

REZONING ANALYSIS

FOR

WESTTOWN WOODS

WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

PREPARED BY



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EBWA File No. 4062**

May 6, 2016

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INTRODUCTION:

Southdown Homes is proposing to subdivide a 13.13 acre parcel located along Route 202 and Jacqueline Drive in Westtown Township. The parcel is zoned both R-2 and C-2 Highway commercial. The proposed development would require a zoning change for the +/- 4 acre area that is zoned C-2. this analysis is being prepared to evaluate the impact on rezoning the property relative to the amount of available C-2 area remaining.

Westtown Township has approximately 15 acres zoned C-2 all of which is located along Rt. 202 and Old Wilmington Pike as you enter the township from the southbound Rt. 202 ramp and the Borough of West Chester. (see figurer 1) Much of the area is located along Old Wilmington Pike, which is a 20 -24' wide residential collector street and does not actually have frontage on Rt. 202. this poses an interesting dilemma because most commercial users want front visibility along a major roadway and these properties offer limited visibility and difficult access to Rt. 202. Additionally, all of the properties have existing houses, structures and or commercial buildings located on them. Theses facilities will need to be removed or incorporated into new commercial developments if they occurred.

The analysis looks at the overall area in 4 sections or areas as they each have their own unique characteristics. We prepared schematic layouts for each of the parcels as is if they were being developed as commercial project to realistically identify the available square footage that could be constructed in the remaining C- 2 zoning district. The layouts focused on both small retail and office type layouts as they are the types of projects that would be constructed within a highway commercial district.

It does not include any layouts for the 4 acre parcel that is the subject of the rezoning request. The parcel has extremely limited access and visibility on Rt. 202. The frontage is fairly long but it is comprised of steep slope and an approximately 175' 8-10 wall that makes it extremely difficult to access the highway. The majority of the sites frontage sits approximately 10 feet down from the Rt. 202 elevations. As such this parcel would require major earthwork and expense to try to make it a developable commercial property.

*Township of Westtown, PA
Thursday, February 18, 2016*

Chapter 170. Zoning

Article XIA. C-2 Highway Commercial District

§ 170-11A00. Statement of intent.

In addition to the goals presented in the general purpose and the community development objectives sections of this chapter, the purpose of this district is to provide a unified area, designed according to a plan of highway-related enterprises which will serve the regional needs of this area. An additional major purpose of this district is to ensure a safe and efficient movement of vehicular traffic along, onto, and off of U.S. Route 202, recognizing its importance as a major highway serving traffic traveling through the region, especially in terms of off-premises outdoor advertising.

§ 170-11A01. Use regulations.

- A. Uses by right. A building may be erected, altered, or used, and a lot or premises may be used or occupied, by right, for any of the following purposes and no other:
- (1) Retail sales.
 - (2) Personal service shops.
 - (3) Restaurant, retail bakery, or other places preparing, selling, and/or serving food or beverages.
 - (4) General business, professional, governmental, and administrative offices.
 - (5) Banks and similar financial institutions.
 - (6) Medical clinic.
 - (7) Motel.
 - (8) Storage or distribution facilities.
 - (9) Customary accessory uses associated with any commercial use permitted by this section.
 - (10) Religious use.
- B. Uses by special exception. The following uses shall be permitted when approved as a special exception by the Zoning Hearing Board in accordance with the terms of this article and §170-2108 of this chapter:
- (1) Restaurant, retail bakery, or other places preparing, selling, and/or serving food or beverages which require drive-through-window takeout service.
 - (2) Automobile service station, provided that all gasoline pumps and service facilities are set back at least 30 feet from the street line and provided further that no service station shall be located

within 500 feet of another service station on the same side of the street.

- C. Conditional uses. The following uses shall be permitted only upon approval as a conditional use by the Board of Supervisors in accordance with the terms of this article and § 170-2009 of this chapter:
- (1) Off-premises outdoor advertising sign in accordance with Article XVIII.

§ 170-11A02. Area and bulk regulations.

The following regulations shall apply to all uses permitted by right and special exception in the C-2 District:

- A. Minimum lot area: one acre.
- B. Minimum lot width: 200 feet at building setback line; in addition, 200 feet at future right-of-way line of Route 202.
- C. Maximum building coverage: 35%.
- D. Maximum other impervious surface area: 70%.
- E. Minimum front yard setback: 40 feet for any building or parking area.
- F. Minimum side yards:
- (1) Fifteen feet minimum for each, except 50 feet from the future right-of-way line of Route 202.
- G. Minimum rear yard: 40 feet.
- H. Maximum building height: three stories, not to exceed 38 feet.
- I. Any accessory use or structure shall be located in compliance with front, side and rear yard requirements of this district.

§ 170-11A03. Design standards.

The following design standards shall apply:

- A. Screening: as required by § 170-1508 of this chapter.
- B. Storage: as required by § 170-1509 of this chapter.
- C. Landscaping: as required by § 170-1507 of this chapter.
- D. Access and traffic control: as required by §§ 170-1510, 170-1511, and 170-1512 of this chapter.
- E. Interior circulation: as required by § 170-1513 of this chapter.
- F. Lighting: as required by § 170-1514 of this chapter.
- G. Off-street parking and loading: as required by Article XVII of this chapter.
- H. Signs: as required by Article XVIII of this chapter.

§ 170-11A04. General standards.

- A. No use shall be conducted in the required front, side, and rear yards, except for permitted signs.

- B. No goods shall be displayed in the required front, side, and rear yards.
- C. The parcel or parcels shall be in single and separate ownership, or proof of option shall be furnished at the time of application, or a joint application shall be filed by separate owners. The proposed tract shall be capable of an integrated design of a complete commercial center within its boundary.

§ 170-11A06. Plan submission requirements.

- A. In order to demonstrate compliance with the terms of this article, any applicant proposing any use authorized by right within the C-2 District shall submit a plan (map and text) to the Township Zoning Officer, describing specifically how the requirements of this article will be addressed.
- B. Where the proposed use constitutes a subdivision or land development, as defined by Chapter 149, Subdivision of Land, the plan submission requirements of that chapter shall supersede the provisions of this section.
- C. For any conditional use application, the submission requirements under § 170-2009 of this chapter shall govern, and the plan submitted shall demonstrate compliance with the requirements of this article.
- D. Any plan also shall include a certification from the Chief of the fire company responsible for serving the site as to the adequacy of access for emergency vehicles and the sufficiency of available water for fire-fighting purposes. Where the water source is off site, suitable arrangements to assure access at all times shall be demonstrated by the applicant.
- E. Upon submission of an application for development within the C-2 District, all owners of property within 500 feet of any portion of the tract on which such development is proposed shall be notified of the application and of the process through which the application will be reviewed.

Westtown Township

Chester County, Pennsylvania

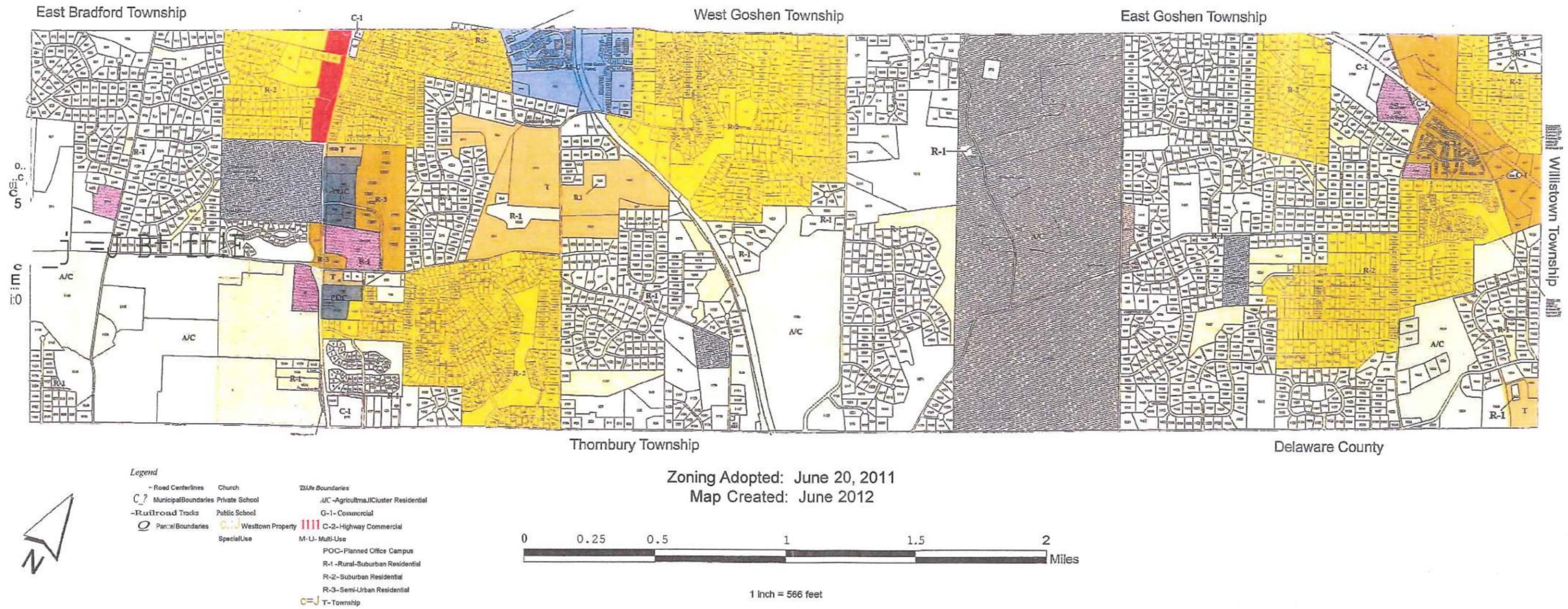


Figure 1

Commercial Area 1:

Commercial area 1 is consists of parcels 67-4-13,15 and 16. Theses parcels are located at the southern intersection of Rt. 202 and Old wilmingtown Pike and Cheney Drive. The comprise approximately 2.60 acres of land. Parcel 67-4-16 is currently utilized a commercial facility as the Abbey Green Irish Village and Inn is located there. The facilities include a small retail shop and five efficiency type rental units. Adjacent to the Irish Village there is a house then a Butch/Meat shop along Old wilmingtown Pike which has a landscaping/mulch type business locate in the rear. Additionally there are several other buildings including a barn on the properties.

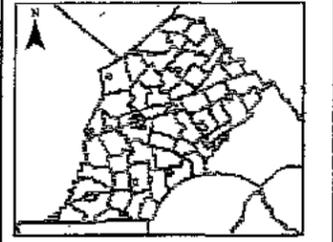
We grouped these together because they could either be developed as a tear down or an integrated development re-using or continually using the existing commercial businesses while adding additional buildings with more commercial space. We believe the later to be the case as the existing structures are non conforming and could not constructed in their current location because of the 200' setback requirement along Rt. 202 or the 40' setback along Old Wilmington Pike. In our judgment adaptive re-use would be the most feasible approach.

The proposed schematic layouts show that theses parcels could yield 15,600 s.f of new commercial space and adaptive re-use of 7,600 s.f. of existing space. See figure 2.

commercial area



COUNTY OF CHESTER
PENNSYLVANIA



Map Created:
Thursday, February 18, 2016



County of Chester

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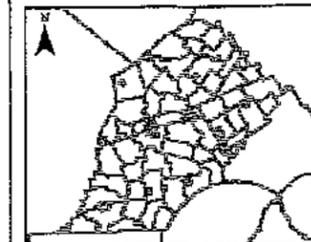
Figure 2

Commercial Area 2:

Commercial Area 2 consists of parcel 67-4F-79 and 67-4-11. Both parcels are roughly one acre in size and are currently improved and occupied as single family residential. They are located just to the south of Jacqueline Drive. The visibility to Route 202 is limited at best for these properties and if they were redeveloped as commercial it is our belief that they would be more of an office setting than retail. The cost to purchase and redevelop these two parcels would make it necessary to maximize the building size and coverages on the parcels.

We grouped these together because both properties are similar in use, location and limitations. We believe that if they were redeveloped they both would have two story office building located on them so as to increase the square footage and leave as much space as possible to maximize the parking.

The proposed schematic layout found on Figure 3 shows a yield of 23,000 s.f. of office space on these two parcels.



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Figure 3

Commercial Area 3:

Commercial area three is located just north of Jacqueline Drive and is comprised of the last commercial property with frontage on route 202 before the intersection with Old Wilmington Pike and the first property on Old Wilmington. It is comprised of tax parcels 67-4-9.2 and 67-4F-77 and they comprise 2.81 acres of land. Parcel 67-4-9.2 is improved with an existing gas and service station that sits on a filled portion of the parcel. The rear of the parcel is vacant woodlands. The other parcel is a single family dwelling.

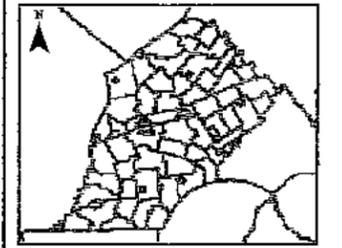
We grouped these two together because of the improved visibility to Rt. 202 and in our opinion if any of the parcels were to be redeveloped as retail space of some kind it would be these two. Development of the rear of the gas station parcel has its limitations and would involve expensive improvements however it could be developed into a 9,600 s.f. building that possibly could be occupied by a car parts, automobile repair or tire facility. The corner parcel while it still has its limitations as far as frontage, visibility and access it could be developed as a Rite-aid or CVS neighborhood pharmacy facility with a drive through pharmacy capability. The building square footage would be 6,000 s.f. See Figure 4.

These two parcels combined could yield an additional 15,600 s.f. of commercial space.

Commercial Area 4:

Commercial Area 4 is comprised of approximately 4 acres of parcel 67-4-7 which is land owned by West Chester University along the merge ramp for Rt. 202. The property has the best frontage with limited access. The best access that could be provided would be a improved right in/right out intersection located at the current intersection with Robins Nest Lane. The parcel is currently grass and patches of woodland. We left this parcel in a group by itself as it has the largest frontage and could be developed as larger two story office building.

If the property could be purchased from the University or even developed by them it could yield a 29,400 s.f. Office Building. See Figure 4.



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Figure 5

Summary and Conclusion:

The preceding analysis looked at the available land area zoned C-2 commercial that could be developed or re-developed into usable commercial space. If the frontage area of parcel 67-4-9 was rezoned to residential there would be approximately 11 acres of land remaining C-2 in Westtown Township. Not all the property is vacant however it would still be available re-development. Even within the existing 15 acres zoned C-2 the only vacant parcels are the 4 acres owned by the University and the .5 acre 67-4-13 parcel located on old Wilmington Pike. Within these remaining 11 acres we believe that a total of 83,600 s.f. of commercial space could be developed.

Therefore, in our opinion the rezoning of the 4 acres located on parcel 67-4-9 to residential would leave adequate area zoned C-2 within the township. Additionally when you evaluate the physical constraints, lack of safe access and the costs necessary to mitigate those constraints on the property in question it is in our opinion the least likely to be developed as a commercial development.

APPENDIX A

BIOGRAPHICAL SKETCH

NAME: ANDREW EBERWEIN

EDUCATION:

- BA Geography and Environmental Studies, Shippensburg University - May 1982
- M.R.P. Urban and Regional Planning, Pennsylvania State University - May 1986

EXPERIENCE:

June 1985 – December 1986

Montgomery County Planning Commission, Norristown, PA – Community Planner.

Responsible for providing professional planning services to contract municipalities in Montgomery County. Services included Act 537 Subdivision Review; Zoning Ordinance, Subdivision and Land Development Ordinance, Comprehensive Plan and 537 Plan Review and update preparation.

January 1987 – September 1993

Bursich Associates, Inc., 2129 East High Street, Pottstown, PA. – Project Manager.

Responsible for the completion of all aspects of subdivision and land development design from Client, Consultant, Sketch Planning, Engineering design, and representation at Township meetings. Position included being personally responsible for site layout, stormwater management, sanitary sewer, sediment and erosion control, grading, water layout design and supervision of others completing similar tasks to the above.

October 1993 – Present

Edward B. Walsh and Associates, Inc., 125 Dowlia Forge Road, Exton, PA. – Partner and Project Manager

Responsible for all aspects of Subdivision and Land Development Plan preparation from Client, Consultants, Environmental Impact Reports, proposal preparation, Sketch Plans, Engineering design to Client representation at Municipal hearings. Tasks include lot calculations, stormwater management design, sanitary sewer layout and design, waterline layout, grading, sediment and erosion control design, cut and fill analysis, escrow preparation and expert witness testimony.

EXPERT WITNESS EXPERIENCE

Daylesford Associates, Kenmara Subdivision – 65 Lot Cluster. Qualified Engineering Expert in front of East Bradford Township Board of Supervisors represented by Russ Unruh, Esq. Qualified by Fronefield Crawford, Esq. Conditional Use.

Saw Mill Ventures, Wellington Hunt – 47 Lot Cluster Subdivision. Qualified Engineering Expert in front of East Fallowfield Township Board of Supervisors represented by Ronald Nagle, Esq. Qualified by Fronefield Crawford, Esq. Conditional Use.

Daylesford Associates, Aldergate Subdivision – 21 Lot Cluster Subdivision. Qualified Engineering Expert in front of West Whiteland Township Board of Supervisors represented by John D. Snyder, Esq. Qualified by Fronefield Crawford, Esq. Conditional Use.

Daylesford Associates, Aldergate Subdivision – 21 Lot Cluster Subdivision. Qualified Engineering Expert in front of West Whiteland Township Zoning Hearing Board represented by Neil Gentry, Esq. Qualified by Fronefield Crawford, Esq. Special Exception for Slope Encroachment.

Robert Hedberg – 25 Lot Cluster Subdivision. Qualified Engineering Expert in front of West Whiteland Township Board of Supervisors represented by John D. Snyder, Esq. Qualified by Maryann Rossi, Esq. Conditional Use.

Landis and Graham Partnership – 31,000 S.F. Shopping Center. Qualified Engineering Expert in front of West Vincent Township Board of Supervisors represented by Allan Greenwood, Esq. Qualified by John Good, Esq. Conditional Use.

Blynn Hospitality – 115 Room Hampton Inn and 90 Seat Restaurant. Qualified Engineering Expert in front of East Whiteland Township Board of Supervisors represented by Ronald Nagle, Esq. Qualified by John Good, Esq. Conditional Use.

Devon Nissan – Automobile Dealership Expansion. Qualified Engineering Expert in front of Easttown Township Planning Commission and Board of Supervisors represented by Ronald Nagle, Esq. Qualified by Donald Turner, Esq. Conditional Use.

Hills @ Thorndale Woods – 214 Unit Single-Family Residential Subdivision. Qualified Engineering Expert in front of Caln Township Commissioners represented by Ronald Nagle, Esq. Qualified by Ross Unruh, Esq. Conditional Use.

Woods at Rock Raymond – 361 Unit Retirement Community. Qualified Engineering Expert in front of Caln Township Commissioners represented by John Good, Esq. Qualified by Ronald Nagle, Esq. Conditional Use.

King's Grant – 128 Unit Residential Subdivision. Qualified Engineering Expert in front of Caln Township Commissions represented by Ronald Nagle, Esq. Qualified by Lou Colegreco, Esq. Conditional Use.

St. Maximillian Kolbe – K-8 Catholic Elementary School. Qualified Planner and Engineering Expert in front of Westtown Township Zoning Hearing Board represented by Robert Adams, Esq. Qualified by Chris Connell, Esq. Zoning Hearing.

WORK EXPERIENCE CONTINUED

<u>CLIENT/PROJECT</u>	<u>TOWNSHIP</u>	<u>TASK</u>
Whitehall Manor 120 Bed Nursing Home		Subdivision and Land Development Plan, Site Plan, Grading Plan, Stormwater Management Design, ± 2500 S.F. watermain extension, ± 1200 L.F. sanitary sewer extension and E&S Plans.
Redgo Properties/ Linfield Knoll (120 Unit Townhouse)	Limerick Twp.	Title Plan and Land Development Plan. Sanitary Sewer design, Grading Plan, Stormwater Management Design (conveyance only) and E&S Plan.
Woods at Rock Raymond (361 Unity Retirement Comm.)	Caln Twp.	Land Development Plans, Sanitary Sewer, Stormwater Management, Grading, Water Layout design and Plan.
Shooster Properties/ Fairless Hill, S.C. 120,000 S.F. Shopping Ctr.	Falls & Bristol Twps.	Land Development Plans, Site Plans, Demolition Plan, grading, E&S, PennD.O.T. sanitary sewer, stormwater conveyance, basin and utility layout and design.
Southdown Homes/ Thorndale Green (340 Lot Cluster Sub.)	Caln Twp.	Subdivision and Land Development Plans., grading, stormwater conveyance,

WORK EXPERIENCE CONTINUED

<u>CLIENT/PROJECT</u>	<u>TOWNSHIP</u>	<u>TASK</u>
Villages at Bell Tavern (286 Unit Townhouse & Cluster Development)	E. Caln Twp.	Subdivision Plans, Title Plans, grading, roadway plan and profile, stormwater conveyance, basin, sanitary sewer, and E&S design and plans.

The following projects are very similar in nature and their tasks were the same, therefore the task is only listed once.

BPG Properties./ Glen Loch II F, G & H. (225,000 S.F. Office)	W. Whiteland Twp.	Land Development Plans, Site Plans, grading, E&S, stormwater conveyance, basin and sanitary sewer design, in some cases, Penn D.O.T. design was Completed.
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County Line Village (50,000 S.F. Shopping Ctr.)	Douglass Twp. (M.C.)
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J. Loew Assoc./ Eaglepointe Village (225,000 S.F. Shopping Ctr./ Industrial Complex)	Upper Uwchlan Twp.
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W. A. I. (100,000 S.F. Warehouse/ Office)	Limerick Twp.
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Westtown Office Building 20,000 S.F office	Westtown Township
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Southdown Homes Pickering Grant 120 units	Charlestown Township
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Archdiocese Philadelphia Saint Joseph Church	Downingtown Borough
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