



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O’Leary, AICP  
Executive Director

## 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

November 20, 2019

Russell H. Drumheller III, Codes Enforcement Officer  
Kennett Square Borough  
120 Marshall Street  
Kennett Square, PA 19348

Re: Preliminary Subdivision and Land Development - Red Clay Manor  
# Kennett Square Borough – SD-11-19-16139 & LD-11-19-16140

Dear Mr. Drumheller,

A preliminary subdivision and land development plan entitled "Red Clay Manor", prepared by DL Howell & Associates, Inc., and dated November 1, 2019, was received by this office on November 7, 2019. 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 and land development for your consideration.

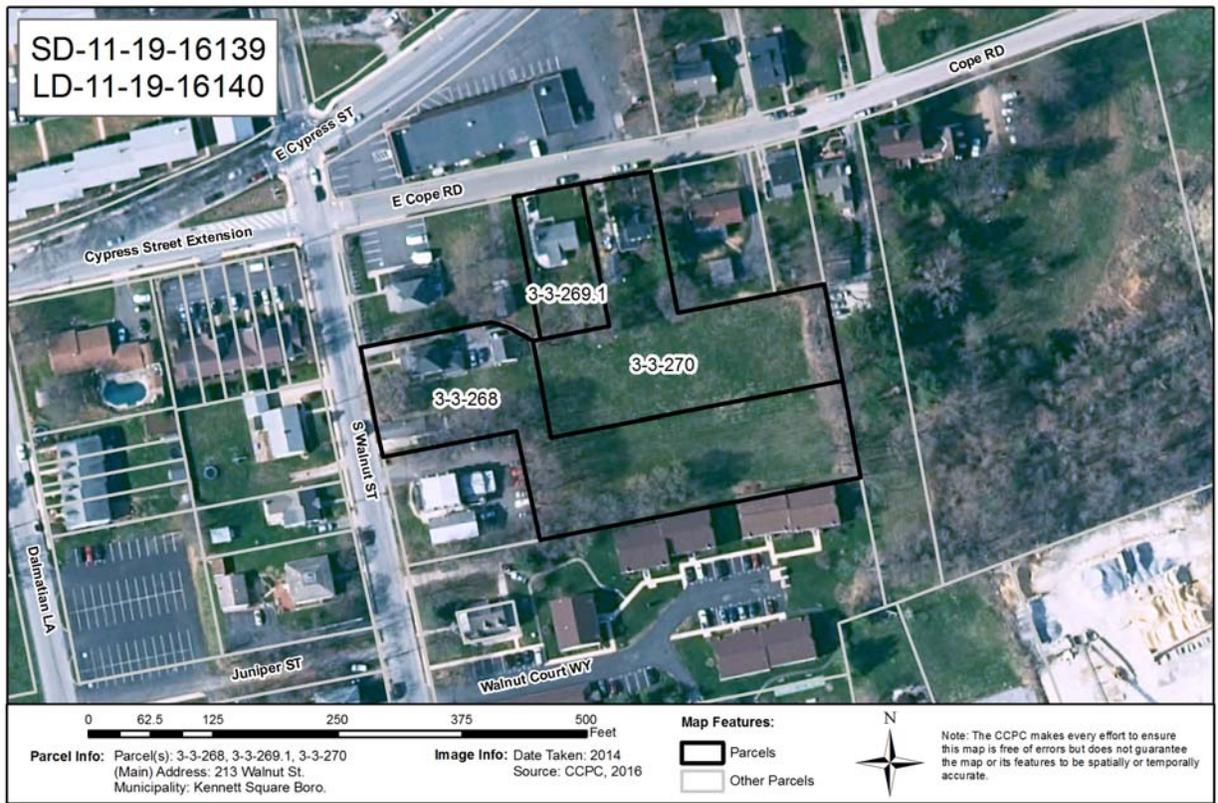
### **PROJECT SUMMARY:**

Location: south side of East Cope Road, east of South Walnut Street  
Site Acreage: 2.41  
Lots/Units: 61 units  
Proposed Land Use: Apartment  
New Parking Spaces: 62  
Municipal Land Use Plan Designation: Character Area 5 - Central Core - Consistent Infill  
UPI#: 3-3-268, 3-3-270, 3-3-269.1

### **PROPOSAL:**

The applicant proposes the consolidation of three existing parcels and the construction of a three story building with 61 senior apartment units, and 62 parking spaces. The project site, which will be served by public water and public sewer, is located in the R-3/PAO zoning district.

**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Borough issues should be resolved before action is taken on this subdivision/land development plan.**



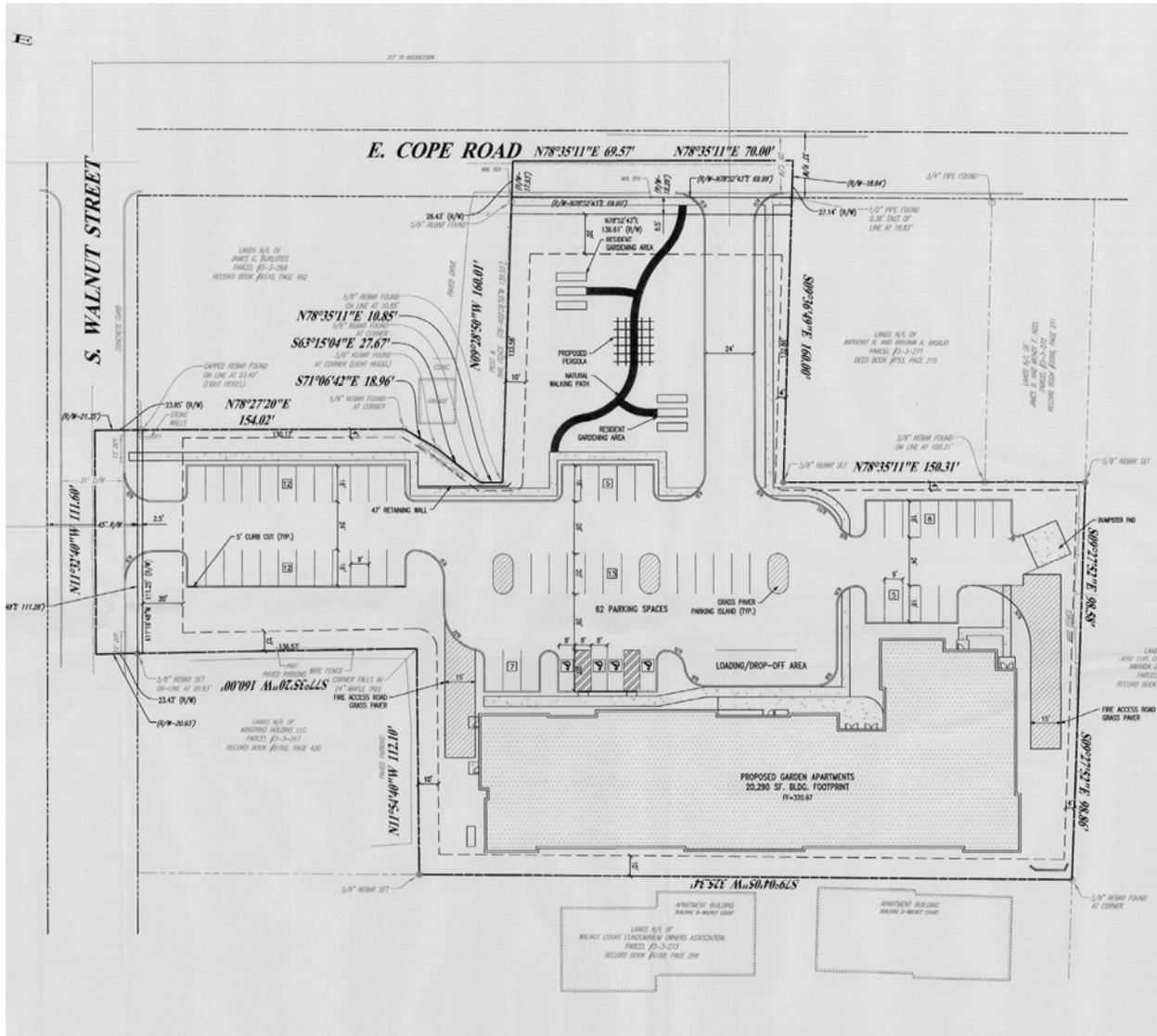
**COUNTY POLICY:**

**LANDSCAPES:**

1. The project site is located within the **Urban Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed subdivision/land development is consistent with the objectives of the **Urban Center Landscape**.

**WATERSHEDS:**

2. **Watersheds**, the water resources component of *Landscapes3*, indicates the proposed development is located within the East Branch subbasin of the Red Clay Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduction of stormwater runoff, restoration of water quality of "impaired" streams, and protection of vegetated riparian corridors. **Watersheds** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).



Detail of Sheet 2 of the plan

PRIMARY ISSUES:

3. We acknowledge the provision of on-site pedestrian facilities and recommend that the Borough sidewalk network be extended on the east side of South Walnut Street to connect this facility with the Kennett Senior Center and north to East Cope Road to permit pedestrian access to the amenities in the commercial center of the Borough. We acknowledge that these are off-site improvements that may require additional funding and/or agreements.
4. We acknowledge and endorse the incorporation of the open space area for resident recreation.
5. We suggest that the applicant consider using a green-roof and/or siting small rain gardens in the parking islands. The plan should indicate where plowed snow will be deposited.

Page: 4

Re: Preliminary Subdivision and Land Development - Red Clay Manor

# Kennett Square Borough - LD-11-19-16140

6. The proposed garden apartment building and the existing multi-family units on the adjoining parcel to the south will be separated by approximately twenty feet (20'). The Borough's emergency service providers should review this aspect of the design related to emergency access and the Borough should review it to verify that there is adequate access to light and air.
7. The Borough should verify that the plan meets all the ordinance requirements of Article VII of the zoning ordinance related to Off-Street Parking and Loading.
8. The existing residential dwellings have established landscaping, if any of this landscaping could be preserved during construction, it could be effective in screening and enhancing the appearance of the facility.

ADMINISTRATIVE ISSUES:

9. The location of the site as shown on the location map on sheet 1 of the plan is incorrect and should be revised prior to final plan approval.
10. The local emergency service providers should review the plan to verify that the facility will be accessible for their equipment and for the location and specifications of all on-site emergency equipment.
11. 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.
12. 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 Borough of Kennett Square. 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,



Glenn Bentley  
Senior Review Planner

cc: Red Clay Manor Associates, L.P.  
Steven J. Basciani  
DL Howell & Associates, Inc.  
Chester County Conservation District