



THE COUNTY OF CHESTER



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PLANNING COMMISSION

Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

December 14, 2018

William Ethridge, AICP, Director of Planning & Zoning
Westtown Township
P.O. Box 79
Westtown, PA 19395

Re: Preliminary/Final Land Development - The Malvern School
Westtown Township – LD-12-18-15688

Dear Mr. Ethridge:

A Preliminary/Final Land Development Plan entitled "The Malvern School", prepared by Edward B. Walsh & Associates Inc., and dated November 14, 2018, was received by this office on December 4, 2018. 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 land development for your consideration.

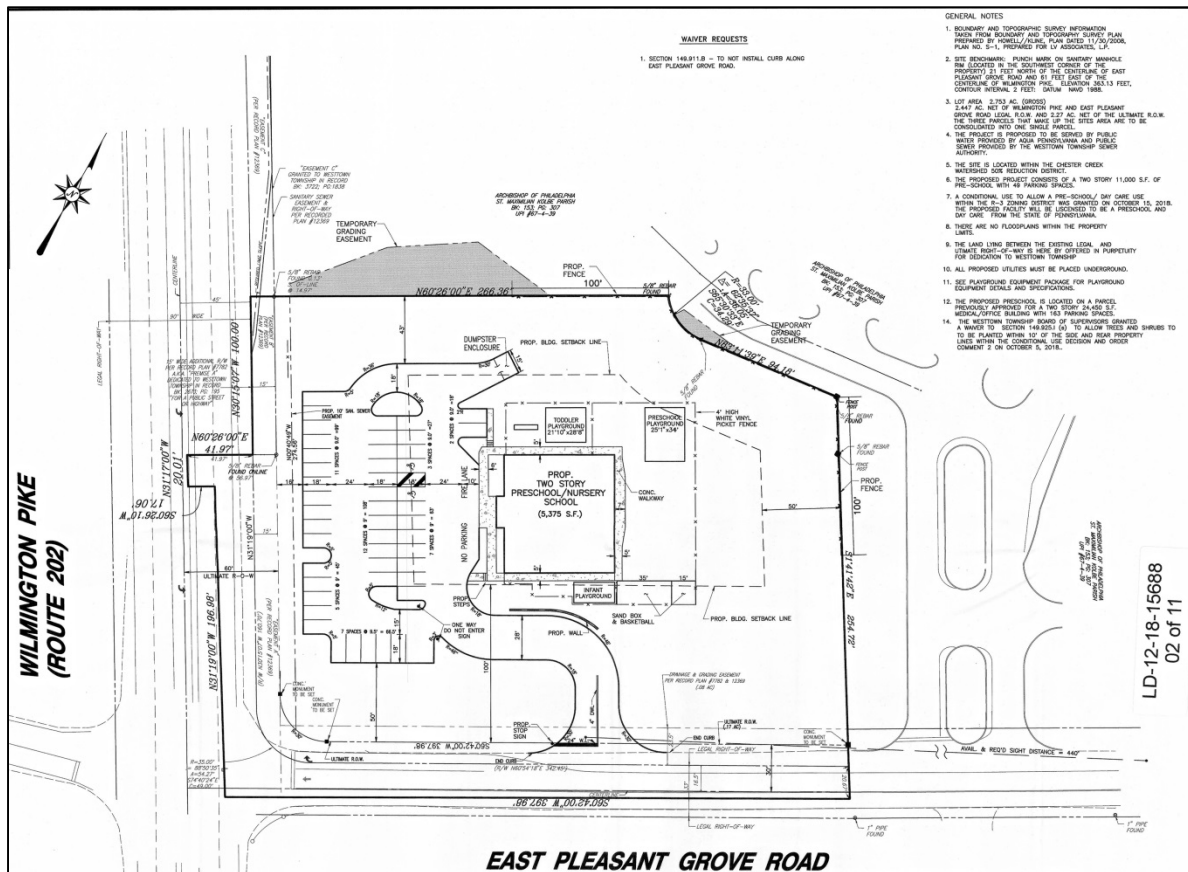
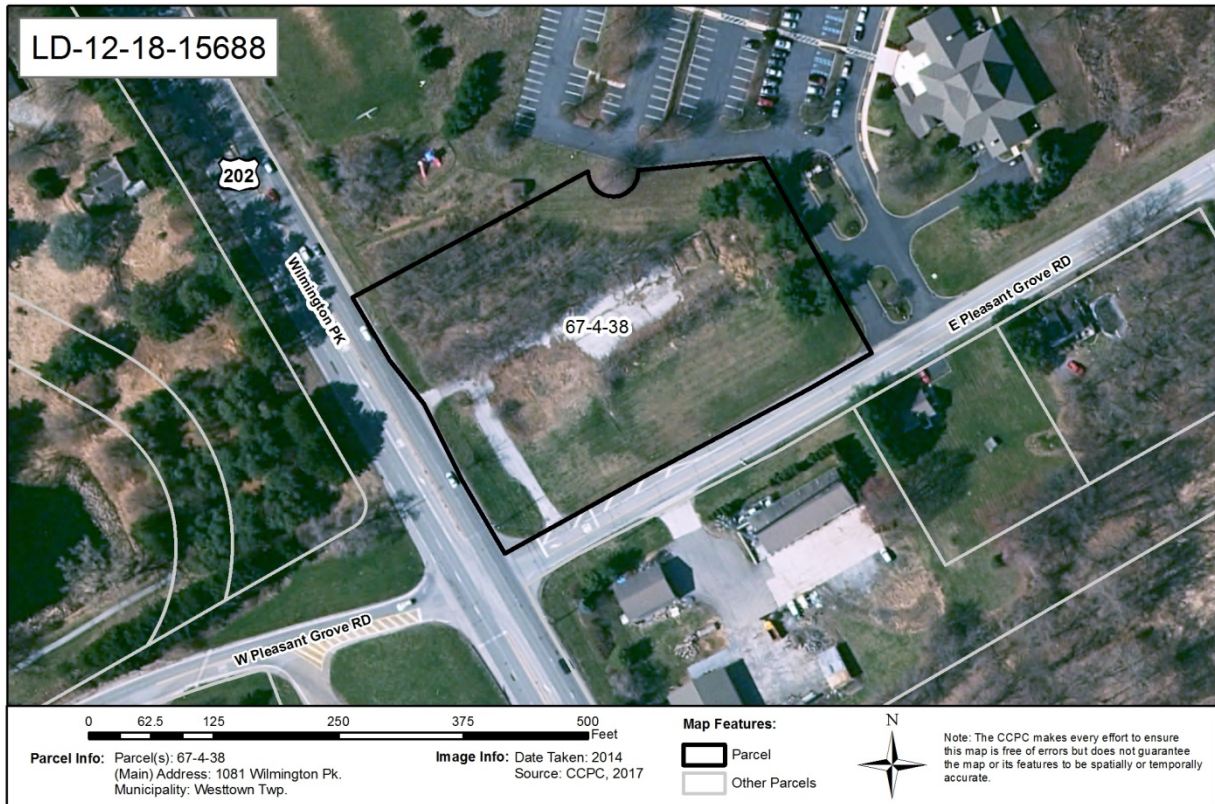
PROJECT SUMMARY:

Location:	northeast corner of Wilmington Pike (Route 202) and East Pleasant Grove Road
Site Acreage:	2.75
Lots/Units:	1 Lot
Non-Res. Square Footage:	10,750
Proposed Land Use:	Child Daycare
New Parking Spaces:	49
Municipal Land Use Plan Designation:	Major Community Facilities/Institutional
UPI#:	67-4-38

PROPOSAL:

The applicant proposes the construction of a two-story 10,750 square foot nursery school, and 49 parking spaces. Vehicular access will be provided from East Pleasant Grove Road. The project site, which will be served by public water and public sewer, is located in the R-3 Residence-Office zoning district.

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 land development plan.



Site Plan Detail, Sheet 2: Preliminary/Final Land Development, The Malvern School

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal for this site. CCPC# 12492, “1081 Wilmington Pike,” dated December 4, 2008, addressed the construction of a 30,000 square foot office building and 160 parking spaces. The County Planning Commission has no record that this prior plan submission was approved by the Township.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing types and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed land development is consistent with the objectives of the **Suburban Landscape**.

WATERSHEDS:

3. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the Chester Creek watershed. *Watersheds*' highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of “impaired” streams, and protect vegetated riparian corridors. *Watersheds* can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

4. General Note 7 indicates that conditional use approval was granted for this project on October 15, 2018, pertaining to the construction of a pre-school/day care use in the R-3 District; according to the Township Board of Supervisors' October 15, 2018 meeting minutes, there are eight conditions of approval. Prior to granting final plan approval, the Township should verify that all applicable conditions of approval are incorporated into the final plan.
5. The site plan depicts the location of an existing driveway to the immediate east of the project site on UPI# 67-4-39. We suggest the applicant and Township investigate the feasibility of utilizing this existing driveway for vehicular access to the current project site. This shared access arrangement would avoid the placement of an additional driveway entrance near Route 202 in an area that may be subject to vehicular backups.
6. The site plan depicts an existing 90 foot wide right-of-way for Route 202, and an additional 15 feet of ultimate right-of-way width on the east side of Route 202. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies this section of Route 202 as a major arterial road. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads in suburban areas to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Route 202.

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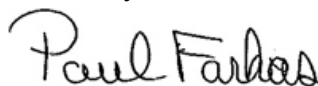
7. The Township should receive written confirmation that the applicant meets all licensing and registration requirements regulated by the PA Department of Public Welfare - Office of Children, Youth and Families, and any other applicable state regulations pertaining to child day care facilities.
8. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 8) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

ADMINISTRATIVE ISSUES:

9. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
10. The applicant is requesting a waiver from Section 149-911 – Curbs of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
11. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
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.
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 Westtown 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,



Paul Farkas
Senior Review Planner

cc: Malvern School Real Estate, LP
Riley Riper Hollin & Colagreco
Edward B. Walsh & Associates, Inc.
Matthew Miele, District Permits Manager, PennDOT
Francis J. Hanney, P.E., PennDOT
Chester County Conservation District