

**WEST WHITELAND TOWNSHIP
Planning Commission
Agenda
Tuesday, February 5, 2019
7:00 P.M.**

CALL TO ORDER

REVIEW OF MEETING MINUTES

1. Approval of Meeting Minutes: January 22, 2018

PUBLIC COMMENT/CONCERNS/QUESTIONS

PRESENTATION

1. Ship Road Couplet and proposed development commercial and residential uses at 500 & 690 E. Lincoln Hwy.

ANNOUNCEMENTS

ADJOURNMENT

Next Meeting: February 19, 2019



MEMORANDUM

DATE: February 1, 2019
TO: Planning Commission
FROM: John R. Weller, AICP
Director of Planning and Zoning

SUBJECT: Improvements to Lincoln Hwy./Ship Rd.
intersection; proposed amendment to
Zoning Ordinance

Background

For much of 2018, the Commission discussed Zoning Ordinance amendments to accommodate various projects around the intersection of Ship Rd. and Lincoln Hwy., principally the proposed re-development of the former Entenmann's property by 690 East Lincoln Associates for commercial use (including a Wawa convenience store with a gas station) and the development of the southern portion of the adjacent Laborers' Training Facility ("LTF") property by NVR Homes for residential use. The two developers have been working cooperatively with each other, and their plans accommodate the "Ship Road Couplet," shown in the Township's Transportation Capital Improvements Plan (also known as the Act 209 Plan) as a means of mitigating the impact of the traffic their projects will create.

At the meeting of June 19, 2018 the Commission passed a motion recommending amendments to the Zoning Ordinance to allow gas stations in the Office/Commercial ("O/C") and Neighborhood Commercial ("NC") zoning districts and to re-zone the Entenmann's property along with several adjacent parcels to O/C, effectively enabling the development proposed by 690 East Lincoln. Shortly thereafter, NVR submitted a sketch plan for the LTF tract showing single-family homes on lots of about 8,000 sq.ft. west of the creek and townhouses consistent with the current Office/Residential ("O/R") zoning east of the creek. Since the proposed townhouse site was part of the area to be re-zoned O/C, we put the re-zoning on hold until there was a clearer idea of how to proceed in light of this new submission.

On September 4, 2018, we reviewed a revised version of the NVR plan and the Commission concluded that they were in favor of the concept and would recommend that the Board amend the Zoning Ordinance to accommodate it. We discussed details of the amendment language at the following meeting on September 18. NVR agreed to provide a draft version of an amending ordinance for our consideration; Staff initiated a series of meetings with other property owners who would be directly affected by proposed project and - perhaps more critically - the proposed Ship Road Couplet.

The discussion on the amendment at the meeting of January 8, 2019 was attended by a number of Township residents expressing concern about the impact of the proposed development projects and the Ship Road Couplet. At tonight's meeting, there will be presentations explaining the Couplet concept, why it is proposed for this particular location, and how it relates to the requested Zoning Ordinance amendments. The presentations will describe how the Couplet and the amendments fit into the bigger picture of development in central Chester County. We will allow ample time for questions, comments, and input from the Commission as well as from the general public in attendance.

Staff Comment

Tonight's presentation is in three parts:

- Township staff will begin with a summary of planning in the Township and development activity. There was a significant lull in construction between 2007 and 2013 - due largely to the Great Recession - during which time we developed several important plan documents. One of these documents was the Transportation Capital Improvements Plan (also known as the Act 209 Plan), which is the document that first envisioned splitting Ship Rd. around the Lincoln Hwy. intersection, creating what we now call the Ship Road Couplet.
- Our transportation engineer, Traffic Planning and Design, will present the Couplet design in detail, showing how it will function and how it will ease congestion at this intersection, even including traffic generated by the proposed developments.
- The developers who have requested the zoning amendment will present plans for their properties, including both their preferred design (attached here as the "Proposed Rezoning Plan") and designs that are allowed by the regulations as they currently exist. The Commission may recall from the January 8 meeting that - if these projects are to be accommodated - it will be through amendments to the O/R district regulations and not by changing the zoning to O/C as originally contemplated.

Please find attached the drawings that will be presented by the developers and a revised draft version of the proposed amendments to the Zoning Ordinance. Note that all of the attached drawings show the properties belonging to *both* developers in color: the 690 East Lincoln portion is the commercial development immediately surrounding the intersection of Lincoln Hwy. and Ship Rd. (the upper left-hand corner of all three drawings); the NVR portion is the balance, showing residential development.

Attachments

1. "Proposed Rezoning Plan," prepared by Heuser Design, dated January 23, 2019.
2. "By-right Townhome Alternative," prepared by Heuser Design, dated January 23, 2019.
3. "By-right Townhome, Apartment & Office Alternative," prepared by Heuser Design, dated January 23, 2019.
4. Zoning Ordinance amendment as proposed by NVR, revised January 29, 2019.
5. Map showing configuration of proposed Ship Rd. couplet.

H:\PC MMO's - Miscellaneous\2019\190201 - couplet presentation

BOARD OF SUPERVISORS
WEST WHITELAND TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 325, "ZONING," OF THE WEST WHITELAND TOWNSHIP CODE OF ORDINANCES TO DEFINE "CONVENIENCE MARKET", "TRACT AREA, GROSS", AND "TRACT AREA, NET"; TO AMEND THE DEFINITION OF "VEHICLE FUELING STATION"; TO ALLOW CONVENIENCE MARKETS WITH VEHICLE FUELING STATIONS AND RETAIL STORES IN THE O/R - OFFICE/RESIDENTIAL DISTRICT; TO ALLOW SINGLE-FAMILY DWELLINGS AND TWO FAMILY AND/OR TOWNHOUSE DWELLINGS TO BE DEVELOPED IN COMBINATION WITH EACH OTHER IN THE O/R - OFFICE/RESIDENTIAL DISTRICT; AND TO PROVIDE AREA AND BULK CRITERIA FOR DEVELOPMENT OF SINGLE-FAMILY DWELLINGS AND TWIN AND/OR TOWNHOUSE DWELLINGS IN COMBINATION WITH EACH OTHER IN THE O/R - OFFICE/RESIDENTIAL DISTRICT; AND AMENDING CHAPTER 281, "SUBDIVISION AND LAND DEVELOPMENT," OF THE WEST WHITELAND TOWNSHIP CODE OF ORDINANCES TO PROVIDE STREET ALIGNMENT STANDARDS FOR DEVELOPMENT OF SINGLE-FAMILY DWELLINGS AND TWIN AND/OR TOWNHOUSE DWELLINGS IN COMBINATION WITH EACH OTHER IN THE O/R - OFFICE/RESIDENTIAL DISTRICT

BE IT HEREBY ENACTED AND ORDAINED by the Board of Supervisors of West Whiteland Township, Chester County, Commonwealth of Pennsylvania as follows:

Section 1. Section 325-8 of Chapter 325, "Zoning," of the West Whiteland Township Code of Ordinances, being Definitions, is hereby amended by the addition of the following definitions of "Convenience Market", "Tract Area, Gross", and "Tract Area, Net" inserted in the proper alphabetical sequence:

CONVENIENCE MARKET OR CONVENIENCE STORE

An area of land, together with a building of not less than 4,000 square feet of floor area and not more than 10,000 square feet of floor area, which is open to the general public for up to 24 hours per day and 7 days per week, and designed and intended to be utilized and used for the retail sale of food, alcoholic and non-alcoholic beverages, merchandise and fuel. A convenience market may include ATM banking machines located within the building for the convenience of the general public; a kitchen;

indoor and outdoor customer seating; drive-up service window; on-premises preparation and consumption of food, alcoholic and non-alcoholic beverages; and a vehicle fueling station.

TRACT AREA, GROSS

The total area contained within the limits of a tract, including all easements, rights-of-way, and otherwise constrained areas as may be so contained.

TRACT AREA, NET

The developable acreage contained within the limits of a tract.

Section 2. Section 325-8 of Chapter 325, “Zoning,” of the West Whiteland Township Code of Ordinances, being Definitions, is hereby amended by amending the definition of “Vehicle Fueling Station” as follows:

VEHICLE FUELING STATION

An establishment that sells fuel at retail, including but not limited to gasoline, diesel fuel, ethanol, kerosene, propane, hydrogen, other liquid or gaseous fuels or electric, which is dispensed by employees or customers directly into passenger vehicles, light trucks, power equipment or approved containers. A vehicle fueling station shall not include a facility designed for and intended for use by commercial tractor-trailers and large commercial vehicles commonly known as a truck stop.

Section 3. Sub-section 325-15.1.B of Chapter 325, “Zoning,” of the West Whiteland Township Code of Ordinances, being the uses permitted in the Office/Residential District, is hereby amended by the addition of the following subsections:

- (10) Retail Store/Trade, provided Retail Stores/Trade shall not be permitted on any lot adjoining a lot in the R-1 Residential District.
- (11) Convenience Market, provided a Convenience Market shall not be permitted on any lot adjoining a lot in the R-1 Residential District and shall only be permitted on a lot within 200 feet of the centerlines of the intersection of Lincoln Highway and Ship Road.

Section 4. Sub-section 325-15.1.D(3) of Chapter 325, “Zoning,” of the West Whiteland Township Code of Ordinances is hereby renumbered as Sub-section 325-15.1.D(4).

Section 5. Sub-section 325-15.1.D of Chapter 325, “Zoning,” of the West Whiteland Township Code of Ordinances, is hereby amended by the addition of a new Subsection (3) as follows:

- (3) Single-family dwellings and twin and/or townhouse dwellings when developed in combination with each other.
- (a) Minimum gross tract area: 40 acres.
 - (b) Maximum building coverage: 25% of net tract area.
 - (c) Maximum impervious coverage: 65% of net tract area.
 - (d) The following regulations shall apply to single-family dwellings:
 - [1] Minimum lot size: 7,000 square feet.
 - [2] Minimum lot width at the building line: 70 feet.
 - [3] Minimum front yard: 20 feet.
 - [4] Minimum side yard:
 - [a] Minimum for either: 5 feet.
 - [b] Minimum for both: 15 feet.
 - [5] Minimum rear yard: 25 feet. Covered decks which are not enclosed and patios shall be permitted to project a maximum of 10 feet into the rear yard.
 - [6] Maximum structure height: 35 feet.
 - (e) The following regulations shall apply to twin and townhouse dwelling units:
 - [1] Twin and townhouse dwelling units may be placed on individual lots with front and rear yards, on individual building footprint lots or developed as condominium units under the Pennsylvania Uniform Condominium Act provided that twin and townhouse dwelling development is consistent with the area and bulk regulations below.
 - [2] Minimum building setback:
 - [a] From Lincoln Highway: 150 feet.
 - [b] Whitford Road: 75 feet.
 - [c] From all other public streets: 25 feet.

[d] From private streets: 10 feet.

[3] Minimum perimeter setback - dwelling units: 40 feet.

[4] Minimum building separation: 30 feet.

[5] Maximum structure height: 40 feet, but not more than three stories above grade.

(f) Maximum distance from a residential lot to a permanent open space area: 300 feet.

(g) Sidewalks shall be provided on one side of all streets except that sidewalks shall not be required along Lincoln Highway if an alternative means of pedestrian access is provided through the development to connect to existing streets on the perimeter of the tract.

Section 6. Sub-section 325-28.2.A of Chapter 325, "Zoning," of the West Whiteland Township Code of Ordinances, regarding the locations where vehicle fueling stations may be permitted, is hereby amended to read as follows:

- A. Vehicle fueling stations are permitted in the Office/Residential District (O/R) only as part of a Convenience Market and only on a lot within 200 feet of the centerlines of the intersection of Lincoln Highway (also known as Business Route 30 or SR 0030) and Ship Road, and in the Town Center (TC) District, and in both the O/R and T/C Districts only on lots that have direct vehicular access to either Lincoln Highway or Pottstown Pike (SR 0100). The principal point of access to the vehicle fueling station shall be from either Lincoln Highway or Pottstown Pike, although secondary access from another street may be permitted. Vehicle fueling stations shall not be permitted on any lot adjoining a lot in the R-1 Residential District, even if all other locational requirements specified above are met.

Section 7. Section 281-26 of Chapter 281, "Subdivision and Land Development," of the West Whiteland Township Code of Ordinances, being Street Alignment, is hereby amended by the addition of a new Subsection E as follows:

- E. Street specifications for development of a combination of single-family dwellings and twin and/or townhouse dwellings in the O/R Office/Residential District. In recognition of the fact that development of parcels that combine single-family dwellings and twin and/or townhouse dwellings in the O/R District result in a more compact layout than traditional residential development, streets in such developments shall comply with the following standards, which

shall control over any inconsistent standard in any applicable land use ordinance:

- (1) The minimum center line radii for horizontal curves for streets shall be 50 feet.
- (2) Tangents of at least 10 feet shall be required between reverse curves in streets.
- (3) Streets entering from opposite sides of another street shall either be directly across from each other or offset by at least 100 feet measured from the center line.
- (4) No center line of any driveway shall be closer than 40 feet to the center line of the road cartway; however, no center line minimum shall be required for a driveway serving a townhouse unit from an alley.

Section 8. The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts, or provisions of this Ordinance.

Section 9. This Ordinance shall take effect and be in force five (5) days from the date of enactment.

ENACTED AND ORDAINED this ____ day of _____, 2019.

**BOARD OF SUPERVISORS
WEST WHITELAND TOWNSHIP**

Theresa Santalucia, Chair

Michele Moll, Vice Chair

Beth Jones, Member

ATTEST:

Mimi Gleason, Township Manager