entrance onto Route 82 would be desirable.
 - There is one existing well in a storm water area, and another close by a storm water pond, posing a contamination threat to the groundwater resources. There are no proposals as to what to do with existing wells, or the possible sewage discharge noted on the plan.

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- There is more disturbance to the riparian zone in the plan than our ordinance usually permits.
- It is not clear where bus stops would be located in this community. They will be needed.
- Some houses are very close to wetland areas and we would wonder about the basements in these dwellings.
- This dense community would add more traffic to Rosedale and likely require an upgrade of the traffic light.
- There is a need for additional vegetative screening on the east side (this can be addressed easily).
- The limitation of detached dwellings only in these communities' leads to additional restrictions in the amendment (12 ft setbacks between side walls of houses, no minimum right-of-way along interior drives, etc.) that are undesirable for communities in the Township in our opinion.
- The Alternate Open Space plan proposed is far too specific to be sustainable or enforceable. It appears to be designed to support this application only.
- The color restriction on the exterior of certain walls is not something we endorse in the township.

The general impression this proposal gives is of too much development crowded into too little area and we do not recommend an ordinance change that would permit this to go forward.

