



Ship Road Couplet Development Approval Process

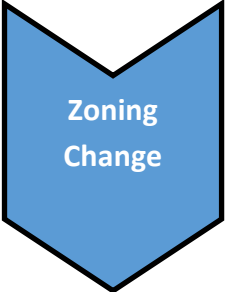
The [Ship Road Couplet](#) is one of eight projects listed in the Township's [Capital Improvements Plan](#) (CIP). It includes **intersection improvements** to Ship Road and Lincoln Highway, a new roadway to **assist in traffic congestion** and a **regional trail connection**. A development team has proposed to build much of it as part of two development applications. The multiple steps in the approval process are explained here.



Planning & Public Input

[Corridors Plan](#) and [Traffic Impact Fee \(2015\)](#): After a two-year planning process and significant public participation, the Corridors Plan was completed, and led to the CIP linked above and a new Traffic Impact Fee imposed on developers. The fee is based on the additional traffic developers' projects will create and is used for road improvements in the CIP that accommodate that traffic. Money collected via the traffic impact fee can ONLY be used on those road improvements and help to keep residents' taxes low while addressing traffic congestion. Since 2015, the Township has **collected nearly \$750,000 from developers**.

[Chester Valley Trail \(CVT\)](#): Chester County planned for a CVT connector trail along the Ship Road Couplet to connect users to the popular trail. The proposed land development includes this connector along with additional trails and sidewalk connections.



Zoning Change

A development team applied for a zoning change to allow a Wawa on the former Entenmann's site and to reduce residential density by allowing single-family homes on the Laborers' Training Site. The [by-right plan](#) based on the existing zoning included 317 townhomes and 495 apartments with no couplet road or trail connector. The [proposed plan](#) included a Wawa and two other retail buildings, a mix of single-family homes (90) and townhomes (60), the couplet road, trail connector and large buffer from the existing historic resources near the property. There were multiple [public presentations](#) regarding the zoning change, which was adopted in May 2019 permitting those uses. The proposed plan was not approved at that time.



Development Reviews & Permitting

Developers must go through the [Township's development & permitting process](#) to get approval to construct. Development reviews, which typically take 6-9 months, involve multiple public meetings during which public comments are welcome. Building permit reviews are completed by consultants and staff as internal processes. All of the reviews determine whether the plans comply with regulations; if they do, by law the plans must be approved.

[Conditional Use \(CU\)](#): the use, layout and feasibility of the development to meet regulations are reviewed by consultants and staff, the volunteer Historical Commission (HC) and the volunteer Planning Commission (PC). The elected Board of Supervisors (BOS) then holds hearings and considers approval, which can include conditions.

[Land Development \(LD\)](#): After CU approval, the application goes to the LD phase where details of the development are addressed and all regulations are reviewed for compliance by consultants and staff, the HC and PC. The final LD plan then is presented to the BOS for approval.

[Building Permitting Process](#): The developer may apply for building permits for construction after LD approval and final plans and agreements are recorded. Inspectors will confirm that construction complies with the approved final land development plan, conditional use conditions and the building codes. The road and trail would be built at this time.