



THOMAS COMMITTA ASSOCIATES, INC.  
*Town Planners & Landscape Architects*

## MEMORANDUM

TO: Kennett Township Officials & Staff  
Avello Team

FROM: Thomas J. Comitta, AICP, CNU-A, RLA  
Erin L. Gross, RLA, APA, ASLA

DATE: December 6, 2018; **Updated: March 14, 2019**

SUBJECT: **REVIEW COMMENTS: AVELLO**  
**PRELIMINARY LAND DEVELOPMENT PLAN, DATED 3-8-2019**

Enclosed are our Review Comments pertaining to the subject submission that we received on **March 11, 2019, and previously on** November 20, 2018, and a site visit on November 29, 2018, consisting of the following documents:

- Sketch Plan for Rick Avello, prepared by Register Associates, Inc., Sheet 1 of 1, dated 11-16-2018;
- Letter dated June 15, 2018 from the Kennett Township Zoning Hearing Board, confirming the grant of a Use Variance to convert an existing non-conforming building in the SA-Specialized Agricultural District into a residential multi-family dwelling; **and**
- **Preliminary Land Development Plans (14 Sheets), prepared by Register Associates, Inc., dated 3-8-2019**

Please let us know if there are any questions.



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Please note the comments below pertaining to the documents listed on the cover Memorandum.  
**All new comments are in bold type.**

**1. Overview**

- 1.1. The Applicant has already obtained a Use Variance to create the proposed Multi-family Dwelling, consisting of 8 Apartments. The proposed building will substantially occupy the footprint of a former building.
- 1.2. We **still** believe that the proposed Use, located in close proximity to Kennett Square Borough, will help to satisfy the need for housing at an attainable cost, and is a good location for Multi-family dwellings since the subject site is within the Urban Landscape as shown in the Landscapes 3 Comprehensive Plan of the Chester County Planning Commission.

**2. Building and Parking Location & Design**

- 2.1. We **still** believe that the proposed building will be a good adaptive reuse of the former building footprint.
- 2.2. We **still** believe that the parking located in the rear will add better “curb appeal” for the proposed Multi-family Dwellings.
- 2.3. The Applicant should **still** submit proposed Architectural Elevations of the proposed building, including the Front, Sides, and Rear Elevations (as all 4 Elevations will be visible from Creek Road), to confirm the extent to which the building will have “curb appeal” and the proposed building height.

**3. Pedestrian Amenities and Connectivity**

- 3.1. We **still** recommend that Sidewalks are added to the Plan along the frontage of the property, especially to enable a connection toward Kennett Square Borough.
- 3.2. We **still** recommend the addition of a Crosswalk over the existing/proposed Driveway in the northwest corner of the site, in order to aid in Pedestrian safety.
- 3.3. We **still** recommend the addition of a Pedestrian Gathering Area (unit paver sitting area with benches, shade trees, and landscaping) in the northeast corner of the property, close to the northeast corner of the building.



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**4. Landscaping and Site Features**

- 4.1. We recommend that Street Trees and Shade Trees are added to the Plan, in order to enhance the proposed Streetscape.

**A Landscape Plan has been provided. However, please note the following comments pertaining to Parking Lot Landscaping, Landscaping Adjacent to Buildings, and Street Trees.**

**Parking Lot Landscaping.**

- 4.1.a. Per §206-519.A of the Kennett Township Subdivision and Land Development Ordinance (SALDO), for parking lots with ten or more vehicles, there shall be one 2 to 2 ½ inch caliper shade tree for every five parking spaces. Given that there are 14 parking spaces, please add one (1) additional Deciduous Trees in close proximity to the parking area.

**Landscaping Adjacent to Buildings.**

- 4.1.b.1. Per §206-519.B(2)(a) (SALDO), a combination of evergreen and deciduous trees and shrubs shall be used as foundation plantings, and located in close proximity to the building facades. While Winterberry Holly are proposed near the entrance along Creek Road, the only plantings proposed near the building foundation are Juniper. We recommend a combination of shrubs along the building foundation in order to provide height variation and visual interest.

In addition, while we have not yet seen Elevations of the proposed dwellings, we also recommend foundation plantings on the Creek Road side of the building in order to provide an enhanced curb appeal.

- 4.1.b.2. Per §206-519.B.(2)(b) (SALDO), a minimum of one deciduous tree (minimum 3 ½ inch caliper) and one evergreen tree (at 8 to 10 feet in height) shall be planted for every 50 feet of building façade. Therefore, please revise the Plant Schedule on the Landscaping Plan to indicate “3 ½” caliper” for the Deciduous Trees intended as foundation planting. In addition, please add the required evergreen trees.
- 4.1.b.3. Per §206-519.B.(3) (SALDO), additional landscaping shall be provided in or around walkways, courtyards, entrances to the site, building



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**entrances, etc. Please clarify if there will be an entrance sign for the proposed development, and if so please depict any associated landscaping.**

**Street Trees.**

- 4.1.c.1. Per §206-519.C.(1) (SALDO), Street trees shall be a minimum of 3 ½” caliper. Therefore, please revised the Plant Schedule on the Landscape Plan to indicate “3 ½” caliper” for the Street Trees.**
- 4.1.c.2. Per §206-519.C.(2) (SALDO), Street Trees shall be spaced at a maximum of 30-foot intervals. Therefore, add additional Street Trees in order to achieve the required quantity.**
- 4.2. We recommend Landscape Screening along a portion of the frontage, to screen the views from the future dwellings to the substation across Creek Road.  
  
**A Landscape Plan has been provided. The proposed Deciduous Trees along the frontage have been positioned in a somewhat staggered layout. However, the positioning of the proposed Deciduous Trees does not provide an adequate buffer to address the views to the Electric Substation across Creek Road. Perhaps, two (2) or three (3) additional trees could be added in the open area on the Creek Road side of the proposed dwellings in order to provide additional tree vegetation to buffer the views to the north.**
- 4.3. There is an “Existing Wall” on the southeast side of the property, which is noted: “To be Removed as Required”. Please clarify this note, and the relation of the Existing Wall to the proposed Parking Lot and Parking Island.**
- 4.4. Please add labels to the Landscape Plan to indicate and clarify all areas proposed to be Lawn, or other groundcover type.**

Please call if you have any questions.