



THE COUNTY OF CHESTER



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August 5, 2022

Maggie Dobbs, Director of Planning and Zoning
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

Re: Final Subdivision - Crebilly Farm
Westtown Township – SD-07-22-17267

Dear Ms. Dobbs:

A Final Subdivision Plan entitled "Crebilly Farm", prepared by Site Engineering Concepts LLC, and dated July 5, 2022, was received by this office on July 12, 2022. 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 for your consideration.

PROJECT SUMMARY:

Location:	north side of West Street Road, between South New Street and Route 202
Site Acreage:	301.06
Lots/Units:	9 Existing Lots, 4 Proposed Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential, and Institutional (Township Park)
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Open Space, and Greenway
UPI#:	67-4-29.4, 67-4-30, 67-4-32, 67-4-33.1, 67-4-31, 67-4-29.3, 67-4-33, 67-4-29.2, 67-4-29

PROPOSAL:

The applicant proposes the consolidation of 9 existing lots into 4 lots. No development activity is proposed as part of the current plan submission. The project site is located in the A/C Agricultural/Cluster Residential, and R-1 Residential zoning districts.

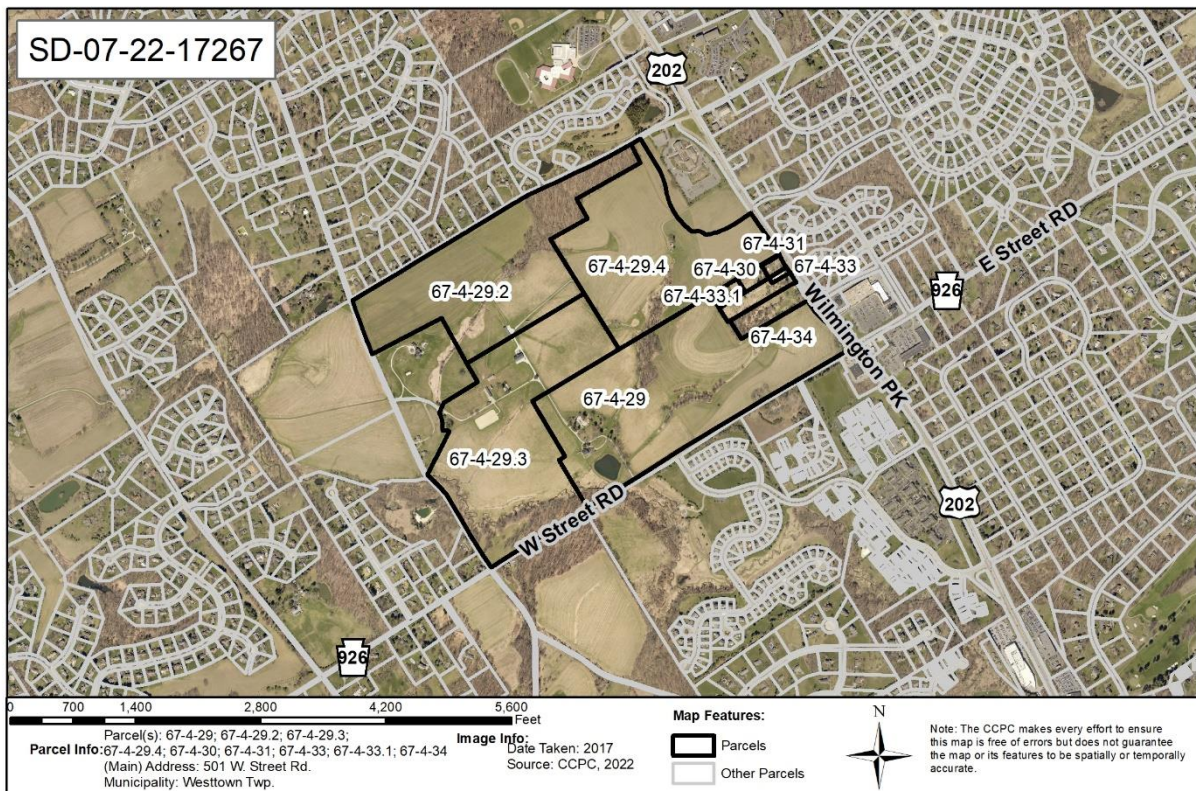
RECOMMENDATION: The County Planning Commission commends the Township on its efforts for preserving the Crebilly Farm tract. The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision plan.

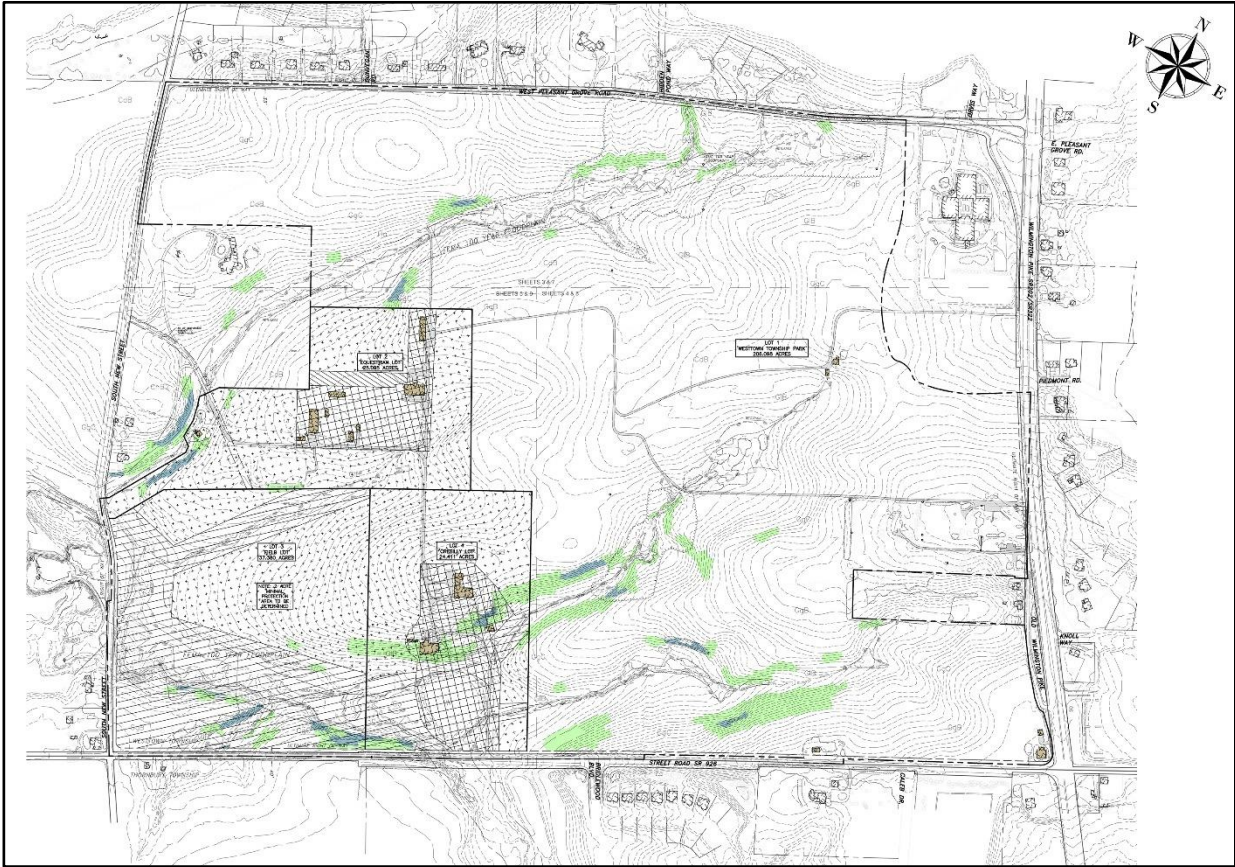
BACKGROUND:

1. The County Planning Commission has previously reviewed two conditional use applications for the development of the 322.36 acre Crebilly Farm tract, the latest of which, CCPC# CU-09-19-16071, dated October 18, 2019, addressed the creation of 319 residential lots (184 single family lots and 135 townhouse lots), and 196.94 acres of open space. It is our understanding that, on September 8, 2021, the Westtown Township Board of Supervisors denied this conditional use application.

We note that two of the parcels that were part of the prior conditional use applications (UPI# 67-4-134 and 67-4-29.1, both situated on the east side of South New Street between Street Road and West Pleasant Grove Road) are not part of the current subdivision plan.

2. The County Planning Commission recently reviewed an amendment to the Township's Comprehensive Plan, which proposed to amend Chapter 7, Open Space, Parks, Recreation and Trails, of its 2019 Comprehensive Plan, by specifically identifying the preservation of the Crebilly Farm, a as a top priority, along with amending the Future Land Use map, by changing the future land use designation of the eastern area of the Crebilly Farm tract from Neighborhood Conservation to Open Space (CCPC# CP-04-22-17173, dated June 1, 2022). It is our understanding that this Comprehensive Plan amendment was adopted by the Township on June 6, 2022.





Site Plan Detail, Sheet 3: Final Subdivision - Crebilly Farm

COUNTY POLICY:

LANDSCAPES:

3. While the eastern portion of the project site is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan, the central and western portions are located in the **Rural Landscape** and **Brandywine Battlefield** Overlay designations. Additionally, the **Natural Landscape** designation extends across the entire tract.

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 diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. Furthermore, the Suburban land use patterns guidance in the Planning Principles section identifies “diverse agricultural activities” as an appropriate land use in the Suburban Landscape. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs.

Landscapes3 recognizes the Brandywine Battlefield as an overlay area on the Landscapes Map. Development within or adjacent to the Brandywine Battlefield should preserve key lands, adaptively reuse historic resources, and apply context-sensitive design to integrate with distinctive cultural features and the nationally significant cultural landscape. As an overlay of all other

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landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources.

The proposed subdivision is consistent with the goals and objectives of *Landscapes3*.

PRIMARY ISSUES:

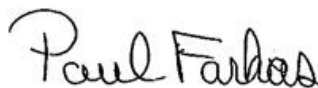
4. Sheet 3, Overall Property with Proposed Conservation Easements, indicates that Lots 2, 3, and 4 will be subject to conservation easements. The details of these easements should be incorporated into the deeds of the proposed lots. We also note the site plan identifies Lot 1 (206.10 acres) as "Westtown Township Park (it is our understanding that this parcel is intended to be retained by the Township for passive recreation usage).

ADMINISTRATIVE ISSUES:

5. The site plan depicts a proposed 30 foot wide access and utility easement for Lots 2 and 3. The details of this easement should be incorporated into the deeds of the affected lots.
6. According to County Tax Assessment records, four of the parcels involved in this subdivision plan (UPI# 67-4-29, 67-4-29.2, 67-4-29.3, and 67-4-29.4) appear to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
7. 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: Crebilly Farm Family Associates, LP
Site Engineering Concepts LLC
Chester County Assessment Office