



THE COUNTY OF CHESTER



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January 23, 2020

Eden R. Ratliff, Manager
Kennett Township
801 Burrows Run Road
Chadds Ford, PA 19317

Re: Preliminary Subdivision and Land Development - Kennett Gateway
Kennett Township – SD-12-19-16193, LD-12-19-16192

Dear Mr. Ratliff:

A preliminary subdivision and land development plan entitled "Kennett Gateway", prepared by Rettew Associates Inc, and dated December 23, 2019, was received by this office on December 27, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

PROJECT SUMMARY:

Location:	on the south side of East Cypress Street, and the east and west sides of Ways Lane
Site Acreage:	19.95
Lots/Units:	78 units
Non-Res. Square Footage:	14,000
Proposed Land Use:	Townhouse, Apartment
New Parking Spaces:	133
Municipal Land Use Plan Designation:	Economic Development
UPI#:	62-4-48, 62-4-50, 62-4-70, 62-4-53, 62-4-51, 62-4-52

PROPOSAL:

The applicant proposes the consolidation of the parcels on the west side of Way’s Lane and the construction of a mixed use building with 24 apartments above 16,326 square feet of ground floor retail space, 53 townhouses, and a total of 345 parking spaces for the commercial and residential uses. The project site, which will be served by public water and public sewer, is located in the C-Commercial, Limited Industrial zoning district and is being developed under the recently adopted Planned Village provisions.

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RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision and land development plan.

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed three zoning ordinance amendments and one Subdivision and Land Development Ordinance amendment related to development of this site. The most recent review, CCPC# ZA-7-19-16005, dated August 13, 2019, which addressed revising the Planned Village provisions of the C-Commercial zoning district. The Township website indicates that this most recent amendment was adopted by the Township on September 18, 2019.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Urban Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed subdivision and land development is consistent with the objectives of the **Urban Center Landscape**.

WATERSHEDS:

3. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the East Branch subbasin of the Red Clay Creek watershed. *Watersheds'* highest priority land use objectives within this watershed are: reduction of stormwater runoff, restoration of water quality of "impaired" streams, and protection of vegetated riparian corridors. *Watersheds* can be accessed at www.chesco.org/water.

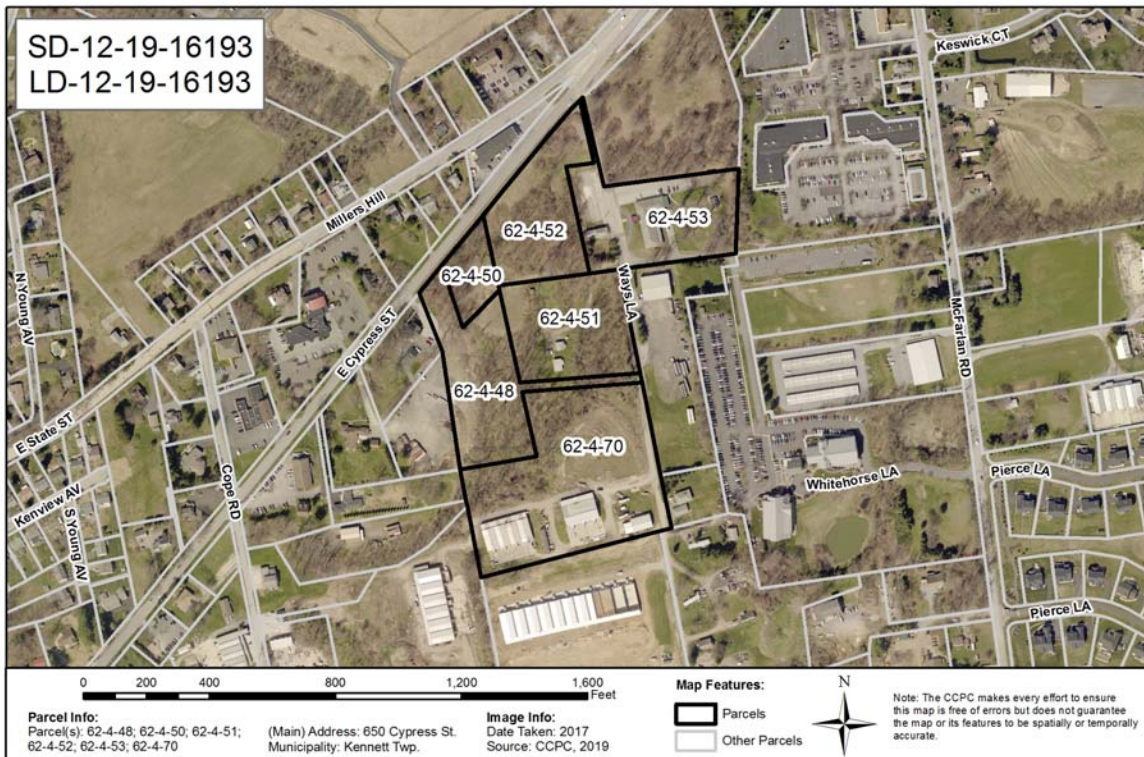
PRIMARY ISSUES:

4. The plan indicates that Ways Lane is a private street. The Township and the applicant should discuss the design, improvement and maintenance of Ways Lane and an agreement addressing these issues should be included as part of the municipal approval process.
5. The Township and the applicant should contact the Transportation Management Association of Chester County (TMACC) to discuss the siting of a SCCOOT bus stop in the vicinity of the intersection of Ways Lane and Cypress Street. This would provide a transit opportunity for residents and employees in this portion of the Township.
6. The applicant and the Township should consider the need for screening along the southern edge of the parking lot on proposed lot 1 to screen the townhouse units 30-37 from the headlights of

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vehicles using the parking lot. While we note that sheet 10 of the plan shows a fence and that the detail on sheet 21 indicates that the fence is three feet high, the design of the fence will not preclude the headlight issue mentioned above.

7. The Township should consider the need for vehicular connections to adjoining parcels located to the west and south of this site.
8. The Township should consider how pedestrian circulation in this portion of the township can be improved to provide connections between this site and existing development and other proposed residential uses, office complexes and retail uses. Also the Township and the applicant should discuss the addition of bicycle racks at the commercial building.
9. We suggest that an additional street tree be added at the north west corner of Road C and Alley E to provide symmetry to the landscape design at that intersection.



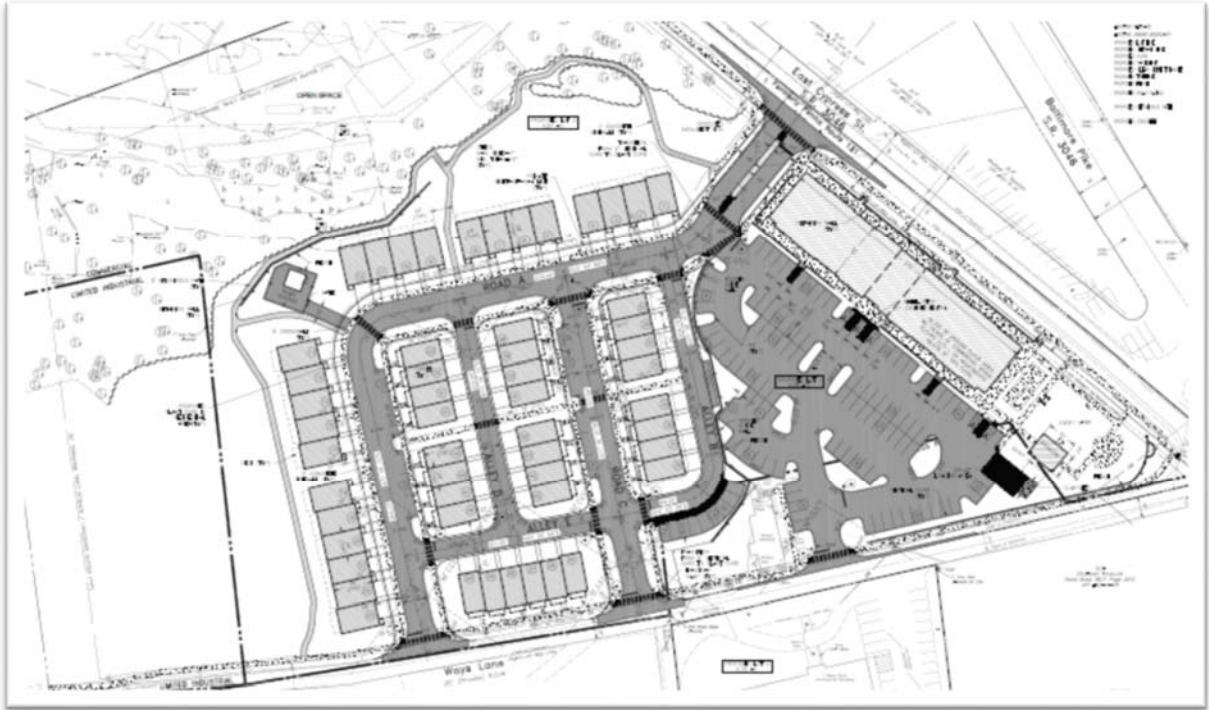
ADMINISTRATIVE ISSUES:

10. The plan indicates that two variances have been granted. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board, and any conditions of approval issued by the Board should be indicated on the final plan.
11. The plan indicates that 14 waivers from the provisions of the Subdivision and Land Development Ordinance and 3 waivers from the Stormwater Management Ordinance have been granted. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Board of Supervisors, and any conditions

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of approval issued by the Board should be indicated on the final plan.

12. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities



Detail of sheet 10 of the plan

13. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Kennett Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

Glenn Bentley
Senior Review Planner

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cc: Kennett Gateway Townhomes, LLC
Kennett Gateway Apartments, LLC
Rettew Associates, Inc. Attn: Kevin Ember, RLA
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District