

CONDITIONAL USE APPLICATION NARRATIVE

I. INTRODUCTION

1. Toll PA XVIII, L.P. (“**Toll Brothers**”) is the equitable owner of 322.36 acres of land located along Wilmington Pike (S.R. 202/S.R. 322) in Westtown Township, Chester County, Pennsylvania (“**Township**”) bounded by West Pleasant Grove Road to the north, South New Street to the west and Street Road (S.R. 926) to the south, indexed at UPI Nos. 67-4-29, 67-4-29.1, 67-4-29.2, 67-4-29.3, 67-4-29.4, 67-4-30, 67-4-31, 67-4-32, 67-4-33, 67-4-33.1 and 67-4-134 (collectively, the “**Property**”) commonly referred to as “Crebilly Farm” or the “Robinson Tract”.

2. Crebilly Farm Family Associates, L.P., David M. Robinson, Laurie S. Robinson and David G. Robinson are the record owners of the Property.

3. The Property is zoned A/C – Agricultural/Cluster Residential District and R-1 Residential District.

4. The Property is currently used for agricultural and residential uses.

5. Article IX, Section 170-900 et. seq. of the Township Zoning Ordinance [Flexible Development Procedure] permits a flexible development of the Property by conditional use in the A/C and R-1 Residential Districts.

6. Section 170-903 of the Flexible Development Procedure permits single-family detached dwellings and townhouses.

7. Toll Brothers proposes to construct a 319-unit residential development of the Property consisting of 2 existing homes, 182 single family homes and 135 townhouses in accordance with ESE Consultants, Inc.’s Conditional Use Subdivision Plan for the Robinson Tract, Sheets 1 through 71, dated August 9, 2019.

8. The Proposed Development will also include the construction of internal streets, utilities, stormwater management facilities, landscaping, community recreation facilities and other improvements.

9. A future homeowners' association will be created for the Proposed Development to own and maintain common and controlled facilities.

10. The Proposed Development will be serviced by public water.

11. The Proposed Development will be serviced either by community on-site sewer or public sewer.

12. Adequate facilities will be designed, installed and constructed to manage the stormwater runoff generated by the Proposed Development.

13. Toll Brothers has evaluated the Proposed Development's fiscal impact.

14. Toll Brothers has also evaluated the Proposed Development's traffic impact.

II. PROPOSED DEVELOPMENT SITE DESIGN

15. The Proposed Development's site design complies with the applicable requirements of Section 170-900 et seq. of the Flexible Development Procedure.

16. The base density of the Proposed Development under Section 170-904.A.(1) of the Flexible Development Procedure is 319 dwelling units, or 1.1 dwelling units per acre.

17. The Proposed Development provides 196.94 acres of open space, which meets or exceeds the 60% minimum open space required (193.42 Acres) under Section 170-904.C of the Flexible Development Procedure.

18. The proposed open space in the Proposed Development is designed in accordance with the open space standards under Section 170-907 of the Flexible Development Procedure, where applicable, and will be owned and maintained by a future homeowners' association.

19. The proposed single-family homes and townhouses to be constructed in the Proposed Development are designed in accordance with Section 170-904.E of the Flexible Development Procedure, where applicable, including providing 60 feet of distance between townhouse buildings.

20. The Proposed Development is designed in accordance with the design standards under Section 170-905 of the Flexible Development Procedure, including Section 170-905.A's Conservation Design requirements.

21. A site analysis of the Property in accordance with the Conservation Design requirements is depicted on the Overall Existing Resources Open Space Areas, sheet 7 of 71, that is included as part of the Conditional Use Subdivision Plan.

III. PROPOSED DEVELOPMENT WITH 30 FOOT SPACING BETWEEN TOWNHOUSES

22. Section 170-904.E.(10).(c) of the Flexible Development Procedure requires the distance between townhouses to be determined in accordance with the requirements of Section 170-802.B.(7) of the Township Zoning Ordinance.

23. Section 170-802.B.(7) of the Township Zoning Ordinance requires a minimum 60 foot separation between townhouses.

24. However, Section 170-904.E.(10).(d) of the Flexible Development Procedure permits the Township Board of Supervisors to vary the terms of Section 170-904.E.(10) where deemed appropriate.

25. Toll Brothers requests the Township Board of Supervisors reduce the minimum building separation distance between townhouses to 30 feet, which is similar to the 35 feet building separation distance under Section 170-1206.D.(6).

26. The reduction of the minimum building separation distance between townhouses to 30 feet will permit the further clustering of the Proposed Development and increase the amount of contiguous open space, which are both consistent with the Flexible Development Procedure's intent under Section 170-900.B.

27. The proposed 319-unit residential development of the Property consisting of 2 existing homes, 182 single family homes and 135 townhouses with a 30 feet separation between townhouses is depicted on the site plan, designed by ESE Consultants, Inc., titled Concept Plan A 30 FT Spacing, sheet 71 of 71 dated August 9, 2019.

28. Should the Board of Supervisors agree to modify the minimum separation between townhouses to 30 feet, then Toll Brothers would proceed with constructing the Proposed 30 Foot Spacing Development.

IV. GENERAL CONDITIONAL USE CRITERIA

29. Section 170-2009.D of the Township Zoning Ordinance sets forth the general standards applicable for approval of a conditional use application.

30. The Proposed Development and Proposed 30 Foot Spacing Development comply with the applicable objective criteria set forth in Section 170-2009.D.(1)(a)-(h) as will be demonstrated at the hearing on this conditional use application.

Respectfully submitted,

Toll PA XVIII, L.P.