



# THE COUNTY OF CHESTER



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March 18, 2025

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

Re: Preliminary/Final Subdivision - 1001 S. Walnut Street  
# Westtown Township – SD-02-25-18432

Dear Ms. Carter:

A Preliminary/Final Subdivision Plan entitled "1001 S. Walnut Street", prepared by Howell Engineering, and dated January 24, 2025, was received by this office on February 21, 2025. 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:	Southeast corner of Oakbourne Road and South Walnut Street
Site Acreage:	0.69
Lots/Units:	1 existing lot; 2 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Neighborhood Conservation
UPI#:	67-4G-1

## **PROPOSAL:**

The applicant proposes the creation of 2 single family residential lots. The existing residence will remain on Lot 1. The project site, which will be served by public water and public sewer, is located in the R-2 Residential zoning district.

**RECOMMENDATION:** The County Planning Commission recommends that the administrative 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 Zoning Hearing Decision provided on the site plan indicates that, on December 23, 2024, the Township Zoning Hearing Board granted a variance from the minimum lot area requirement of the R-2 district for this proposal, with five conditions of approval. We note that the conditions of approval include the requirements that, prior to the issuance of a building permit for Lot 2, the applicant shall demolish the existing detached garage on Lot 1, along with removing the southernmost driveway.

**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 diversity and affordability. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.

**WATERSHEDS 2045:**

3. *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](http://www.chesco.org/watersheds2045).

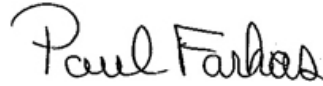
**ADMINISTRATIVE ISSUES:**

4. 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.
5. While a February 17, 2025 Waiver Request Letter indicates the applicant is requesting four waivers from the provisions of the Township Subdivision and Land Development Ordinance, only three waivers are identified in the Waivers Requested table on the site plan. This should be clarified by the Township. 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.
6. The site plan depicts the location of an existing 20 foot wide sanitary sewer easement on the eastern portion of Lot 2. The details of this easement should be incorporated into the deed of this lot.
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.

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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,

A handwritten signature in black ink that reads "Paul Farkas". The signature is written in a cursive style with a large, prominent initial "P".

Paul Farkas  
Senior Review Planner

cc: Colin and Taj Chavous  
Howell Engineering