



**BRANDYWINE  
CONSERVANCY**

*Preserving Our  
Land & Water*

**MEMORANDUM**

**TO: Jonathan Altshul, Township Manager  
Westtown Township**

**FROM: Mila Carter, Senior Planner**

**DATE: February 1, 2023**

**RE: 1632 West Chester Pike  
Conditional Use Application - Completeness Review**

We are in receipt of a Conditional Use Application and supporting documentation regarding 1632 West Chester Pike. The documentation includes the Conditional Use Application dated January 5, 2023, a letter from Jack Larkin, Esq. to Westtown Township dated January 24, 2023, Conditional Use Plan (sheets 1-4) prepared by InLand Design, LLC dated January 16, 2023, Preliminary Stormwater Management Analysis prepared by InLand Design, LLC dated January 20, 2023, Conceptual Design for proposed Visual Arts Center and Visual Arts Center Zoning supplemental submission, and a map showing non-viewable and viewable zones from the subject property.

The property, located at 1632 West Chester Pike, consists of 3.844 acres in the R-3 Residence Office Zoning District and is currently undeveloped. The Applicant proposes to develop the property with visual arts center, driveway, access, parking area, landscaping, lighting, and stormwater management. The proposed use is permitted when approved as a Conditional Use by the Board of Supervisors pursuant to §170-802.G of the Zoning Ordinance. One of the goals of the R-3 District provisions is to provide for a visual arts center (VAC) use that promotes, educates, entertains, informs, and advances the visual arts in the community. Additionally, the building containing a VAC use may incorporate visual communication technology (VCT) pursuant to §170-802.G.5 of the Zoning Ordinance.

We have reviewed the submitted application for completeness pursuant to §170-2009, Conditional Uses, and suggest the applicant address the following items noted below.

- Even though a traffic impact study is not explicitly required under Chapter 170, Zoning, for a visual arts center, we strongly recommend that the Township requests the applicant to complete such study pursuant to §149-804 and submit it for a conditional use review.
- The submission documents shall also show the applicant's intention with regard to incorporation of LEED (Leadership in Energy and Environmental Design) certified building design principals recommended by the US Green Building Council pursuant to §170-2009.B.6.e.
- Demonstrating compliance with the conservation design process pursuant to §170-1617, Conservation Design, is strongly recommended, and as noted under §170-2009.B.7.
- Applicant has submitted conceptual architectural façade renderings and elevations as required by §170-802.G.4.g, and included descriptions of some of the building materials. We recommend that a full list of general building materials is provided.

Additionally, we recommend the Township to obtain the services of professional architect pursuant to §170-802.G.4.g to review conceptual architectural façade renderings and elevations together with a general list of proposed building materials. The township appointed architect will represent the interest of the Township and provide feedback on proposed building design to be aesthetically consistent with neighboring community and Township's overall vision.

If you have any questions, please call Mila Carter at 610-388-8396 or email [lcarter@brandywine.org](mailto:lcarter@brandywine.org).