



**WEST WHITELAND TOWNSHIP**  
**Planning Commission**  
**Agenda**  
**Tuesday, March 3, 2026**  
**7:00 P.M.**

[Etiquette for  
hybrid meetings](#)

Meeting will be held in-person and via Zoom

[Register for Zoom Meeting](#)

Call by Phone: 1-646-558-8656

Meeting ID: 873 0897 0242      Passcode: 507637

**Meeting Packets can be found on the Township website**

**Reminder to meeting participants: Please speak clearly into the microphone.**

**CALL TO ORDER**

**REVIEW OF MEETING MINUTES**

1. Approval of Meeting Minutes: February 17, 2026.

**PUBLIC COMMENT/CONCERNS/QUESTIONS**

Comments or questions regarding issues NOT on the agenda should be raised at this time. Members of the public will have an opportunity to ask questions and comment upon agenda items during the discussion on those items.

**PLANS**

**1. Weston Way Partners II Inc. (Weston Tract)**

Address: 1400 Weston Way

First Review: Sketch Plan

Request: Revised concept plan and proposed Zoning Ordinance amendment for the redevelopment of the former Weston Solutions office campus for residential use with single-family homes, pursuant to the cluster development option.

**NEW BUSINESS**

**OLD BUSINESS**

**ANNOUNCEMENTS**

Data Center draft ordinance update.

**ADJOURNMENT**

**Next Meeting:** March 17, 2026



# MEMORANDUM

**TO:** Planning Commission  
**FROM:** John R. Weller, AICP  
Director of Planning and Zoning  
**SUBJECT:** **The Weston Property: Revised concept plan and proposed Zoning Ordinance amendment**  
**DATE:** February 27, 2026

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**APPLICANT:** Weston Way Partners II, LLC  
1273 Butler Pk.  
Blue Bell, PA 19422

**SITE ADDRESS:** 1400 Weston Way  
West Chester, PA 19380

**TAX PARCELS:** 41-6-77      41-6-80      41-6-81  
41-6-82      41-6-83      41-6-84  
41-6-87      41-6-88.2      41-6-88.2A

**ZONING:** R-1, Residential

**DESCRIPTION:** Revised concept plan and proposed Zoning Ordinance amendment for the redevelopment of the former Weston Solutions office campus for residential use with single-family homes, pursuant to the cluster development option

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## **Background**

The subject property is the Weston Solutions office campus along King Rd. It has a gross area of 53.55 acres and is bound by King Rd. on the north, the US Route 202 expressway on the west, and by residential neighborhoods on the south and east, which consist of single-family homes on lots ranging in size from about two-thirds of an acre up to one acre.

The principal access to the site is Weston Way, a private street extending south from King Rd. There is a secondary access to King Rd. from the west side of the property via Lewis La. and Old Phoenixville Pk. Existing improvements include office buildings, parking lots, and several historic resources, the most prominent of which include the Morstein Mansion, designed in 1898 and adaptively re-purposed by Weston for office space; a stable complex associated with the mansion; and the Morstein train station, which is on the National Register of Historic Places.

There are no FEMA-designated floodplain areas or significant areas of steep slope on the property; the northern section is heavily wooded; two pipeline rights-of-way cross the tract.

Staff summarized the history of this tract in our memorandum dated October 10, 2025, so we will not repeat it here. Suffice it to say that the property was in the Office/Laboratory (O/L) zoning district for many years, which allowed the Weston operation by right. On November 13, 2024, the Board of Supervisors unanimously approved an amendment to the Zoning Map that re-zoned this tract and a handful of surrounding properties from O/L to R-1, Residential.

The Applicant has submitted a conditional use application<sup>1</sup> for the development of the tract, which the Planning Commission reviewed at the meeting of October 14, 2025. That plan used the cluster design option, which is allowed in the R-1 district by §325-9.B(3) of the Zoning Ordinance. The intent of the cluster option is to promote open space preservation by allowing single-family homes on smaller lots than normally required in exchange for permanent open space. The cluster option may be used<sup>2</sup> on tracts of 25 acres or more. The minimum lot size is 22,000 sq.ft. (0.51 acre) of developable area and requires that at least 30% of the developable area of the tract be open space. Section 325-26.C(1) provides a 20% density bonus for use of the cluster option, with the bonus based upon a "yield plan" showing how many homes could be built on the tract using the standard regulations. We noted that the Applicant had provided such a plan earlier in 2025, demonstrating that the tract could be divided into 42 lots meeting the R-1 district standards in §325-9.C. This Director reviewed this plan and confirmed that the lots shown complied with the R-1 standards; he subsequently advised the Applicant that they were entitled to up to 50<sup>3</sup> lots if they used the cluster option.

The plan we reviewed last October proposed 49 lots for development with single-family detached homes, one lot to accommodate the historic Morstein mansion, 15.09 acres of open space, and approximately 3,000 linear feet of new roads. The Zoning Officer determined that the proposed lots all met the minimum size requirement, but questioned whether the proposed open space met the standards in §325-26.C(4) of the Zoning; this concern was echoed by the consultants who reviewed the plan.

The October 10 Staff memo advised that the plan failed to meet as many as eight of the twelve conditional use criteria in §325-124.C(1) of the Zoning Ordinance. Staff further advised that they found the design disappointing in a number of areas, with the open space design (including removal of trees) and the treatment of the historic resources being most prominent. In the course of discussion at the October 14 meeting, the Commission expressed their agreement with Staff while acknowledging the challenges presented by the tract. The Applicant stated that they would review the Commission's comments and return with a revised plan.

In the intervening months, the Applicant has paused the conditional use process and instead prepared the attached concept plan for our consideration, advising that this design will require amendment of the existing cluster development regulations. The Applicant has also provided a copy of a proposed Zoning Ordinance amendment that would accommodate this design.

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<sup>1</sup> Required by §325-124.A(1) of the Zoning since the plan proposed more than fifteen new lots for residential development.

<sup>2</sup> §325-26 of the Zoning Ordinance.

<sup>3</sup> 20% of 42 is 8.4, rounded down to 8 additional lots. This was communicated to the Applicant's engineer in an e-mail from the Director dated January 21, 2025.

Tonight is the first presentation of the concept plan and Zoning Ordinance amendment to the Planning Commission.

### **Staff Comment**

We are being asked to consider two different items: a revised concept plan and an amendment to the Zoning Ordinance needed to allow that concept to proceed.

The new concept plan is similar to what we reviewed in October 2025 in several ways: the road configuration is essentially the same, and both versions propose fifty lots, including one lot for the Morstein mansion. There are some critical differences, however, that respond to the Commission's comments:

- The lot sizes are smaller, increasing the amount of permanent open space from 30% to nearly 45%. While the configuration of the open space is similar to what was on the prior plan, it is more useful simply because there is more of it and the individual areas are larger.
- The new design preserves some of the woodland areas, including a buffer along King Rd.
- Buffer areas from surrounding properties appear to be larger.
- The new design still shows the relocation of the historic Morstein train station, but Staff finds the new location preferable to what was shown before. Rather than being isolated in an open space area, it is now placed to serve as an entrance feature, making it both more visible from King Rd. and closer to its original location.

Staff would still like to see the preservation of additional historic resources, but we nevertheless find this design to be much improved over what the Commission reviewed in October. Increasing the open space areas makes them more useful and allows for preservation of at least some of the woods. The Historical Commission should comment upon the relocation of the former train station building, but our initial impression is that the new location enhances the prominence and public awareness of the resource – and is sufficiently close to the original site to act as a reminder of the rail line that once served this area.

As a “concept plan,” this submission has the same status as a sketch plan: it is to provide a basis for discussion. While the Commission should comment and provide direction to the Applicant based upon their submission, there should not be any motion to approve or deny.



The proposed amendment to the Zoning Ordinance is limited to the cluster development provisions in §325-26 and §325-91; no changes are proposed to the base R-1 district<sup>4</sup> regulations in §325-9. The Applicant is proposing the following changes, which are necessary to allow the proposed site design.

- The minimum lot size is reduced to a gross area of 19,000 sq.ft. from the current minimum of 22,000 sq.ft net lot area.
- The minimum rear yard is reduced to 20 ft. from the currently required 40 ft.

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<sup>4</sup> The cluster design option is permitted only in the R-1 district.

- The minimum side yard is reduced to 15 ft. from the currently required 20 ft.
- The proposed limit on building coverage is 4,356 sq.ft. All other sections of the Zoning Ordinance express this limit as a percentage of the lot size: this figure is 22.9% of the proposed new lot size minimum of 19,000 sq.ft.
- Similarly, the proposed limit on impervious cover is 6,534 sq.ft., or 34.4% of 19,000 sq.ft.
- What the amendment shows as §325-91.B(1) – allowing a bonus for the preservation of a historic resource – is an existing provision. The proposed change is a new §325-91.B(2), which has stricter limits on building and impervious cover for the lots that accommodate historic structures compared to the other cluster lots.

While not included in the text of the proposed amendment, we note that “Zoning Data Tabulation” chart on the plan drawing lists an increase in the permanent open space requirement to 40% (currently 30%) among the proposed changes.

Staff offers the following thoughts for your consideration.

1. No change is proposed to the way in which the permitted number of lots is calculated, so this amendment would not result in any increase in residential density above what is currently allowed.
2. The proposed minimum lot size is only 3,000 sq.ft. less than the current minimum – a reduction of less than 15%. The amendment specifies that this would be the gross area rather than the current requirement that the minimum be based upon developable area. Staff does not object to the reduction provided that it remains based upon developable area: with the reduction, it is more critical that the lots provide useful private space for the future owners. It appears that this change would not affect the proposed plan.
3. We do not object to the reduced yard setbacks, as they appear appropriate for the reduced lot sizes.
4. The proposed limits on building and impervious cover are expressed in square feet rather than as percentages of the lot size, which is how these limits are expressed in all other zoning districts. That being said, we do not object to this approach. In most applications, a percentage limit allows the building and impervious areas to increase as the lot size increases. However, developers using the cluster design option typically keep the lot sizes as close to the allowed minimum as possible, so it is unlikely that we would have a situation where a large lot would be prevented from reasonable development. Furthermore, it appears that this approach would minimize the impact upon existing cluster developments, as described below in more detail.

It appears that the limits in the proposed amendment are based upon this design, resulting in the unusually precise limits when expressed in square feet. As noted above, based upon a 19,000 sq.ft. lot, the proposed building coverage limit of 4,356 sq.ft. works out to 22.9% and the proposed impervious coverage limit of 6,534 is 34.4%. The current limits (based on a 22,000 sq.ft. lot) are 12% and 20%, respectively.

The Applicant should explain why they have expressed these limits in square feet and the reasoning behind the precise number. The Commission should advise as to whether you agree with their approach, as well as your thoughts on allowing these limits to be so much

larger than what is currently allowed. It should be noted that one of the stated purposes<sup>5</sup> of allowing a cluster option is to “reduce impervious surface and utilities, resulting in a lesser increase in stormwater runoff.” The larger limits proposed appear to be inconsistent with this statement.

If the cluster design standards are changed, they will apply not only to future development but to all existing lots that were designed under the cluster provisions. This includes approximately 200 lots in Swedesford Chase and over 150 lots in Ryerss Hunt. Staff concern on this point is mitigated by the proposed limits on building and impervious cover being expressed in square feet rather than as a percentage. If these figures were expressed as percentages of the lot size, the residents of those communities would suddenly be allowed additional coverage, and that raises concern about the impact upon their stormwater management systems. However, a review of a sample of properties in these communities show that the square footage of their impervious cover is similar to what is proposed here.

As with the concept plan, the Commission should provide guidance to the Applicant regarding the proposed amendment, but Staff advises that a formal motion is premature at this time.

### **Attachments**

1. “The Weston Property” drawing, superimposed on an aerial photograph, prepared by Howell Engineering, dated January 29, 2026.
2. “Text Amendment Plan” (3 sheets), prepared by Howell Engineering, dated August 1, 2025.
3. Draft amendment to the Zoning Ordinance, prepared by Riley, Riper, Hollin and Colagreco, undated.

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<sup>5</sup> §325-26.(4) of the Zoning Ordinance.

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 AMEND THE AREA AND BULK REQUIREMENTS FOR CLUSTERING AND LOT AVERAGING DEVELOPMENTS AND TO PROVIDE FOR OPTIONS FOR PRESERVATION OF HISTORIC RESOURCES IN CONNECTION WITH A CLUSTER DEVELOPMENT.**

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

**Section 1.** Sub-section 325-26.D of Chapter 325, "Zoning," of the West Whiteland Township Code of Ordinances, is hereby amended as follows:

- D. Area and bulk regulations. For developments utilizing cluster development or lot averaging, the following minimum area and bulk regulations shall apply:
  - (1) Gross lot area (minimum for clustering or lot averaging): 19,000 square feet.
  - (2) Lot width at building line (minimum): 100 feet.
  - (3) Lot width at street line (minimum): 50 feet.
  - (4) Front yard (minimum): 50 feet.
  - (5) Rear yard (minimum): 20 feet.
  - (6) Side yard (minimum): 15 feet.
  - (7) Building coverage (maximum): 4,356 square feet.
  - (8) Total impervious coverage (maximum): 6,534 square feet.
  - (9) Height (maximum): 35 feet.

**Section 2.** Sub-section 325-91.B of Chapter 325, "Zoning," of the West Whiteland Township Code of Ordinances, is hereby amended as follows:

- B. Cluster development. In developments proposing to use the cluster development option in accordance with Section 325-26:

- (1) One additional lot may be created in excess of the maximum number of lots otherwise permissible under the terms of this chapter where such lot will contain a historic resource to be preserved as part of the development plan.
- (2) The maximum building coverage applicable to a lot that contains a historic resource shall be 10% and the maximum impervious coverage applicable to a lot that contains a historic resource shall be 25%.

**Section 3.** 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 4.** This Ordinance shall take effect immediately as provided by law.

**ENACTED AND ORDAINED** this \_\_\_\_ day of \_\_\_\_\_, 2026.

**BOARD OF SUPERVISORS  
WEST WHITELAND TOWNSHIP**

\_\_\_\_\_  
Brian Dunn  
Chair

\_\_\_\_\_  
Rajesh Kumbhardare  
Vice Chair

\_\_\_\_\_  
Libby Madarasz  
Member

ATTEST:

\_\_\_\_\_  
Pam Gural-Bear, Township Manager