



THE COUNTY OF CHESTER



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August 21, 2024

Liudmila Carter, Manager
 Westtown Township
 1039 Wilmington Pike
 West Chester, PA 19382

Re: Preliminary/Final Land Development - Westtown AM West TIC, LLC
 # Westtown Township – LD-07-24-18174

Dear Ms. Carter:

A Preliminary/Final Land Development Plan entitled "Westtown AM West TIC, LLC", prepared by Dynamic Engineering Consultants PC, and dated July 12, 2024, was received by this office on July 22, 2024. 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.

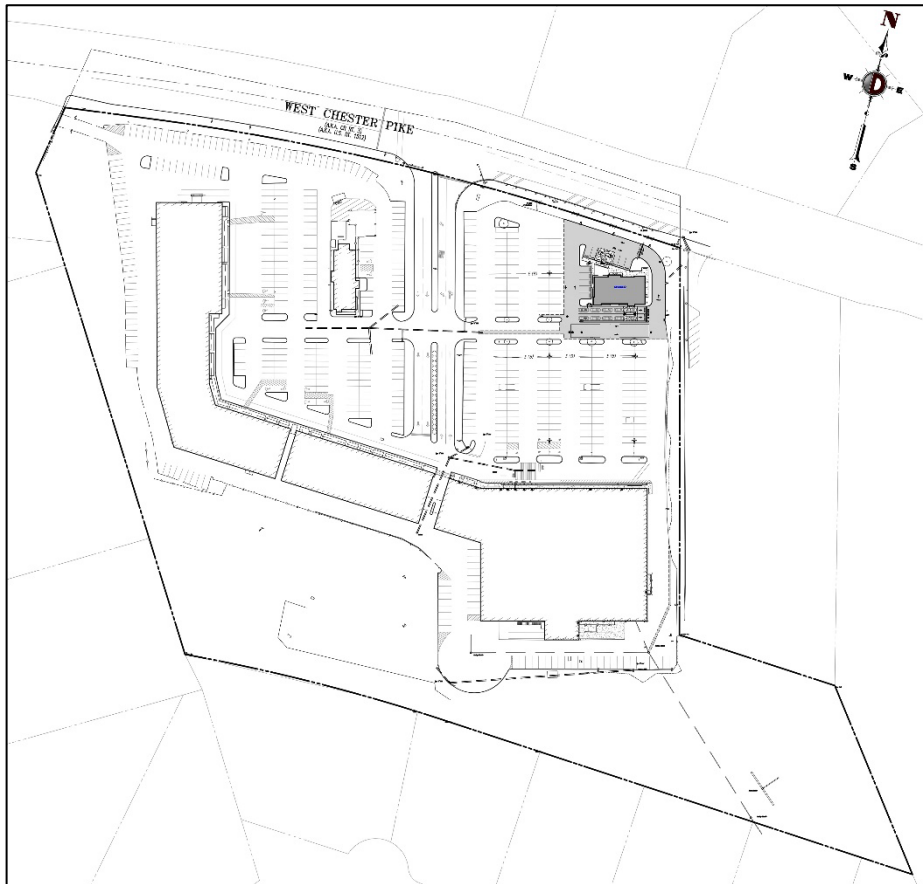
PROJECT SUMMARY:

Location:	south side of West Chester Pike (State Route 3), west of South Chester Road
Site Acreage:	18.45
Lots/Units:	1
Non-Res. Square Footage:	3,294
Proposed Land Use:	Bank with drive-through service
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	67-2-42.4

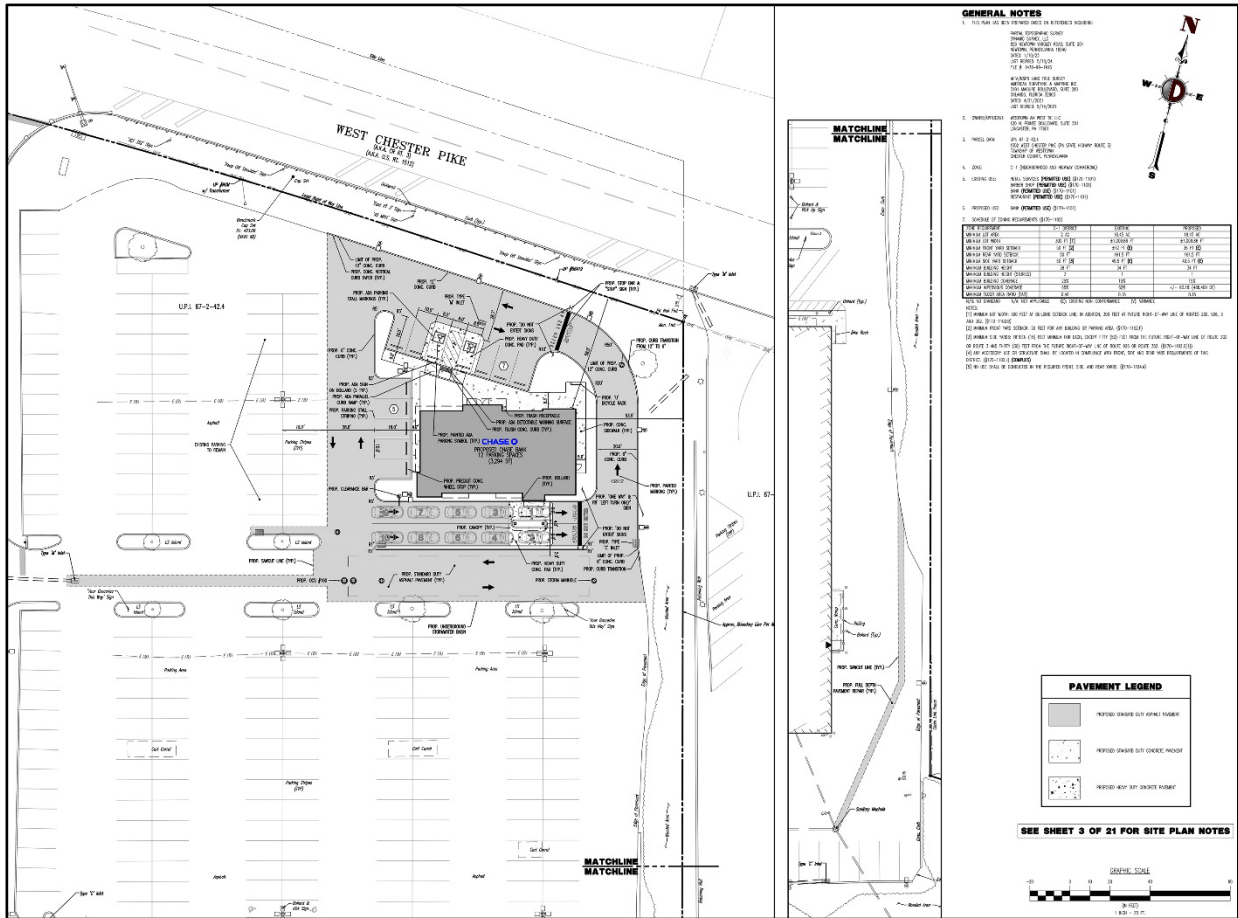
PROPOSAL:

The applicant proposes the construction of a 3,294 square foot bank building with drive-through service in the northeast corner of the Marketplace at Westtown shopping center. The project site, which will be served by public water and public sewer, is located in the C-1 Neighborhood and Highway Commercial zoning district. A Parking Assessment, prepared by Dynamic Traffic, LLC, dated January 19, 2023, indicates that the proposed parking supply of 518 spaces is sufficient to support the existing shopping center, fast food restaurant and the proposed bank.

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 5: Preliminary/Final Land Development - Westtown AM West TIC, LLC



Site Plan Detail, Sheet 6: Preliminary/Final Land Development - Westtown AM West TIC, LLC

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal for this site. That review, CCPC# LD-4-16-13595, dated April 26, 2016, which addressed the construction of a 51,550 square foot Giant Grocery store, was approved by the Township on November 7, 2016.
2. The County Planning Commission recently reviewed an amendment to the off-street parking and loading requirements in the Westtown Township zoning ordinance, including allowable reductions to the number of parking spaces for an existing shopping center, following review and approval of a parking study (CCPC# ZA-01-24-17963, dated February 7, 2024). It was our understanding that the proposed shopping center parking standards in Section 170-1709.C of the draft ordinance would accommodate the construction of a bank building with drive-through facilities in the Marketplace at Westtown shopping center, along with others that meet the requirements of the proposed ordinance language. According to our records, this amendment was adopted by the Township on February 20, 2024.

COUNTY POLICY:

LANDSCAPES:

3. 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

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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. The proposed land development is consistent with the objectives of the **Suburban Landscape**.

WATERSHEDS 2045:

4. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Chester Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: improving stormwater management to increase infiltration and protect baseflow; restoring stream channels and vegetated riparian corridors; addressing legacy and emerging contaminants; reducing nutrient pollution; and promoting source water protection methods. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

5. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 13) 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:

6. 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* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
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, the Assessment Office, and the municipality.

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: Westtown AM West TIC, LLC
Dynamic Engineering Consultants PC