



UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION
AGENDA

December 14, 2023

6:00 p.m. Workshop

7:00 p.m. Meeting

LOCATION

Upper Uwchlan Township Building, 140 Pottstown Pike, Chester Springs PA 19425

		<u>Packet Page #</u>
I.	6:00 p.m. Workshop Discuss residential zoning district uses, in-law quarters	2
II.	7:00 PM Meeting Call to Order	
III.	Turnpike / Wertz Property ~ Subdivision Plan Introduction of a 3-lot subdivision plan on the Turnpike's property on Little Conestoga Road west of Milford Road.	6
IV.	770 Pennsylvania Drive Conditional Use Application A conditional use application to manufacture a medical device in an existing building in Eagleview Corporate Center. Consider recommendation to the Board of Supervisors for a January Hearing.	13
V.	241 Park Road ~ Daycare ~ Conditional Use & Land Development Plan Application Introduction of the project on Park Road, accept plans for consultants' review.	22
VI.	Meeting Updates ~ Reports A. Environmental Advisory Council (EAC) B. Historical Commission (HC) C. Active Transportation Plan (ATP) D. Village Concept Plan / Village Design Guidelines (VCP / VDG) E. Comprehensive Plan Update (CompPlan)	
VII.	Approval of Minutes: November 9, 2023 Meeting minutes	43
VIII.	Next Meeting Date: January 11, 2024 7:00 p.m.	
IX.	Open Session	
X.	Adjournment	

Category	R-1 Zoning District
Purpose	to support the preservation of critical natural resources, such as streams, floodplains, wet soils, variable groundwater yield areas, and conditionally suitable for on-lot sewage disposal systems; to encourage continued agricultural, open space and conservation uses; to provide for continued low density residential development that is compatible with established use patterns; and to encourage and promote phased development throughout the Township by permitting low density residential uses in the R-1 District until other areas of the Township more accessible to adequate services and transportation are fully developed in medium and high density residential uses. The R-1 District establishes maximum density standards which provide for low density residential uses and promote the conservation of surface water and groundwater supplies, soils for on-lot sewage disposal systems, and the control of soil erosion and flooding.
By-Right	A. Single-family detached dwelling and group home. B. Agriculture
Conditional Use	(1) Nursery, excluding retail sales and landscaping business, provided that they are situated no less than 100 feet from an adjoining property line or public right-of-way. (2) Educational or religious use. (3) Recreation uses, provided that no commercial activity or use such as amusement park, driving ranges, pitch and putt or miniature golf course, or similar use customarily carried on as a business, shall be permitted (see § 200-68). (4) Bed-and-breakfast [see § 200-62B(5)]. (5) (Reserved) (6) Adaptive reuse for historic preservation where indicated as a use subject to approval by the Board of Supervisors as a conditional use in accordance with § 200-72.1.
Accessory Use	(1) Customary residential accessory uses. (2) Customary agricultural accessory uses. (3) Private swimming pools
Special Exception	(1) Municipal or public uses; governmental or public utility building or uses. (2) Cemetery. (3) Kennels. (4) Home occupations
Other	Adaptive reuse for historic preservation where indicated as a use by right in accordance with § 200-72.1.

Category	R-2 Zoning District
Purpose	to provide for low to moderate density residential development in areas of the Township which are not generally characterized by steep slopes or floodplains, but which nevertheless contain soils conditional for on-lot sewage disposal systems and variable groundwater yields; to encourage continued agricultural, open space and conservation uses in the R-2 District while also permitting low to moderate density residential development compatible with established use patterns; and to encourage and promote phased development throughout the Township by permitting low to moderate density residential uses in the R-2 District until other areas of the Township more accessible to adequate services and transportation are fully developed in medium and high density residential uses. The R-2 District establishes maximum density standards which provide the conservation of surface water and groundwater supplies, soils for on-lot sewage disposal systems, and the control of soil erosion and flooding.
By-Right	Any use permitted by right in the R-1 District.
Conditional Use	(1) Educational or religious use. (2) Cemetery. (3) Adaptive reuse for historic preservation where indicated as a use subject to approval by the Board of Supervisors as a conditional use in accordance with § 200-72.1.
Accessory Use	Any accessory use permitted in the R-1 District.
Special Exception	None
Other	Adaptive reuse for historic preservation where indicated as a use by right in accordance with § 200-72.1.

Category	R-3 Zoning District
Purpose	to encourage medium to high density residential development which is compatible with established use patterns; located in areas of the Township which contain environmental features generally suitable for such development; and accessible to transportation systems and community facilities appropriate for such development. The R-3 District is designed: (1) To provide a transition between areas of low and high density residential; and (2) To supply additional flexibility and opportunity for accommodating multifamily units at a lower density than permitted in other zoning districts of the Township.
By-Right	In addition to those uses permitted by right in the R-1 District, the following uses shall be permitted: (1) Single-family semidetached dwelling (twin). (2) Two-family detached dwelling (duplex).
Conditional Use	(1) Multifamily dwellings. (2) Mobile home park. (3) Nursing or convalescent home (see § 200-66). (4) Cemetery. (5) Municipal or public uses; governmental or public utility building or use. (6) Adaptive reuse for historic preservation where indicated as a use subject to approval by the Board of Supervisors as a conditional use in accordance with § 200-72.1.
Accessory Use	Any accessory use permitted in the R-1 District.
Special Exception	None
Other	Adaptive reuse for historic preservation where indicated as a use by right in accordance with § 200-72.1.

Category	R-4 Zoning District
Purpose	to provide the opportunity for high density residential development to occur in areas which are compatible with established use patterns; located in areas of the Township which contain environmental features generally suitable for such development; and accessible to transportation systems and community facilities appropriate for such development. The R-4 District is designed to provide the opportunity for accommodating multifamily units at a density consistent with the character of the Township.
By-Right	Any use permitted by right in the R-3 District.
Conditional Use	(1) Multifamily dwellings. (2) Adaptive reuse for historic preservation where indicated as a use subject to approval by the Board of Supervisors as a conditional use in accordance with § 200-72.1.
Accessory Use	Any accessory use permitted in the R-1 District.
Special Exception	
Other	Adaptive reuse for historic preservation where indicated as a use by right in accordance with § 200-72.1.



SUBDIVISION / LAND DEVELOPMENT APPLICATION

Preliminary Submittal

Final Submittal

The undersigned hereby applies for review of the Plan submitted herewith and described below:

1. Name of Subdivision / Development: Wertz Farm
2. Plan Dated: October 20, 2023 County Deed Book/Page No. 9995 / 2382
3. Name of property owner(s): Pennsylvania Turnpike Commission

Address: 700 S. Eisenhower Blvd., Middletown

State/Zip: PA / 17057 Phone No.: 877-736-6727

Email: bmostek@paturenpike.com

4. Name of Applicant (If other than owner):
David M. Ardini (Navarro & Wright Consulting Engineers, Inc.)

Address: 151 Reno Ave, New Cumberland

State/Zip: PA / 17070 Phone No.: 717-441-2216

Email: dardini@navarrownwright.com

5. Applicant's interest (If other than owner):
Agent to the Pennsylvania Turnpike Commission

6. Engineer, Architect, Surveyor, or Landscape Architect responsible for Plan.
William J. Grow, PLS, (Navarro and Wright Consulting Engineers, Inc.)

Address: 151 Reno Ave, New Cumberland

State/Zip: PA / 17070 Phone No.: 717-441-2216

Email: wgrow@navarrownwright.com

7. Total acreage: 28.99 Acres Number of Lots: 3

8. Acreage of adjoining land in same ownership: (If any) _____

9. Describe Type of Development Planned: Minor Subdivision
The purpose is to subdivide 28.99 acres into three (3) parcels.

10. This Application shall be accompanied by: the Application Fee as listed below, an aerial image of the property, and the quantity of plans/supporting information as detailed in the Township Code §162-8.B.(1)(b) and/or §162-8.C.(1)(d).
[One-half of the required plan submissions may be of a reduced size, i.e. 11 x 17]
11. List all subdivision and zoning standards or requirements which have not been met and for which a waiver or change is requested.

12. The Applicant or his/her agent shall enter into a Subdivision / Land Development Review Escrow Agreement (attached) and place into escrow with the Township at the time of application an amount estimated by the Township to cover all costs of engineering and professional planning reviews (not including County application fee), legal services and other professional services used by the Township in connection with the application.

Signature of Property Owner or Applicant:

By: _____

Date: _____

*Development subject to ACT 209 Impact Fee.

*Park & Recreation Fee per residence is levied. Contact Township Offices to determine amount.

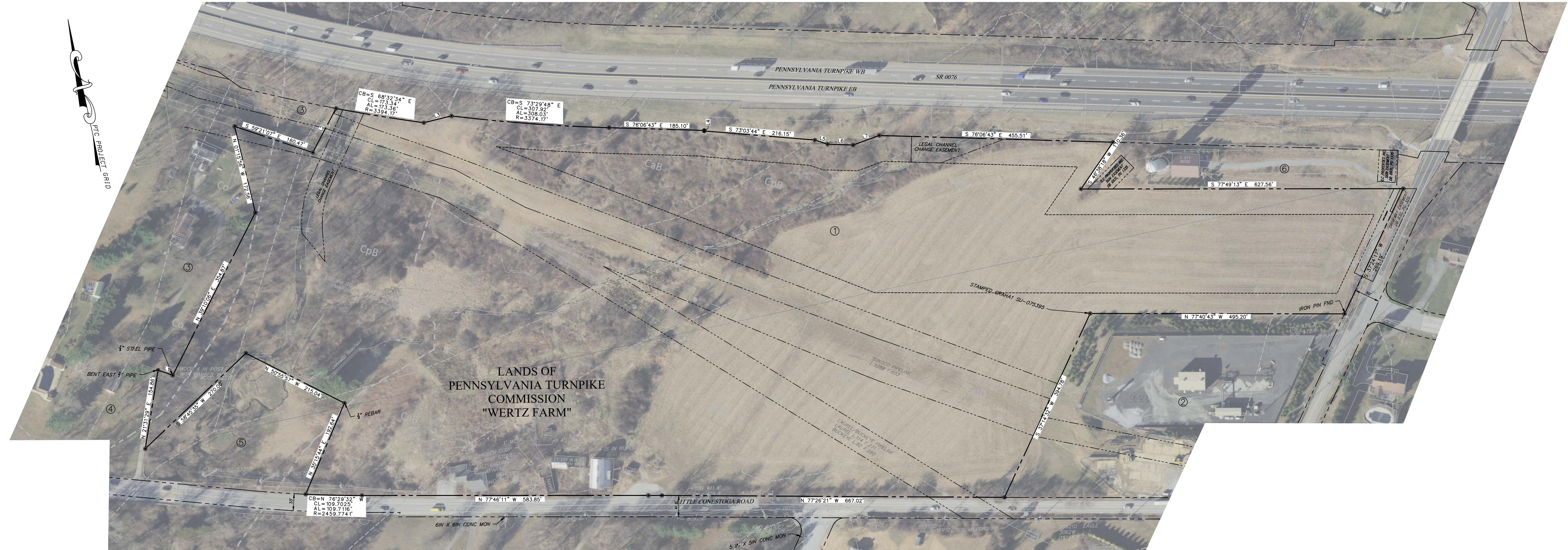
SUBDIVISION / LAND DEVELOPMENT APPLICATION FEE

1-2 Lots \$250

3-5 Lots \$500
Plus \$25 for each Lot over 3

Over 5 Lots \$1000
Plus \$50 for each Lot over 5

Form revised January 2015



PARCEL NUMBER	CURRENT OWNER	DEED REFERENCE	TAX PID
1	PENNSYLVANIA TURNPIKE COMMISSION	D.B. 9995 PG. 2382	32-3-34
2	SUNOCO PIPELINE, L.P.	D.B. 8960 PG. 768	32-3-34.7
3	ELIZABETH L. STANAITIS	D.B. 10702 PG. 1298	32-3-34.2
4	JOHNATHAN D. THUR	D.B. 10098 PG. 1924	32-3-34.1
5	COMMONWEALTH OF PENNSYLVANIA	D.B. C39 PG. 290	32-3-34.5
6	SECURE HOLDINGS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY	D.B. 9272 PG. 1428	32-3-34.3

PENNSYLVANIA TURNPIKE COMMISSION "WERTZ FARM"		
LINE	BEARING	DISTANCE
L1	S 58°41'53" E	30.23'
L2	N 40°01'36" E	96.84'
L3	S 88°24'29" E	55.43'
L4	S 135°31'16" W	1.00'
L5	S 59°24'45" E	26.09'
L6	S 09°44'43" E	49.05'
L7	S 82°04'11" W	53.81'

SOILS KEY

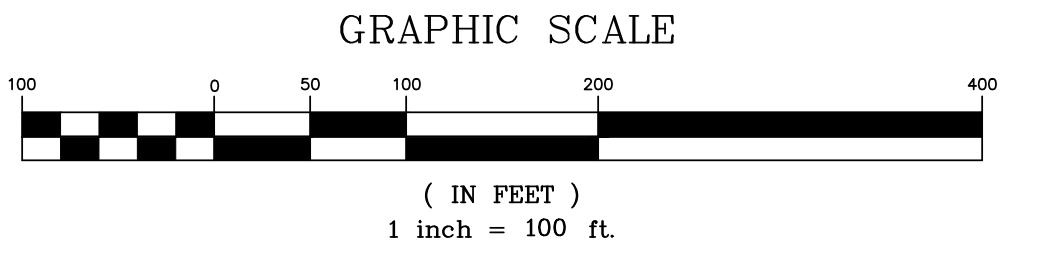
CaB - CALIFON LOAM, 3-8% SLOPES
 Co - CODORUS SILT LOAM
 CpB - COKESBURY SILT CLAY LOAM, 8-15% SLOPES
 GdB - GLADSTONE GRAVELLY LOAMS, 3-8% SLOPES
 GeD - GLADSTONE-PARKER GRAVELLY LOAMS, 15-25% SLOPES

LEGEND

- EASEMENT
- EDGE OF ASPHALT
- X — X — FENCE LINE
- PROPERTY LINE
- PROPERTY LINE - ADJOINER
- RIGHT-OF-WAY LINE
- EDGE OF WATER
- / / / / BUILDING LINE
- G — G — GAS LINE
- W — W — WATER LINE
- FLOODPLAIN BOUNDARY
- SOILS BOUNDARY
- EXISTING TREE LINE
- (1) PARCEL OWNER (SEE TABLE)
- PROPERTY CORNER
- (S) SANITARY SEWER MANHOLE
- (M) UNIDENTIFIED MANHOLE
- POST
- FIRE HYDRANT
- SIGN
- IRON PIN FOUND
- BENCHMARK FOUND
- CaB SOILS LABEL

SUBDIVISION & LAND DEVELOPMENT PLANS
 FOR
 PENNSYLVANIA TURNPIKE COMMISSION
 "WERTZ FARM"
 UPPER UCHLAN TOWNSHIP
 CHESTER COUNTY, PA

JOB NUMBER: 1302TD019-2
 DRAWN BY: BJK
 CHECKED BY: SJH
 SCALE: 1"=100'
 DATE: 10/20/23
 DRAWING NUMBER:
 SHEET: C200



BY

NAVARRO & WRIGHT

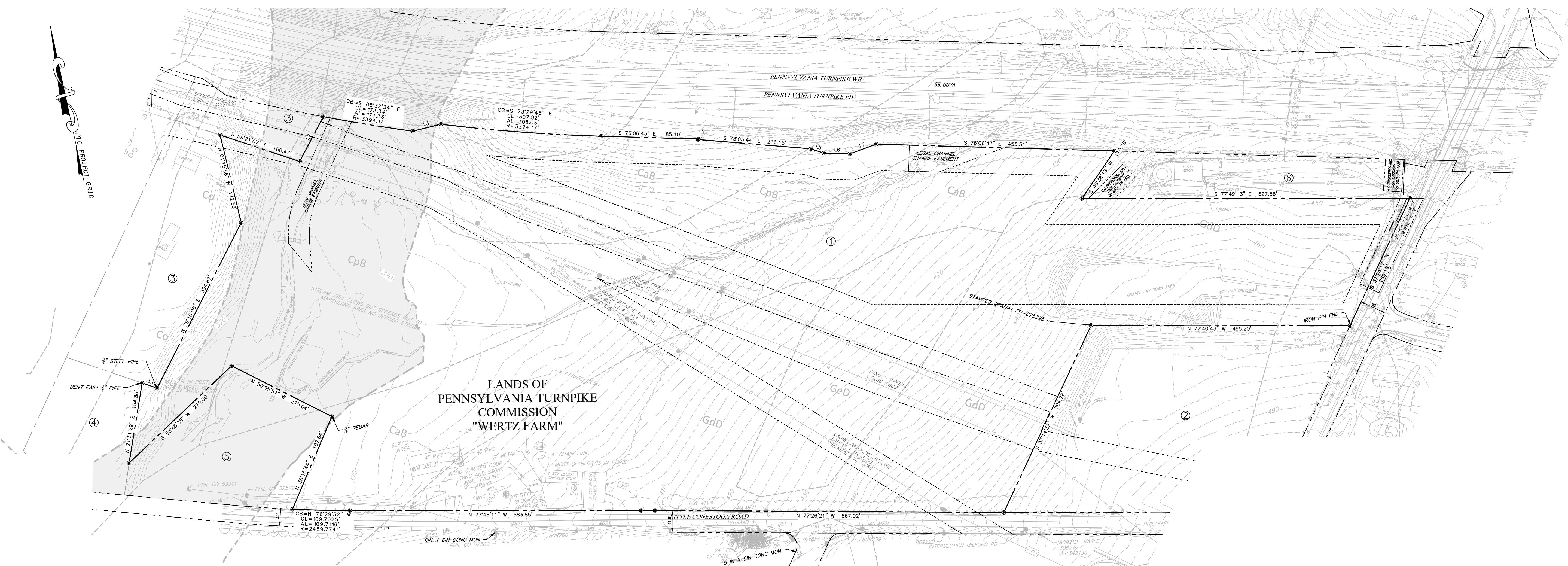
CONSULTING ENGINEERS, INC.

PHONE: (717) 441-2216

FAX: (717) 441-2218

151 RENO AVENUE

NEW CUMBERLAND, PA 17070



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		D.B. 10702 PG. 1302	32-3-34.6
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6	SECURE HOLDINGS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY	D.B. 9272 PG. 1428	32-3-34.3

SOILS KFY

PENNSYLVANIA TURNPIKE COMMISSION "WERTZ FARM"		
LINE	BEARING	DISTANCE
L1	S 58°41'53" E	30.23'
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L4	S 13°53'17" W	1.00'
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L6	S 76°06'43" E	49.96'
L7	S 82°04'11" W	53.81'

FGEND

EASEMENT

EDGE OF ASPHALT

FENCE LINE

PROPERTY LINE

PROPERTY LINE – ADJACENT

RIGHT-OF-WAY LINE

EDGE OF WATER

BUILDING LINE

GAS LINE

WATER LINE

FLOODPLAIN BOUNDARY

SOILS BOUNDARY

EXISTING TREE LINE

GRAPHIC SCALE

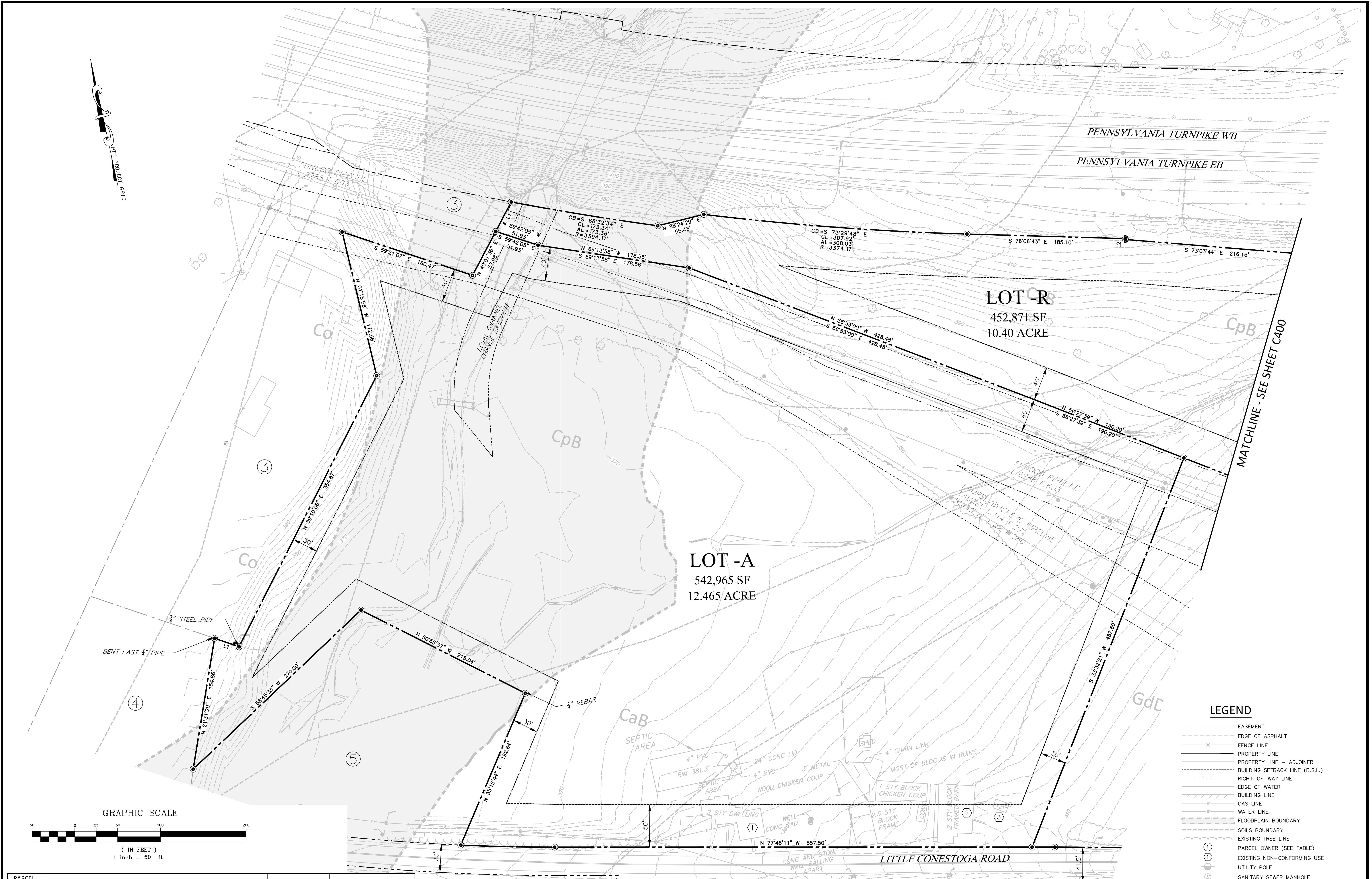
100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

**SUBDIVISION & LAND DEVELOPMENT PLANS
FOR
PENNSYLVANIA TURNPIKE COMMISSION
"WERTZ FARM"
UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PA**

DB NUMBER: 1302TD019-2
DRAWN BY: BJK
CHECKED BY: SJH
SCALE: 1"=100'
DATE: 10/20/23
DRAWING NUMBER:
SHEET: C200



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3	RICHARD J. STANAITIS AND ELIZABETH L. STANAITIS	D.B. 6294 PG. 1674	32-3-34.2
4	JOSEPH P. MORELLI	D.B. 4430 PG. 1967	32-3-34.1
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SOILS KEY

CaB - CALIFORNIA LOAM, 3-8% SLOPES
 Co - COKESBURY SILT LOAM
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 GdD - GLADSTONE-PARKER GRAVELLY LOAMS, 15-25% SLOPES

REMANENT LOT		
LINE	BEARING	DISTANCE
L1	N 40° 31' 36" W	38.36'
L2	N 13° 53' 17" E	1.00'

STATEMENT OF EXISTING NON-COMFORMING USE:
 ① 2 STORY DWELLING (ABANDONED) - DOES NOT MEET 50 FOOT MINIMUM SET BACK REQUIREMENT
 ② 2 STORY BLOCK FRAMED BARN - DOES NOT MEET 50 FOOT MINIMUM SET BACK REQUIREMENT
 ③ 1 STORY FRAMED SHED - DOES NOT MEET 50 FOOT MINIMUM SET BACK REQUIREMENT

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- PROPERTY LINE
- PROPERTY LINE - ADJOINER
- BUILDING SETBACK LINE (B.S.L.)
- RIGHT-OF-WAY LINE
- EDGE OF WATER
- BUILDING LINE
- GAS LINE
- WATER LINE
- FLOODPLAIN BOUNDARY
- SOILS BOUNDARY
- EXISTING TREE LINE
- PARCEL OWNER (SEE TABLE)
- EXISTING NON-COMFORMING USE
- UTILITY POLE
- SANITARY SEWER MANHOLE
- UNIDENTIFIED MANHOLE
- POST
- FIRE HYDRANT
- SIGN
- IRON PIN FOUND
- BENCHMARK FOUND
- IRON PIN SET AT PROPERTY CORNER UNLESS INDICATED AS SHOWN HEREON
- SOILS LABEL

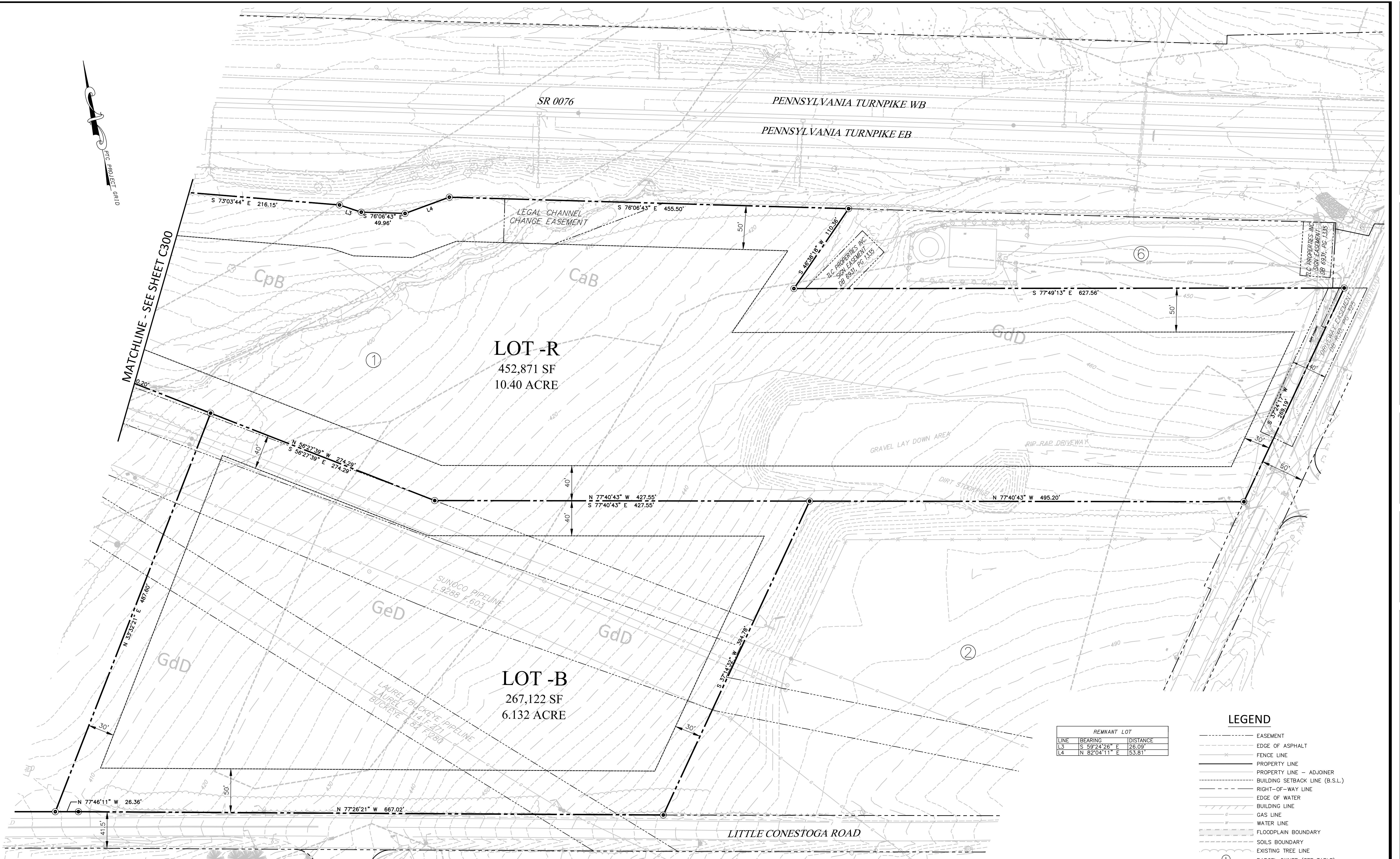
JOB NUMBER: 1302TD019
 DRAWN BY: BJK
 CHECKED BY: SJH
 SCALE: 1"=50'
 DATE: 10/20/23
 DRAWING NUMBER:
 SHEET: C300

SUBDIVISION & LAND DEVELOPMENT PLANS
 FOR
 PENNSYLVANIA TURNPIKE COMMISSION
 "MERTZ FARM"
 UPPER UCHLAN TOWNSHIP
 CHESTER COUNTY, PA

NAVARRO & WRIGHT
CONSULTING ENGINEERS, INC.

PHONE: (717) 441-2216
 FAX: (717) 441-2218
 151 RENO AVENUE
 NEW CUMBERLAND, PA 17070

DATE: _____
 REVISIONS: _____



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SOILS KEY

CaB - CALIFON LOAM, 3-8% SLOPES
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GdB - GLADSTONE GRAVELLY LOAMS, 3-8% SLOPES
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SUBDIVISION & LAND DEVELOPMENT PLANS
FOR
PENNSYLVANIA TURNPIKE COMMISSION
"WERTZ FARM"
UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PA

DB NUMBER: 1302TD019
DRAWN BY: BJK
CHECKED BY: SJH
SCALE: 1"=50'
DATE: 10/20/23
DRAWING NUMBER:
SHEET: C400



UPPER UWCHLAN TOWNSHIP
140 Pottstown Pike
Chester Springs, PA 19425
610-458-9400 Fax 610-458-0307

CONDITIONAL USE APPLICATION

Tax Parcel Number: 32-3-81.5 Date: November 10, 2023

Name of Applicant: Hankin Group

Address: 707 Eagleview Boulevard, Exton PA 19341

Telephone: (601) 458-1900 Email: neal.fisher@hankingroup.com

Owner of Parcel: Hankin Group

Address / Location of Parcel: 770 Pennsylvania Drive

Zoning District: PI Existing Use: See attached Addendum

Article / Section Authorizing Conditional Use: Section 200-49.M(1)

Description of Proposed Conditional Use: See attached Addendum

This Application shall be accompanied by:

1. A fee of \$500.00 for Non-Commercial or \$1,000.00 for Commercial/Industrial;
2. Four (4) printed copies and an electronic copy of:
 - parcel plot plans (half of which can be of reduced size, i.e. 11 x 17)
3. Three (3) printed copies and an electronic copy of:
 - impact statements (if applicable pursuant to the Township's Zoning Ordinance §200-83),
 - and any other information pursuant to Zoning Ordinance §200-116, §200-117 (Conditional Uses, Conditional Use Standards).

▪ The Applicant will be responsible for reimbursing the Township for Consultants' Fees and Legal Fees, and if additional Hearings are necessary, a Fee will be charged for each Additional Hearing:
Non-Commercial \$250.00/Hearing; Commercial/Industrial \$500.00/Hearing

I hereby depose and say that all of the above statements, and the statements contained in any papers submitted herewith, are true to the best of my knowledge and belief.

Neal Fisher
Printed Name of Applicant

Neal Fisher
Signature of Applicant

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

Sworn to and subscribed before me this
10th day of November, 2023.
Carla Capone
Notary Public

Commonwealth of Pennsylvania - Notary Seal
CARLA CAPONE - Notary Public
Chester County
My Commission Expires September 23, 2024
Commission Number 107088
Form Revised August 2021

770 PENNSYLVANIA DRIVE CONDITIONAL USE APPLICATION ADDENDUM

November 10, 2023

Hankin Group (“Applicant”) is the owner of an approximately 7.23 acre property located at 770 Pennsylvania Drive and identified as Chester County UPI No. 32-3-81.5 (“Property”). The Property is situated north of Pennsylvania Drive and south of the Pennsylvania Turnpike, and is Lot 6 in Eagleview. The Property is zoned PI Planned Industrial/Office District and improved with an approximately 63,000 square foot flex building. Approximately 31,500 square feet of the existing building is used for office use and approximately 31,500 square feet is used for warehouse use.

Applicant is seeking conditional use approval for a manufacturing use on the Property, pursuant to Section 200-49.M(1). The manufacturing use will occupy approximately 20,000 square feet of the existing space in the building. The office use will be reduced to approximately 21,500 square feet and the warehouse use will also be reduced to approximately 21,500 square feet. The area of the building that will be utilized for the manufacturing use is shown in orange on the enclosed Conditional Use Plan for Eagleview Lot 6 prepared by Chester Valley Engineers, Inc. dated November 9, 2023. There are no changes proposed to the existing site improvements on the Property.

No traffic impact is anticipated to occur with the change to manufacturing use in a portion of the building. Based on the enclosed trip generation analysis prepared by Traffic Planning and Design, Inc. dated November 6, 2023, the peak hour trip generation of the existing and proposed uses on the Property is similar to or slightly less than the peak hour trip generation of the previously approved uses in the building.

The device which would be manufactured on the Property is known as KoKo. Between 5-10% of women have excessive uterine bleeding associated with childbirth, which is often caused by the uterus failing to contract. The device is a catheter-based technology that is inserted through the birth canal into the uterus and aids in the contraction of the uterus to stop post-partum bleeding.

ZONED: LI LIMITED INDUSTRIAL DISTRICT

ZONED: PI PLANNED INDUSTRIAL / OFFICE DISTRICT

PENNSYLVANIA TURNPIKE

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EH CREATIVE SERVICES LLC
16 MANOR ROAD
PAOLI, PA 19301
610.322.7154
erik@erikhetzel.com

Memorandum

To: Neal Fisher, PE

From: Erik Hetzel, AICP/PP, LEED AP

Date: November 10, 2023

Re: Fiscal Impact Analysis – Eagleview Lot 6 (770 Pennsylvania Avenue)

Hankin Group is proposing to adapt 20,000 square feet of the existing 60,000-square-foot building at 770 Pennsylvania Avenue to manufacturing use. KoKo Medical will be manufacturing a medical closure device used to close the cervix when it does not occur naturally during childbirth. Along with the improvements to the currently underutilized building, the company expects to create approximately 35 jobs at the site. It is projected that the proposed change in use will result in beneficial, net-positive annual fiscal impacts to both Upper Uwchlan Township and the Downingtown Area School District, as described in Table 1.

Table 1
Summary of Annual Fiscal Impacts

	Tax Revenues	Expenditures	Net Fiscal Impact
Upper Uwchlan Township	\$4,807	(\$3,469)	\$1,338
Downingtown Area School District	\$31,894	\$0	\$31,894
TOTAL	\$36,701	(\$3,469)	\$33,233

Fiscal impacts presented in this analysis were estimated using a methodology developed by the Rutgers University Center for Urban Policy Research, as originally described in The New Practitioner's Guide to Fiscal Analysis¹ and further developed in a

¹ Burchell, Robert W., David Listokin, et al. *The New Practitioner's Guide to Fiscal Impact Analysis*, New Brunswick, NJ: Rutgers, The State University of New Jersey, 1985.

later publication by the same authors entitled Development Impact Assessment Handbook².

Revenue Impacts

Real Estate Property Tax - At project completion, the portion of the building dedicated to the proposed use will have a total market value of approximately \$2.64 million, which translates to an assessed value of approximately \$949,640. This assessment calculation is based on the current (2023-2024) Chester County common-level ratio of 2.78, which estimates assessed value at approximately 35.97% of market value. The Township levies the real estate tax at the rate of 1.034 mills, which will generate approximately \$982 annually to the Township. The School District millage rate is currently 29.558 mills, which applied the assessment describe above, will generate approximately \$28,069 in real estate taxes to the School District annually.

Earned Income Tax (EIT) Revenues – Workers who reside in Upper Uwchlan Township pay the EIT at the rate of 1.0%, with 0.5% going to each the Township and School District. The EIT is also levied at the rate of 1.0% on non-residents who do not pay the EIT in their home jurisdictions with the full amount of the tax going only to the Township. The applicant estimates that the proposed use will create 35 jobs at this location with an estimated annual wage of \$85,000 per employee. We cannot project where these employees will reside, nor whether they will be paying the EIT to their home jurisdictions. Hence, we conservatively assume that 25% of the workers (or, 9 of the total 35 workers) will be eligible to pay the EIT as Township residents. Under the foregoing assumptions, the EIT will generate revenues totaling \$3,825 to the Township and \$3,825 to the School District.

Regional Economic Impacts

The proposed development will have a beneficial economic “ripple effect” in the local economy, as the new employees use goods and services in and around Radnor Township. In addition, the building improvements will provide construction jobs and result in construction-related consumption expenditures in the local and regional economies. These impacts are not reflected in the summary table included in this memorandum but will provide economic benefits over and above the annual revenues described therein.

² Burchell, Robert W., David Listokin, et al. *Development Impact Assessment Handbook*. Washington, D.C.: ULI-the Urban Land Institute, 1994.

Cost Analysis

Annual Township and School District expenditures attributable to the proposed development were projected using the Per Capita Multiplier Method described in the Development Impact Assessment Handbook. In calculating the per capita expenditure value for the Township, the methodology uses information from the current (2023) Township budget and accounts for the fact that costs are divided differently among serving both residential and non-residential portions of the Township, based on the actual mix of land uses provided by the County Board of Assessment. This analysis estimates annual per capita costs at \$99.11 per employee. Overall, it is estimated that the proposed development will result in Township costs totaling approximately \$3,469 annually, which is essentially offset by revenues totaling \$4,807 annually from the tax sources described previously.

The proposed change in this non-residential use will not generate any school-aged children and hence, will not result in additional costs for the School District.

Conclusions and Summary

In conclusion, the net positive fiscal impact in terms of projected revenues over costs for Upper Uwchlan Township is expected to be over \$1,300 annually at project completion. The projected net positive fiscal impact to the Downingtown Area School District is projected to be over \$31,000 per year. The combined net positive fiscal impact for both taxing authorities is estimated at over \$33,000 annually. Table 2 on the next page summarizes the project details and fiscal impacts to the Township and School District.

Table 2
Summary of Project Details and Fiscal Impacts

	Manufacturing Use
Project Details - 770 Pennsylvania Avenue	
Non-Residential Square Feet	20,000
Market Value of Proposed Development	\$2,640,000
Assessed Value (approx. 35.97% of market value)	\$949,640
New Residential Population	0
New School-Aged Children	0
New Employees	35
Annual Wages per Employee	\$85,000
Upper Uwchlan Township Fiscal Impacts	
Real Estate Tax Revenue (1.034 mills)	\$ 982
Earned Income Tax Revenue (0.5%)	\$ 3,825
Total Township Revenues	\$ 4,807
Total Township Expenditures	\$ (3,469)
Net Township Fiscal Impact	\$ 1,338
Downington Area School District Fiscal Impacts	
Real Estate Tax Revenue (29.558 mills)	\$ 28,069
Earned Income Tax Revenue (0.5%)	\$ 3,825
Total School District Revenues	\$ 31,894
Total School District Expenditures	\$ -
Net School District Fiscal Impact	\$ 31,894
Total Development-Generated Revenues (Township + School District)	\$ 36,701
Total Development-Generated Expenditures (Township + School District)	\$ (3,469)
Total Net Annual Fiscal Impact (Township + School District)	\$ 33,233



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

November 6, 2023

Mr. Neal Fisher
The Hankin Group
707 Eagleview Boulevard
Exton, PA 19341

RE: Eagleview – Lot 6 (770 Pennsylvania Drive)

Upper Uwchlan Township, Chester County, PA

TPD# HANK.00035

Dear Mr. Fisher:

As requested, Traffic Planning and Design, Inc. (TPD) has completed a traffic analysis in conjunction with Eagleview Lot 6 building at 770 Pennsylvania Drive. The site is bound by Pennsylvania Drive to the south and the Pennsylvania Turnpike to the north, in Upper Uwchlan Township, Chester County, Pennsylvania. The site is served currently served by two (2) driveways to Pennsylvania Drive. Per the 3/17/00 approved land development plan, prepared by Chester Valley Engineers, Inc., the building was approved to consist of 31,500 square feet (s.f.) of office and 31,500 s.f. of warehouse. It is TPD's understanding that 21,500 s.f. of office exists, 21,500 s.f. of warehouse exists, and 20,000 s.f. of manufacturing is proposed. This letter has been prepared to compare the trip generation of the approved uses to the exiting/proposed uses.

TRIP GENERATION

The trip generation rates for the existing and proposed uses were obtained from the current manual *Trip Generation*, Eleventh Edition, 2021, an Institute of Transportation Engineers (ITE) Informational Report. For the building, Land Use Codes 140 (Manufacturing), 150 (Warehousing), and 710 (General Office Building) from *Trip Generation* was used to calculate the number of vehicular trips the development will generate during the weekday A.M. and P.M. peak hours. **Table 1** shows the rates for the analyzed time periods.

TABLE 1
TRIP GENERATION DATA

Land Use - ITE #	Peak Hour	Equation
Manufacturing - #140	A.M. Peak	$T = 0.68*(X)$
	P.M. Peak	$T = 0.74*(X)$
Warehousing - #150	A.M. Peak	$T = 0.17*(X)$
	P.M. Peak	$T = 0.18*(X)$
Office - #710	A.M. Peak	$T = 1.52*(X)$
	P.M. Peak	$T = 1.44*(X)$

Table 2 below compares the trip generation of the approved uses to the planned uses within Lot 6.

TABLE 2
TRIP GENERATION COMPARISON

Use	Approved Size	Peak Hour Total Trips		Existing/ Proposed Size	Peak Hour Total Trips	
		AM	PM		AM	PM
Office	31.5 ksf	48	45	21.5 ksf	33	31
Warehouse	31.5 ksf	5	6	21.5 ksf	4	4
Manufacturing	---	---	---	20.0 ksf	14	15
Total	63 ksf	53	51	63 ksf	51	50

As shown in **Table 2**, the approved uses/sizes of the building would generate approximately 53 trips during the weekday A.M. peak hour and 51 trips during the weekday P.M. peak hour. The existing/proposed uses generate approximately 51 trips during the weekday A.M. peak hour and 50 trips during the weekday P.M. peak hour. Therefore, the peak hour trip generation of the existing/proposed uses at the Lot 6 building are comparable, or slightly less than the previously approved uses within the building.

Please do not hesitate to contact us if you have any questions or comments.

Sincerely,

TRAFFIC PLANNING AND DESIGN, INC.



Guido W. DiMartino, P.E.

Regional Leader – Transportation Planning



UPPER UWCHLAN TOWNSHIP
140 Pottstown Pike
Chester Springs, PA 19425
610-458-9400 Fax 610-458-0307

CONDITIONAL USE APPLICATION

Tax Parcel Number: 3204 0037 0000 Date: _____
Name of Applicant: Planebrook Partners, LLC, Attention: Scott Risbon, Managing Partner
Address: c/o 114 East Lancaster Avenue, 2nd Floor, Downingtown, PA 19335
Telephone: 610 637 1975 Email: scottrisbon@earthcareinc.org

Owner of Parcel: 241 Park Avenue, LLC

Address / Location of Parcel: 32-4-37: 241 Park Road; 32-4-38.8: 235 Park Road

Zoning District: C1 Existing Use: Parcel # 32-4-37 contains 1 existing single-family dwelling

Article / Section Authorizing Conditional Use: Article VIII, C-1 Village District, Section 200-33.B(3) Day-care center

Description of Proposed Conditional Use: Consolidation of the two parcels. Demolition of existing single-family dwelling & outbuildings. Proposed construction of a 6,000 sf, two story daycare facility (total gross floor area of 12,000 sf) with a play area (approx. 3,000 sf), parking and associated stormwater management. Public sewer and water are proposed.

This Application shall be accompanied by:

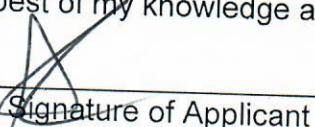
1. A fee of \$500.00 for Non-Commercial or \$1,000.00 for Commercial/Industrial;
2. Four (4) printed copies and an electronic copy of:
 - parcel plot plans (half of which can be of reduced size, i.e. 11 x 17)
3. Three (3) printed copies and an electronic copy of:
 - impact statements (if applicable pursuant to the Township's Zoning Ordinance §200-83),
 - and any other information pursuant to Zoning Ordinance §200-116, §200-117 (Conditional Uses, Conditional Use Standards).

▪ The Applicant will be responsible for reimbursing the Township for Consultants' Fees and Legal Fees, and if additional Hearings are necessary, a Fee will be charged for each Additional Hearing:
Non-Commercial \$250.00/Hearing; Commercial/Industrial \$500.00/Hearing

I hereby depose and say that all of the above statements, and the statements contained in any papers submitted herewith, are true to the best of my knowledge and belief.

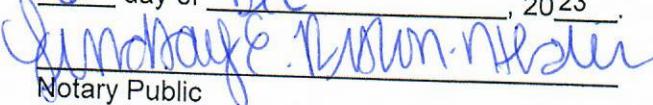
Scott Risbon, Managing Partner
Planebrook Partners, LLC

Printed Name of Applicant


Signature of Applicant

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

Sworn to and subscribed before me this
day of Dec, 2023.


Notary Public

Commonwealth of Pennsylvania - Notary Seal
Lindsay E. Risbon-Herbein, Notary Public
Chester County
My commission expires October 23, 2025
Commission number 1322329
Member, Pennsylvania Association of Notaries

**CONDITIONAL USE IMPACT STATEMENT
FOR
241 PARK ROAD
December 4, 2023**

Client Name:	Planebrook Partners, LLC
Property:	3204 0037 0000 located at 241 Park Road 3204 0038 0800 located at 235 Park Road
Zoning District:	C1 Village District
Nature of Development:	Daycare Facility
Combined Gross Acreage:	0.819 +/- acres
Current Sewer/Water Service:	On lot water and sewer unused by vacant house.
Proposed Sewer/Water Service:	Public Water & Public Sewer

The property consists of two parcels:

- (a) 235 Park Road, which is more fully described as Chester County UPI No. 32-4-38.8 is undeveloped. The rear of the property abuts the Federal Express facility on Ticonderoga Blvd.; and
- (b) 241 Park Road, which is more fully described as Chester County UPI No. 32-4-37, which is developed with single-family dwelling and outbuilding, which have been unused for years.

Planebrook Partners, LLC plans to combine two parcels totaling 3.393 acres (gross) (together, the "Property") and construct a two-story, 6,000 sf (12,000 total gross floor area) daycare facility, access drive from Park Road, play area (approximately 3,000 sf), parking lot and associated stormwater management infrastructure.

The facility will operate Monday through Friday during normal business hours with an anticipated capacity of 120-125 children and 20 employees.

The proposed project is permitted with Conditional Use Approval per Section 200-33.B(3) of the Upper Uwchlan Township Zoning Ordinance. The applicant is also pursuing a modification of parking requirements pursuant to the Township Zoning Ordinance Section 200-73.K. As a daycare facility is a permitted use, it is not contrary to public health safety or welfare.

External access locations and interior traffic circulation will be designed in accordance the Township ordinance to allow adequate and safe use by the users as well as compliance for use of emergency vehicles.

Approval from Aqua Pennsylvania for firefighting purposes and water use by the facility will be obtained, as well as sewer approvals from the Township.

Sidewalk is proposed along Park Road to improve pedestrian traffic and access.

The landscaping and lighting will be designed per the Township Ordinance. The adjoining properties include a Federal Express Depot (abutting the project parcels on two sides), the Windsor Baptist Church/Windsor Christian Academy with recreation area, across from the project area, which contains

both school and church buildings and a dentist office across Ticonderoga Road, therefore noise would not be a factor for the proposed daycare facility.

EH CREATIVE SERVICES LLC
16 MANOR ROAD
PAOLI, PA 19301
610.322.7154
erik@erikhetzel.com

Memorandum

To: Victor Kelly Jr., PE

From: Erik Hetzel, AICP/PP, LEED AP

Date: November 15, 2023

Re: Fiscal Impact Analysis – Proposed Daycare Facility, 241 Park Road

Planebrook Partners, LLC is proposing to construct a 12,000-square-foot daycare facility on the property located at 241 Park Road in Upper Uwchlan Township, Chester County, Pennsylvania. Along with site improvements that will generate additional real estate tax revenue for the Township, the applicant expects to create approximately 18 jobs at the site. It is projected that the proposed development will result in beneficial, net-positive annual fiscal impacts to both Upper Uwchlan Township and the Downingtown Area School District, as described in Table 1.

Table 1
Summary of Annual Fiscal Impacts

	Tax Revenues	Expenditures	Net Fiscal Impact
Upper Uwchlan Township	\$2,050	(\$1,784)	\$266
Downingtown Area School District	\$37,961	\$0	\$37,961
TOTAL	\$40,011	(\$1,784)	\$38,227

Fiscal impacts presented in this analysis were estimated using a methodology developed by the Rutgers University Center for Urban Policy Research, as originally described in The New Practitioner's Guide to Fiscal Analysis¹ and further developed in a

¹ Burchell, Robert W., David Listokin, et al. *The New Practitioner's Guide to Fiscal Impact Analysis*, New Brunswick, NJ: Rutgers, The State University of New Jersey, 1985.

later publication by the same authors entitled Development Impact Assessment Handbook².

Revenue Impacts

Real Estate Property Tax - At project completion, the portion of the building dedicated to the proposed use will have a total market value of approximately \$3.5 million, which translates to an assessed value of approximately \$1,258,993. This assessment calculation is based on the current (2023-2024) Chester County common-level ratio of 2.78, which estimates assessed value at approximately 35.97% of market value. The Township levies the real estate tax at the rate of 1.034 mills, which will generate approximately \$1,302 annually to the Township. The School District millage rate is currently 29.558 mills, which applied the assessment describe above, will generate approximately \$37,213 in real estate taxes to the School District annually.

Earned Income Tax (EIT) Revenues – Workers who reside in Upper Uwchlan Township pay the EIT at the rate of 1.0%, with 0.5% going to each the Township and School District. The EIT is also levied at the rate of 1.0% on non-residents who do not pay the EIT in their home jurisdictions with the full amount of the tax going only to the Township. The applicant estimates that the proposed use will create 18 jobs at this location with an estimated mean annual wage of \$29,920 per employee³. We cannot project where these employees will reside, nor whether they will be paying the EIT to their home jurisdictions. Hence, we conservatively assume that 25% of the workers (or, 5 of the total 18 workers) will be eligible to pay the EIT as Township residents. Under the foregoing assumptions, the EIT will generate revenues totaling \$748 to the Township and \$748 to the School District.

Regional Economic Impacts

The proposed development will have a beneficial economic “ripple effect” in the local economy, as the new employees use goods and services in and around Upper Uwchlan Township. In addition, the building improvements will provide construction jobs and result in construction-related consumption expenditures in the local and

² Burchell, Robert W., David Listokin, et al. *Development Impact Assessment Handbook*. Washington, D.C.: ULI-the Urban Land Institute, 1994.

³ Occupation title “Childcare Workers” from U.S. Bureau of Labor Statistics, *Occupational Employment and Wage Statistics, May 2022 Metropolitan and Nonmetropolitan Area Occupational Employment and Wage Estimates, Philadelphia-Camden-Wilmington, PA-NJ-DE-MD* [<https://www.bls.gov/oes/current/oes_37980.htm#39-0000>](https://www.bls.gov/oes/current/oes_37980.htm#39-0000)

regional economies. These impacts are not reflected in the summary table included in this memorandum but will provide economic benefits over and above the annual revenues described therein.

Cost Analysis

Annual Township and School District expenditures attributable to the proposed development were projected using the Per Capita Multiplier Method described in the Development Impact Assessment Handbook. In calculating the per capita expenditure value for the Township, the methodology uses information from the current (2023) Township budget and accounts for the fact that costs are divided differently among serving both residential and non-residential portions of the Township, based on the actual mix of land uses provided by the County Board of Assessment. This analysis estimates annual per capita costs at \$99.11 per employee. Overall, it is estimated that the proposed development will result in Township costs totaling approximately \$1,784 annually, which is essentially offset by revenues totaling \$2,050 annually from the tax sources described previously.

The proposed development of this non-residential use will not generate any school-aged children and hence, will not result in additional costs for the School District.

Conclusions and Summary

In conclusion, the net positive fiscal impact in terms of projected revenues over costs for Upper Uwchlan Township is expected to be over \$260 annually at project completion, essentially paying for itself in terms of Township services. The projected net positive fiscal impact on the Downingtown Area School District is projected to be more significant at over \$37,000 per year. The combined net positive fiscal impact for both taxing authorities is estimated at over \$38,000 annually. Table 2 on the next page summarizes the project details and fiscal impacts to the Township and School District.

Table 2
Summary of Project Details and Fiscal Impacts

Project Details - 241 Park Road Daycare Facility	
Non-Residential Square Feet	12,000
Market Value of Proposed Development	\$3,500,000
Assessed Value (approx. 35.97% of market value)	\$1,258,993
New Residential Population	0
New School-Aged Children	0
New Employees	18
Annual Wages per Employee	\$29,920
Upper Uwchlan Township Fiscal Impacts	
Real Estate Tax Revenue (1.034 mills)	\$ 1,302
Earned Income Tax Revenue (0.5%)	\$ 748
Total Township Revenues	\$ 2,050
Total Township Expenditures	\$ (1,784)
Net Township Fiscal Impact	\$ 266
Downington Area School District Fiscal Impacts	
Real Estate Tax Revenue (29.558 mills)	\$ 37,213
Earned Income Tax Revenue (0.5%)	\$ 748
Total School District Revenues	\$ 37,961
Total School District Expenditures	\$ -
Net School District Fiscal Impact	\$ 37,961
Total Development-Generated Revenues (Township + School District)	\$ 40,011
Total Development-Generated Expenditures (Township + School District)	\$ (1,784)
Total Net Annual Fiscal Impact (Township + School District)	\$ 38,227

Erik W. Hetzel, AICP/PP, LEED AP

Education

1993: B.A. Geography and Planning,
West Chester University

2000: Master of Regional Planning,
University of Pennsylvania

Professional Certifications

American Institute of Certified Planners

Professional Planner, State of New
Jersey (License No. 33LI00621700)

Professional Affiliations

American Planning Association

Pennsylvania Planning Association

Mr. Hetzel provides professional consulting services to public and private sector clients seeking a wide range of land planning expertise. He has a diverse background in geography, land planning, community/fiscal/environmental impact analysis, technical management, project management, and in the application of geospatial technologies to planning and engineering projects. He has been qualified as an expert to testify before numerous municipal zoning, planning, and elected boards and commissions; prepared community fiscal and environmental impact analyses; coordinated the development and adoption of local and multi-municipal comprehensive plans; applied land planning and fiscal analysis expertise to complex tax appeal assessment cases; analyzed and drafted zoning ordinances; and managed the preparation of site designs and site plans. He maintains a high proficiency using Geographic Information Systems (GIS) for mapping projects and land planning analyses.

Mr. Hetzel's professional experience spans more than twenty-five years working at principal and senior-level positions in private-sector and non-profit organizations. In 2014, Mr. Hetzel established EH Creative Services, a professional land planning consulting practice. Previously, he spent eleven years working at Glackin Thomas Panzak Inc., a privately-owned land planning and landscape architecture firm in Paoli, PA. Before that, he held a position at Environmental Systems Research Institute (ESRI), where he used his extensive GIS and planning experience leading enterprise GIS solutions for county and local governments. Prior to his tenure at ESRI, Mr. Hetzel spent twelve years at Weston Solutions, Inc. as a Technical Manager, working on projects that ranged from planning and engineering consulting for municipal governments, to complex environmental analyses and assessments on large projects of regional scope.

Mr. Hetzel resides in Paoli, Pennsylvania, and has served on numerous municipal boards and commissions. He currently serves on the Open Space Review Board in Willistown Township. He is a past member of the East Whiteland Township Planning Commission, where he served as Chairman for three years. In that role, he was the liaison between the Township Environmental Advisory Council and the township's Planning Commission. Mr. Hetzel has also served on the West Whiteland Township Planning Commission and spent two years as West Whiteland's delegate to the West Chester Regional Planning Commission.



**HEINRICH & KLEIN
ASSOCIATES, INC.**

TRAFFIC ENGINEERING & PLANNING
1134 Heinrich Lane • Ambler, Pennsylvania 19002
215-793-4177 • FAX 215-793-4179

MEMORANDUM

TO: Victor Kelly, P.E.
Commonwealth Engineers, Inc.

FROM: Andreas Heinrich, P.E., P.T.O.E.

DATE: November 27, 2023

RE: Trip Generation Analysis
Proposed Child Day Care Center Canal - Park Road
Upper Uwchlan Township, Chester County, PA

As requested, please accept the results of this Trip Generation Analysis for a Child Day Care Center proposed along the east side of Park Road in Upper Uwchlan Township, Chester County, Pennsylvania. The site is occupied by a single family detached house. It is my understanding the existing house will be demolished and the site will be developed for a child day care center (12,000 square feet). Access to the site will be provided via a full movement driveway that will intersect Park Road at a point approximately 210 feet south of Ticonderoga Boulevard.

Park Road is a two-way, two-lane local road. Park Road provides one travel lane in each direction. The posted speed limit along Park Road is 35 miles per hour. The frontage of the site is situated within a school zone for the Windsor Christian Preschool & Academy with a 15 MPH flashing beacon.

Based on the size of the proposed building, estimates of new traffic demand can be calculated for the proposed development. The anticipated traffic generation of the proposed child day care center is estimated from trip generation data compiled by the Institute of Transportation Engineers and documented in the publication entitled Trip Generation Manual⁽¹⁾. The Trip Generation Manual is a commonly accepted resource to establish

(1) Trip Generation Manual, 11th Ed., Institute of Transportation Engineers, Washington DC, September, 2021.

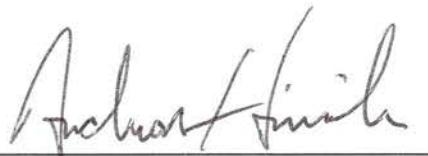
traffic generation of various land uses. Table 1 presents the calculated vehicular trip generation rates for the proposed development. Application of these rates to the size of the proposed development produces the daily and peak hourly traffic volumes presented in the bottom of Table 1.

As shown in Table 1, after deducting for pass-by trips, it is anticipated that the proposed child day care center will generate a total of 320 new trips per day (total inbound and outbound). It is anticipated that the proposed child day care center will generate a total of 74 new trips per hour during the weekday morning peak hour and 76 new trips per hour during the weekday afternoon peak hour.

The access driveway will be constructed 24 feet wide to provide one entry lane and one exit lane, with right turn corner radii to accommodate the appropriate design vehicle.

Based on the posted speed limit of 35 miles per hour along Park Road, it is desirable to provide safe sight distance of 440 feet to the left and 350 feet to the right of the access driveway, as measured from a position 10 feet back of the pavement edge along Park Road. Observations reveal that, with proper grading and removal of vegetation along Park Road, there will be adequate sight distance in excess of 450 feet in both directions along Park Road.

If you should have any questions, or wish to discuss these calculations in greater detail, please call me at your convenience.



Andreas Heinrich, P.E., P.T.O.E.
Principal

AH:rh

TABLE 1
TRAFFIC GENERATION CHARACTERISTICS
CHILD DAY CARE CENTER
UPPER UWCHLAN, CHESTER COUNTY, PENNSYLVANIA

<u>Description</u>	<u>Daily</u>	<u>TRIP RATES⁽¹⁾</u>			<u>Morning Peak Hour</u>			<u>Afternoon Peak Hour</u>		
		<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Child Day Care Center (12,000 SF) ⁽²⁾	47.62	5.83	5.17	11.00	5.23	5.89	11.12			
<u>TRAFFIC VOLUMES</u>										
Child Day Care Center (12,000 SF)	572	70	62	132	63	71	134			
Pass-by Trips ⁽³⁾	252	29	29	58	29	29	58			
TOTAL EXTERNAL TRIPS	320	41	33	74	34	42	76			

(1) *Trip Generation Manual, 11th Edition, Institution of Transportation Engineers, Washington, D.C., 2021 (ITE Land Use Code 565).*

(2) *Trips per 1,000 square feet (SF) of floor space.*

(3) *Trip Generation Handbook, 3rd Edition, and supplement, Institution of Transportation Engineers, Washington, D.C., 2017.*



SUBDIVISION / LAND DEVELOPMENT APPLICATION

Preliminary Submittal

Final Submittal

The undersigned hereby applies for review of the Plan submitted herewith and described below:

Site Information: 32-4-37: 241 Park Road, 32-4-38.8 235 Park Road

1. Name of Subdivision / Development: 241 Park Road
2. Plan Dated: December 4, 2023 County Deed Book/Page No. DB 9939, Pg 1137
3. Name of property owner(s): 241 Park Avenue, LLC
c/o Andrew Pancoast
Address: 413 Executive Drive
State/Zip: Langhorne, PA 19047 Phone No.: 610 757 8676
Email: _____
4. Name of Applicant (If other than owner):
Planebrook Partners, LLC, Attn: Scott Risbon, Managing Partner
Address: 114 East Lancaster Avenue, 2nd Floor
State/Zip: Downingtown, PA 19335 Phone No.: 610 637 1975
Email: scottrisbon@earthcareinc.org
5. Applicant's interest (If other than owner): Equitable Owner

6. Engineer, Architect, Surveyor, or Landscape Architect responsible for Plan.
Commonwealth Engineers, Inc., Attn: Victor Kelly, Jr., P.E., President
Address: 114 East Lancaster Avenue, 2nd Floor
State/Zip: Downingtown, PA 19335 Phone No.: 610 518 9003
Email: vkelly@cei-1.com
7. Total acreage: 0.819 acres Number of Lots: 2 Existing, Consolidating into One.
8. Acreage of adjoining land in same ownership: (If any) N/A
9. Describe Type of Development Planned: Proposed consolidation of two parcels into one. Construction of a 2 story, 6,000 sf (12,000 total gross floor area) daycare facility, a play area (approx. 3,000 sf), parking lot (39 spaces) and associated stormwater management.

10. This Application shall be accompanied by: the Application Fee as listed below, an aerial image of the property, and the quantity of plans/supporting information as detailed in the Township Code §162-8.B.(1)(b) and/or §162-8.C.(1)(d).
[One-half of the required plan submissions may be of a reduced size, i.e. 11 x 17]

11. List all subdivision and zoning standards or requirements which have not been met and for which a waiver or change is requested.

Conditional Use Submission: Article VIII, C-1 District, Section 200-33.B(1) for a daycare facility.

12. The Applicant or his/her agent shall enter into a Subdivision / Land Development Review Escrow Agreement (attached) and place into escrow with the Township at the time of application an amount estimated by the Township to cover all costs of engineering and professional planning reviews (not including County application fee), legal services and other professional services used by the Township in connection with the application.

Signature of Property Owner or Applicant:

By: Scott Risbon, Managing Partner Planebrook Partners, LLC

Date: December 1, 2023

*Development subject to ACT 209 Impact Fee.

*Park & Recreation Fee per residence is levied. Contact Township Offices to determine amount.

SUBDIVISION / LAND DEVELOPMENT APPLICATION FEE

1-2 Lots \$250

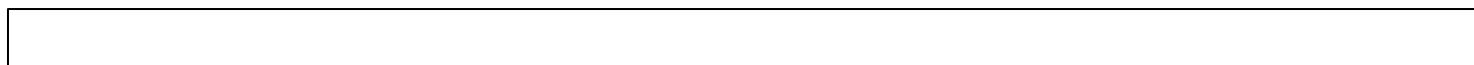
3-5 Lots \$500

Plus \$25 for each Lot over 3

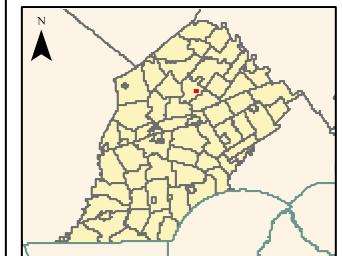
Over 5 Lots \$1000

Plus \$50 for each Lot over 5

Form revised January 2015



COUNTY OF CHESTER
PENNSYLVANIA



[Find UPI Information](#)

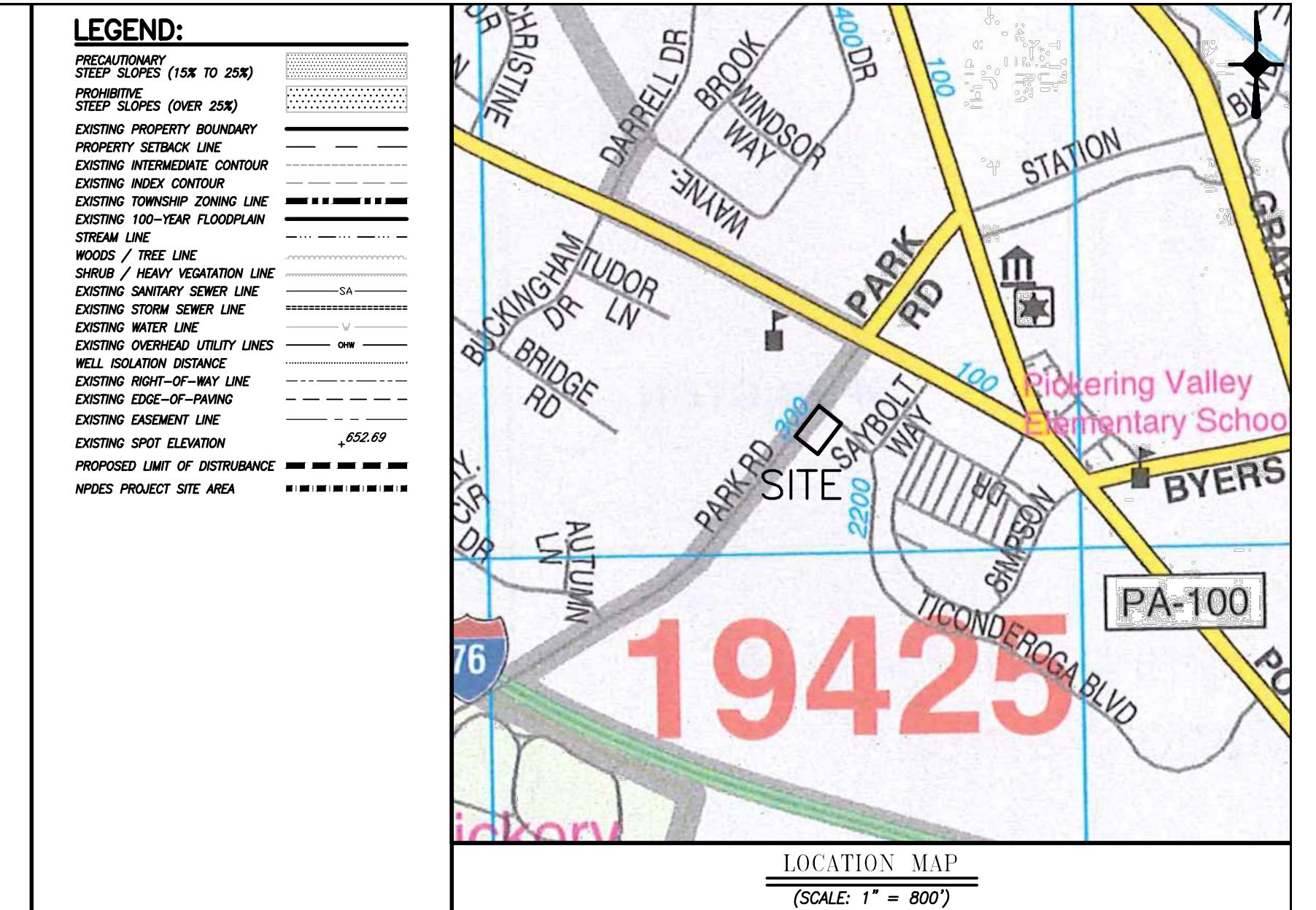
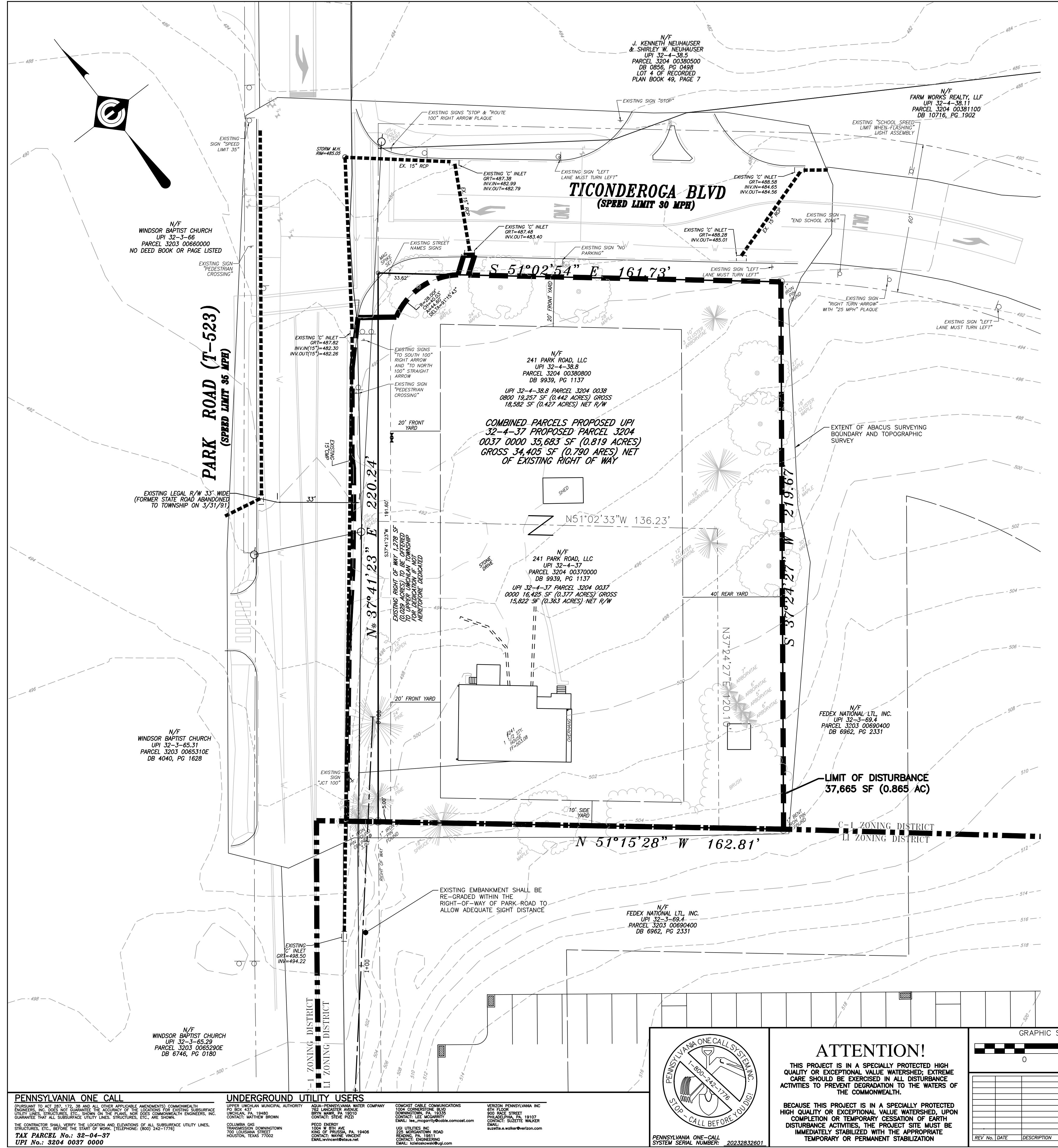
PARID: 3204 00370000
UPI: 32-4-37
Owner1: 241 PARK ROAD LLC
Owner2:
Mail Address 1: 413 EXECUTIVE DR
Mail Address 2: LANGHORNE PA
Mail Address 3:
ZIP Code: 19047
Deed Book: 9939
Deed Page: 1137
Deed Recorded Date: 06/12/2019
Legal Desc 1: ES PARK RD
Legal Desc 2: LOT & DWG
Acres: 0.4447
LUC: R-10
Lot Assessment: 34210
Property Assessment: 65990
Total Assessment: 100200
Assessment Date: 12/16/2022 7:49:49 AM
Property Address: 241 PARK RD
Municipality: UPPER UWCHLAN
School District: Downingtown Area

Map Created:
Wednesday, August 16, 2023



County of Chester

Limitations of Liability and Use:
County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at www.chesco.org/gis.



GENERAL NOTES:

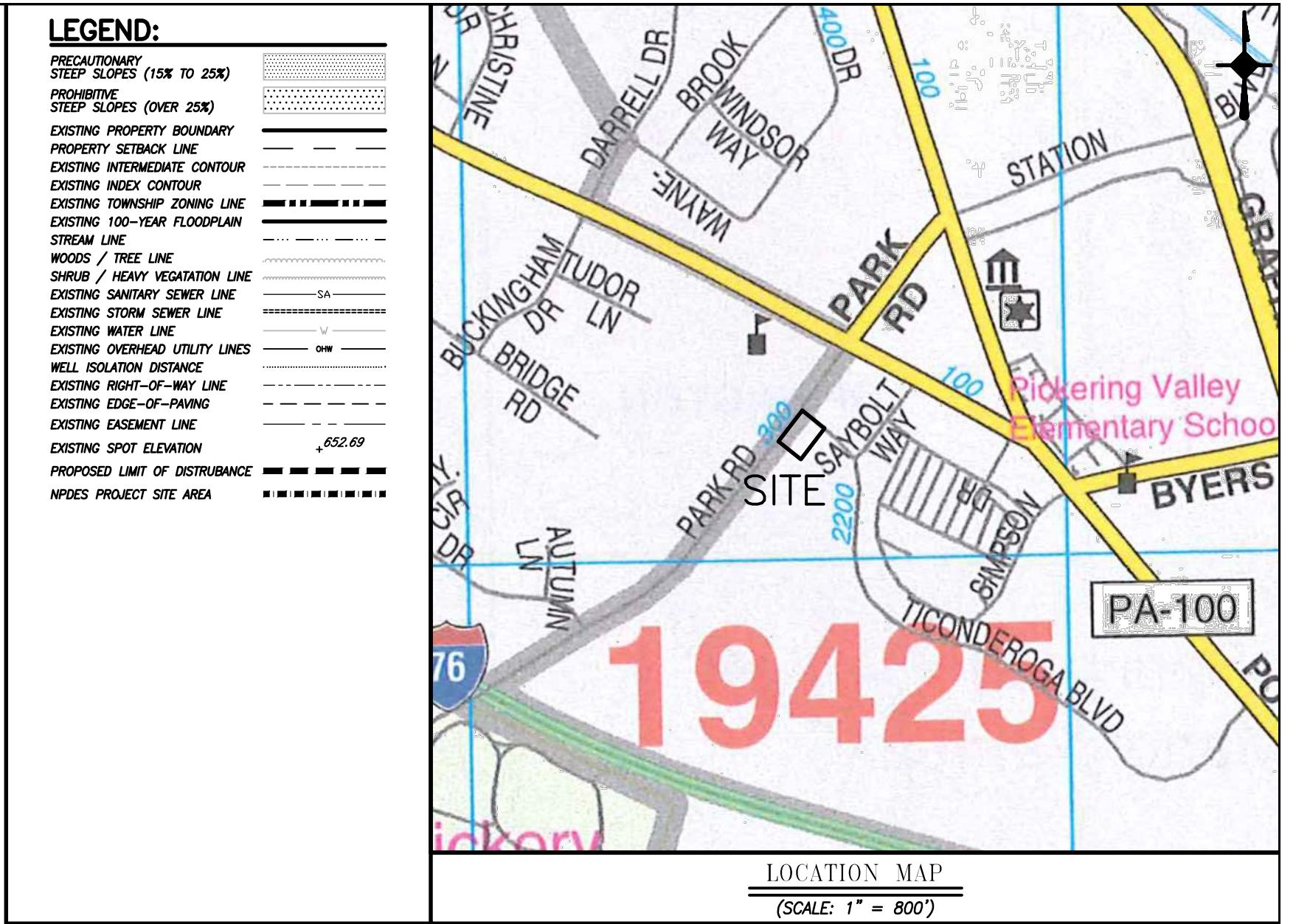
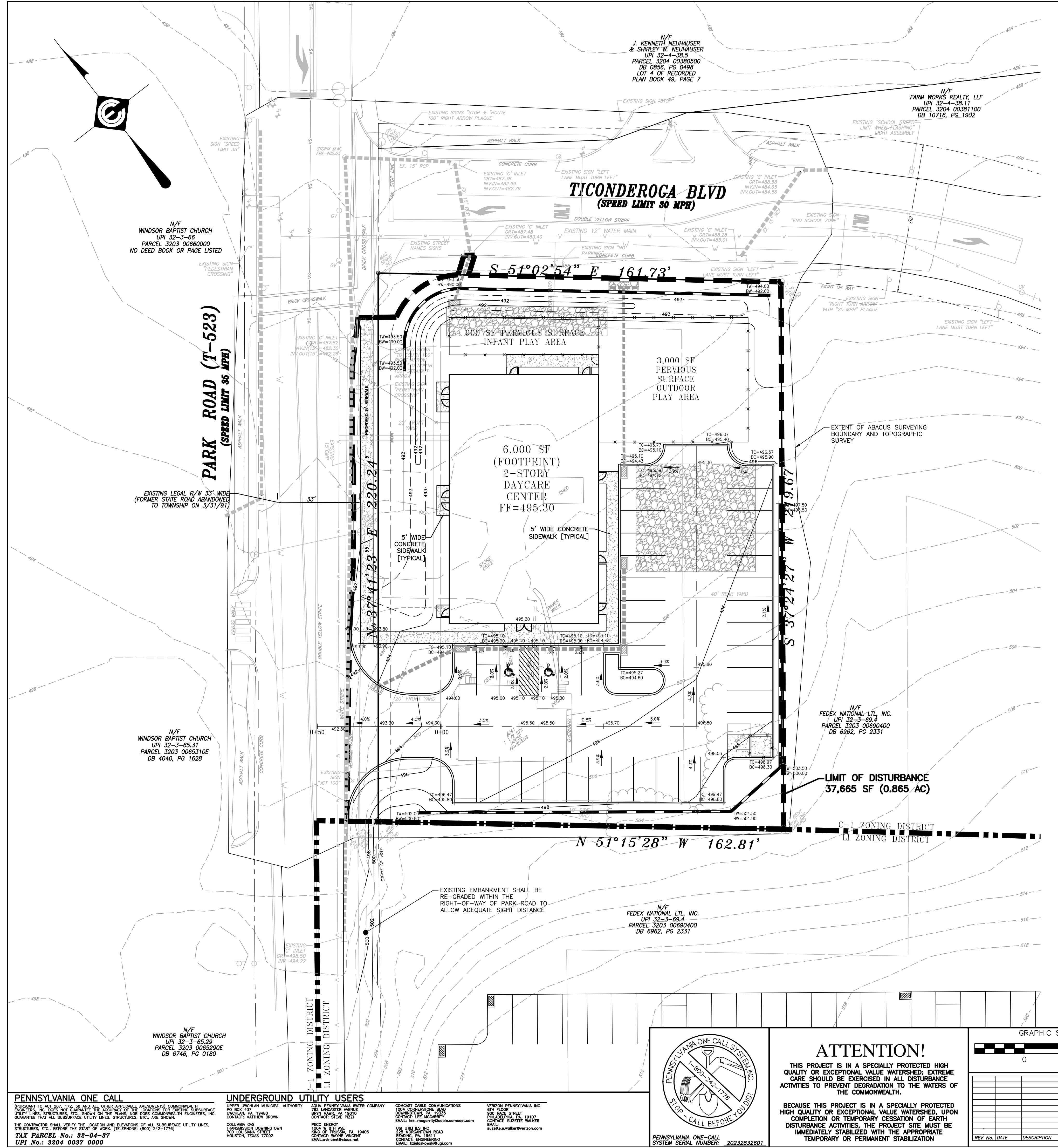
1. RECORD OWNER:	2. RECORD OWNER:	3. EQUITABLE OWNER /APPLICANT:
241 PARK ROAD, LLC 413 EXECUTIVE DRIVE LANGHORNE, PA 19047	241 PARK ROAD, LLC 413 EXECUTIVE DRIVE LANGHORNE, PA 19047	PLANE BROOK PARTNERS, LLC c/o SCOTT RISBON 114 EAST LANCASTER AVE. 2ND FLOOR DOWNTON PA, 19335 (610) 637-1975
SITE ADDRESS: 235 PARK ROAD DOWNTON, PA 19335 PARCEL 3204 00380800 UPI 32-4-38.8 DB 9939 PG 1137	SITE ADDRESS: 241 PARK ROAD DOWNTON, PA 19335 PARCEL 3204 00370000 UPI 32-4-37 DB 9939 PG 1137	
2. TOTAL COMBINED TRACT AREA: 35,682.5 SF / 0.819 AC (GROSS) NUMBER OF EXISTING LOTS.....2 NUMBER OF PROPOSED LOTS.....1 PROPOSED USE.....COMMERCIAL DAYCARE CENTER		
3. BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY PERFORMED BY ABACUS SURVEYING SEPTEMBER 2023. INFORMATION SHOWN WITHIN THE LIMITS OF SURVEY SHOWN ON THE PLANS.		
PARTIAL TOPOGRAPHIC INFORMATION SHOWN PER AN AS-BUILT SURVEY OF EAGLEPOINTE; AERIAL PHOTOGRAPHS PREPARED BY PLUM AND ASSOCIATES, DATED DECEMBER 4, 1994; A TOPOGRAPHIC PLAN PREPARED BY CHESTER VALLEY ENGINEERS FOR PICCONE PROPERTY, PLAN DATED APRIL 29, 1992; FIELD SURVEY OF ROUTE 100 AND PARK ROAD PREPARED BY GROSSER AND ERHILICH ASSOCIATES. ALL DATA COMPILED IN A PLAN ENTITLED "LAND DEVELOPMENT PLAN FOR 241 PARK ROAD ASSOCIATES, LLC" PREPARED BY EDWARD B. WALSH & ASSOCIATES, INC., DATED FEBRUARY 18, 2010, AND LAST REVISED SEPTEMBER 29, 2010. DATUM: USGS		
PARTIAL TOPOGRAPHY FROM PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) WEBSITE.		
4. UNDERGROUND UTILITIES SHOWN AS APPROXIMATE. NO GUARANTEE IS MADE THAT THE UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON. THE SITE CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO BEGINNING CONSTRUCTION.		
5. ON-SITE SEWER AND WATER ARE PROPOSED.		
6. SOILS CLASSIFICATIONS FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCE CONSERVATION DISTRICT WEB SOIL SURVEY, JUNE 2023.		
7. CONCRETE MONUMENTS SHOWN AS THUS " ■ " SHALL BE PLACED WHERE INDICATED. IRON PINS SHOWN AS THUS " ● " SHALL BE PLACED WHERE INDICATED.		
8. THE DEVELOPER SHALL CONFORM TO OR CAUSE CONFORMANCE WITH ALL OF THE APPLICABLE REQUIREMENTS OF THIS PLAN AND THE HONEY BROOK TOWNSHIP ZONING ORDINANCE AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AS WELL AS OTHER APPLICABLE LOCAL, STATE AND FEDERAL LAWS, STATUTES, REGULATIONS AND ORDINANCES.		
9. THE DEVELOPER SHALL NOTIFY UNDERGROUND UTILITY USERS AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH PA ACT 287 OF 1974, AS AMENDED BY ACT 187 OF 1996 & ALL OTHER APPLICABLE AMENDMENTS, AS WELL AS CONFORM TO APPLICABLE REGULATIONS OF SAID ACTS. UNDERGROUND UTILITIES SHOWN ARE FROM SURFACE EVIDENCE OBSERVABLE IN THE FIELD AND AS MARKED BY THE UTILITY COMPANIES.		
10. ALL PROPOSED STORMWATER MANAGEMENT FACILITIES ARE PERMANENT. MAINTENANCE OF PERMANENT STORMWATER MANAGEMENT FACILITIES WILL BE THE RESPONSIBILITY OF THE LOT OWNER(S).		
11. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER AND/OR ANY OTHER PERMANENT, NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER SUBSURFACE MOVEMENTS.		
12. THIS PROJECT IS WHOLLY LOCATED WITHIN THE MARCH CREEK WATERSHED. A WATERSHED DESIGNATED A HIGH QUALITY-TROUT STOCK FISHERY; MIGRATORY FISHERY (HQ-TSF; MF) BY THE COMMONWEALTH OF PENNSYLVANIA.		
13. THE SITE IS WHOLLY LOCATED WITHIN FEMA FLOOD PLAIN ZONE X PER FEMA FLOOD PLAIN MAP 42029C0090G EFFECTIVE SEPTEMBER 29, 2017.		
ZONING: C1 VILLAGE DISTRICT		
AREA AND BULK REGULATIONS PER HONEY BROOK TOWNSHIP ZONING ORDINANCE PART 19 SECTION 27-1903		
REQUIRED	EXISTING	PROPOSED
MINIMUM NET LOT AREA	10,000 SF (MIN)	35,682 SF
MINIMUM LOT WIDTH	100 FT (MIN)	100 FT (MIN)
MINIMUM FRONT YARD	20 FT (MIN)	20 FT (MIN)
MINIMUM SIDE YARD (EACH)	10 FT (MIN)	10 FT (MIN)
MINIMUM REAR YARD	40 FT (MIN)	40 FT (MIN)
MINIMUM RT. 100 SETBACK	50 FT (MIN)	50 FT (MIN)
MINIMUM GARAGE SETBACK	40 FT (MIN)	40 FT (MIN)
MAXIMUM BUILDING COVERAGE	30% (MAX)	30% (MAX)
		16.81% (6,000 SF)
MAXIMUM LOT COVERAGE	60% (MAX)	60% (MAX)
		59.41% (21,199 SF)
MAXIMUM BUILDING HEIGHT	35 FT (MAX)	35 FT (MAX)
		35 FT (MAX)
ZONING NOTES:		
1. NOT MORE THAN 15% OF THE AREA OF A LOT SHALL BE OCCUPIED BY BUILDINGS OR STRUCTURES LESS THAN 1-1/2 STORIES IN HEIGHT.		
2. NO ACCESSORY BUILDING OR STRUCTURE SHALL BE LOCATED WITHIN THE FRONT YARD, NOR WITHIN 10 FEET OF ANY SIDE OR REAR LOT LINE.		
3. NO INDIVIDUAL BUILDING SHALL CONTAIN MORE THAN 6,000 SQUARE FEET OF TOTAL FLOOR AREA, EXCEPT WHERE INCREASED SQUARE FOOTAGE ABOVE 6,000 IS ENTIRELY WITHIN AN ADDITIONAL STORY OR STORIES ABOVE THE FIRST FLOOR OR WHERE SQUARE FOOTAGE ABOVE 6,000, AND NOT LIMITED TO A 50% INCREASE, IS APPROVED SUBJECT TO CONDITIONAL USE APPROVAL AND IN ACCORDANCE WITH ALL APPLICABLE DESIGN STANDARDS.		

SOIL IDENTIFICATION:
THE SITE IS COMPRISED OF GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT

NDICAP BUILDING ACCESS NOTICE:
NDICAP ACCESSIBLE ACCESS TO THE PROPOSED BUILDING IS SHOWN ON THESE PLANS FOR FEASIBILITY

EXISTING CONDITIONS/CONSOLIDATION PLAN
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
FOR
241 PARK ROAD

R UWCHLAN TOWNSHIP		CHESTER COUNTY, PA	
 COMMONWEALTH ENGINEERS, INC. 114 EAST LANCASTER AVENUE ~ SECOND FLOOR DOWNTOWN, PA 19335 TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004 COMENG@CEI-1.COM		DATE: DECEMBER 4, 2023 SCALE: AS SHOWN SURVEY: ---- DRAWN: MDC CHECKED: VK DRAWING NO. 202317-1(C)	SHEET: 2 OF: 12



GENERAL NOTES:

1. **RECORD OWNER:**
241 PARK ROAD, LLC
413 EXECUTIVE DRIVE
LANGHORNE, PA 19047

2. **RECORD OWNER:**
241 PARK ROAD, LLC
413 EXECUTIVE DRIVE
LANGHORNE, PA 19047

3. **EQUITABLE OWNER /APPLICANT:**
PLANE BROOK PARTNERS, LLC
c/o SCOTT RISBON
114 EAST LANCASTER AVE.
2ND FLOOR
DOWNTOWN PA, 19335
(610) 637-1975

SITE ADDRESS:
235 PARK ROAD
DOWNTOWN, PA 19335
PARCEL 3204 00380800
UPI 32-4-38.8
DB 9939 PG 1137

SITE ADDRESS:
241 PARK ROAD
DOWNTOWN, PA 19335
PARCEL 3204 00370000
UPI 32-4-37
DB 9939 PG 1137

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SITE IDENTIFICATION:
SITE IS COMPRISED OF GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT
SLOPES. GLADSTONE SOILS ARE NOT IDENTIFIED AS HYDRIC SOILS.

HANDICAP BUILDING ACCESS NOTICE:

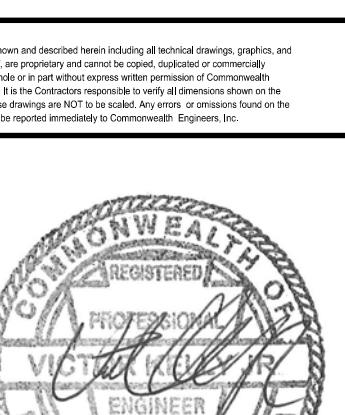
HANDICAP ACCESSIBLE ACCESS TO THE PROPOSED BUILDING IS SHOWN ON THESE PLANS FOR FEASIBILITY. COMMONWEALTH ENGINEERS NEITHER GUARANTEES NOR IS DEMONSTRATING THAT THE ACCESS POINTS SHOWN ON THIS PLAN SATISFY FEDERAL AMERICAN DISABILITY ACT REQUIREMENTS. FINAL HANDICAP ACCESS SHALL BE INCORPORATED INTO THE ARCHITECTURAL BUILDING PLANS FOR THE PROPOSED SITE.

GRADING PLAN

*PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
FOR
241 PARK ROAD*

UPPER UWCHLAN TOWNSHIP

CHESTER COUNTY, PA



A circular Pennsylvania state seal. The outer ring contains the word "PENNSYLVANIA" in capital letters. The inner circle contains the text "No. 041308".

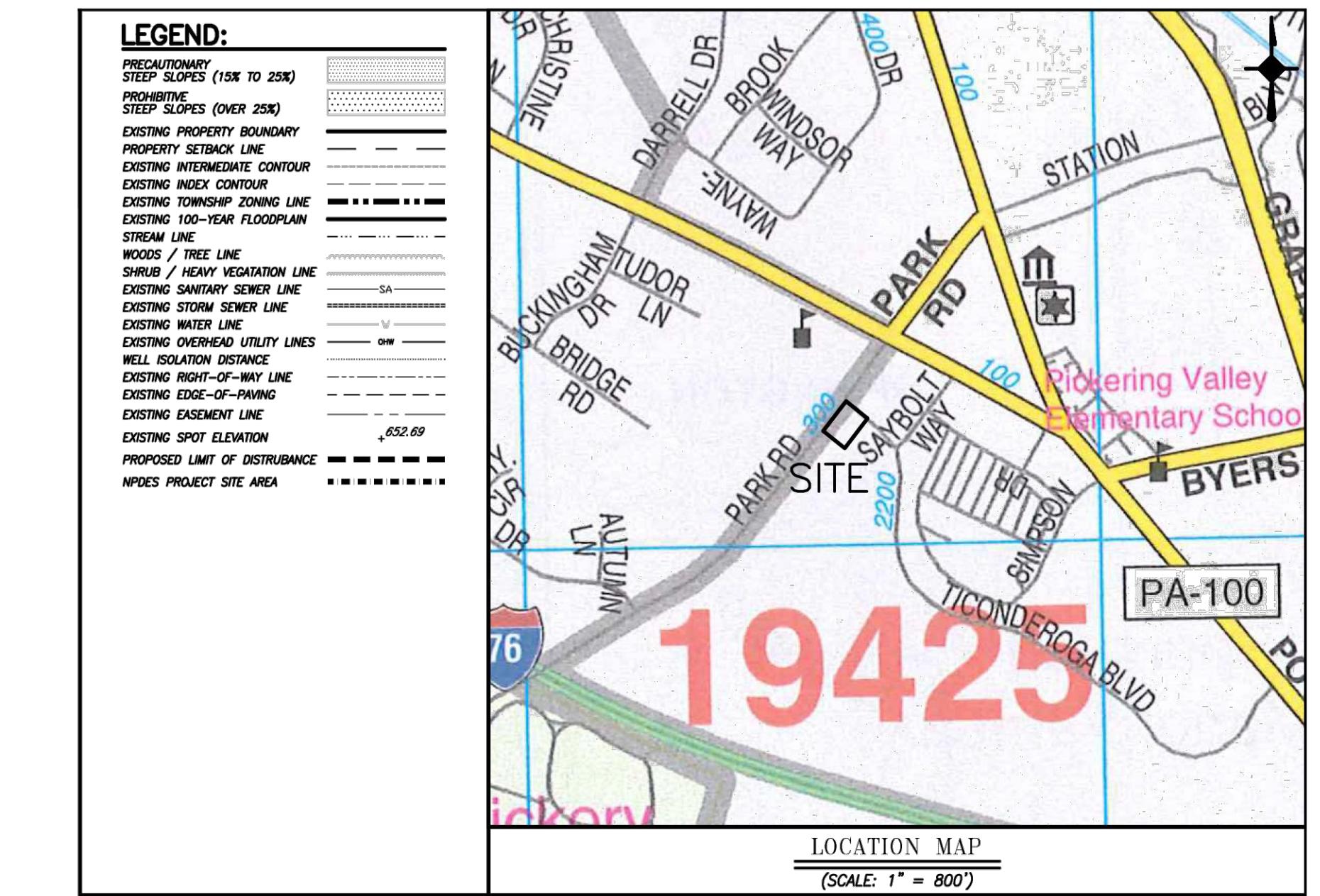
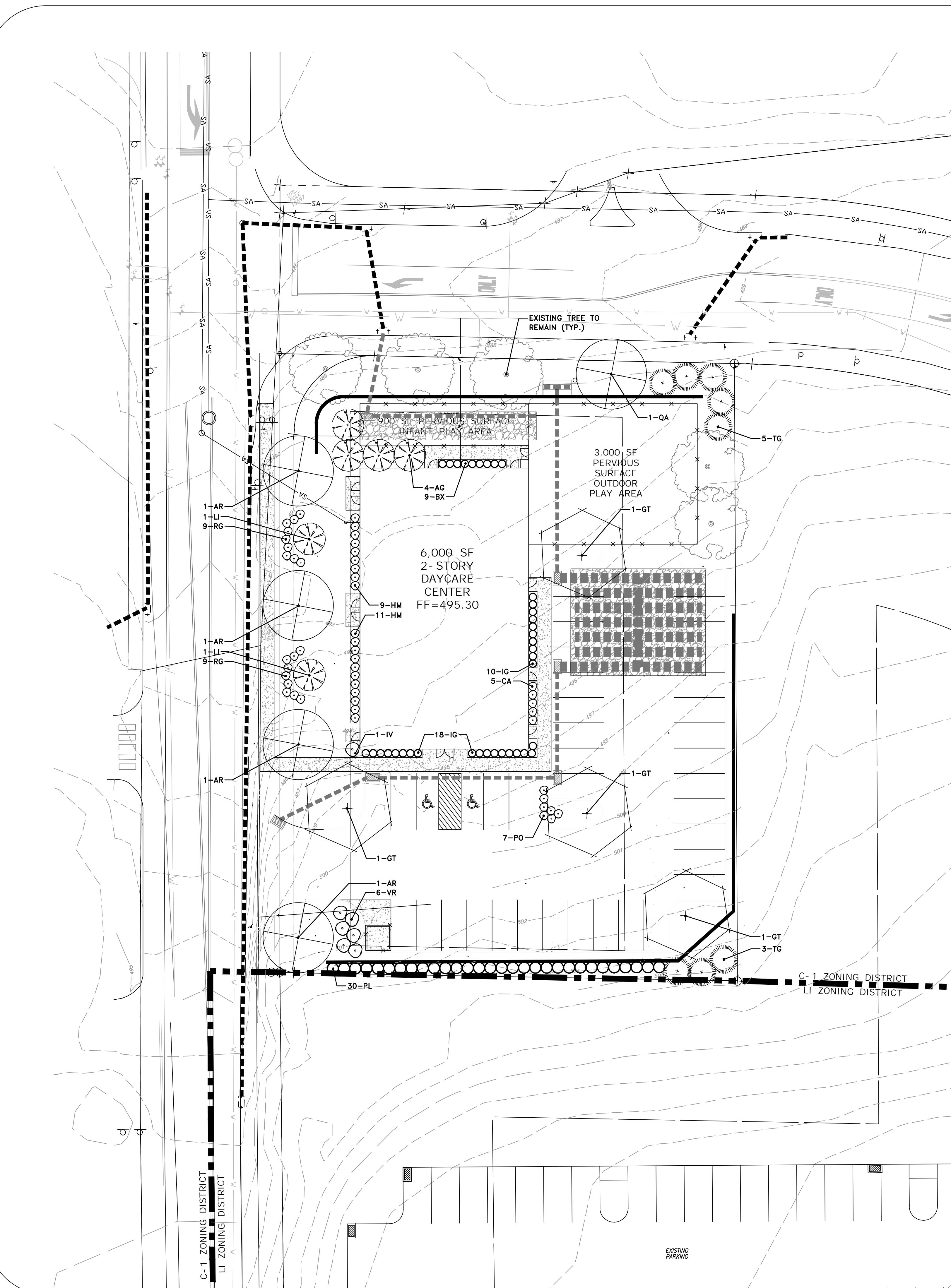
11. *What is the primary purpose of the following statement?*

ATTENTION!

IS PROJECT IS IN A SPECIALLY PROTECTED HIGH
LITY OR EXCEPTIONAL VALUE WATERSHED; EXTREM
RE SHOULD BE EXERCISED IN ALL DISTURBANCE
TIES TO PREVENT DEGRADATION TO THE WATERS
THE COMMONWEALTH.

USE THIS PROJECT IS IN A SPECIALLY PROTECTED
QUALITY OR EXCEPTIONAL VALUE WATERSHED, UP
COMPLETION OR TEMPORARY CESSION OF EARTH
TURBANCE ACTIVITIES, THE PROJECT SITE MUST BE
IMMEDIATELY STABILIZED WITH THE APPROPRIATE
TEMPORARY OR PERMANENT STABILIZATION

PENNSYLVANIA ONE CALL
(PURSUANT TO ACT 287, 172, 38 AND ALL OTHER APPLICABLE AMENDMENTS
ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS
UTILITY LINES, STRUCTURES, ETC., SHOWN ON THE PLANS, NOR DOES COMM.
GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., ARE
THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUR-
STRUCTURES, ETC., BEFORE THE START OF WORK. [TELEPHONE: (800) 242-
TAX PARCEL No.: 32-04-37
UPI No.: 3204 0037 0000



General Notes

PENNSYLVANIA
BRADLEY CLAW VANCE
REGISTERED LANDSCAPE ARCHITECT
LAM01872

Landscape Plan

No.	Revision/Issue	Date
-----	----------------	------

Firm Name and Address

InFocus Planning
EFFECTIVE. EFFICIENT.
LAND DEVELOPMENT SERVICES
1121 N. BETHLEHEM PIKE SUITE 60 #206
SPRING HOUSE, PA 19477
P: 215-759-2540
www.infocusplanning.com

Project Name and Address

241 PARK ROAD
UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PA

Project	InFocus_23-69	Sheet
Date	11/27/23	LP-1
Scale	As Noted	

See Sheet LP-2 for Landscape Details



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
November 9, 2023
6:00 p.m. Workshop, 7:00 p.m. Meeting
Minutes
Draft

LOCATION: Township Building, 140 Pottstown Pike, Chester Springs PA 19425

Attendees:

Sally Winterton, Chair; Joe Stoyack, Vice-Chair; Jim Dewees, David Colajezzi, Ravi Mayreddy (Meeting)
Gwen Jonik, Planning Commission Secretary

Invited Guest: Neal Fisher, Vice President of Development, Hankin Group

Absent: Chad Adams, Stephen Fean, Vikas Harjani, Jeff Smith

Sally Winterton called the workshop to order at 6:10 p.m. There were 4 citizens in attendance.

Sally Winterton introduced Neal Fisher who is going to speak with us regarding affordable housing – what does that mean, where can it be located, etc. Tonight's discussion is exploratory, and Neal will share his experience and knowledge.

Sally Winterton read HUD's definition of affordable housing: "is housing where the occupant is paying no more than 30% of gross income for housing costs, including utilities." Workforce housing: "is a term that refers to housing that is affordable for those earning between 80%-120% of area median income." Joe Stoyack had researched the Bureau of Labor and Industry and they have wage data and average rental costs by zip code. Neal noted the state housing authority has Chester County's average income as \$85,000-\$90,000/year.

Mr. Fisher advised that Hankin has 2 affordable housing buildings in Eagleview and one in Phoenixville. The Township and Developer would work together to create a nice mix for the community, something that doesn't negatively impact the level of township services, and impacts the surrounding area in a beneficial manner, that has work, eateries, entertainment and services near the housing, for the residents' convenience, perhaps public transportation as well.

Hankin manages market-rate apartments, and affordable apartments, commercial buildings, labs, etc. Vacant office buildings don't necessarily lend themselves to being renovated to apartments. They try to keep them occupied first and if that isn't working, then repurpose offices to labs or something else, and try to intermix residential as well.

Joe Stoyack noted in the C-1 Village Commercial C-3 Highway Commercial Districts there's allowable multi-use buildings. Neal doesn't think retail with housing above it would be viable along our Route 100 corridor. Larger tracts with potential for redevelopment would work better, set up zoning/ordinance to create beautiful spaces and create community rather than just buildings with parking lots, architecture that would enhance streetscape or neighborhood.

Sally Winterton announced a recess from the Workshop.

Sally Winterton called the Meeting to order at 7:00 PM as a quorum is now available. There were 6 citizens in attendance.

Meeting Updates

Environmental Advisory Council (EAC). Jeff Smith was not present to provide a report. Historical Commission (HC). Gerry Stein reported that half of their last meeting included conversation with Brandywine Conservancy regarding how to include the Historic Resource Protection Plan in the Comprehensive Plan. Active Transportation Plan (ATP). Sally Winterton reported the Final Plan is being prepared. Village Design Guidelines (VDG). Sally Winterton noted the next meeting is November 16, 2023. Comprehensive Plan Update (CompPlan). Sally reported the next meeting is November 30. Joe Stoyack noted we're working with PennDOT on swapping Pottstown Pike and Graphite Mine Road and they're okay with a roundabout at the northern intersection of Graphite Mine Road and Pottstown Pike.

Approval of Minutes

Joe Stoyack moved, seconded by Jim Dewees, to approve as presented the minutes of the October 12, 2023 Planning Commission Meeting. The motion carried with 4 in favor and 1 abstention (Colajezzi).

Sally announced the next scheduled meeting is December 14, 2023 and most likely an ordinance review Workshop will be held at 6:00 p.m.

Open Session

Irena Colligon thanked the Commission for including the links to the ordinances in the online meeting packet.

Gerry Stein asked if the 164 Byers Road project documents did include an historic impact statement and if not, why not. Gwen Jonik noted that her research wasn't definitive – the project as approved in 2010 was to make the parcel a vacant lot and thought perhaps an office building would be built in the future. An impact statement was not prepared for a vacant lot. The current Plan doesn't have a known use of the property and re-circulated a conceptual building drawing. The owner advises they'll work with the Historical Commission regarding the design of the building when a tenant is known. Mr. Stein commented an historic impact statement should be prepared for informational purposes of the tenant and/or a buyer of the property.

Ms. Colligon commented that ordinances and procedures need to be publicized longer and more prominently before adoption.

Sue Quake asked if the Commission was going to talk about the screening and landscaping ordinances as listed on the Agenda. Sally Winterton replied those topics would be discussed.

Meeting Adjournment

Jim Dewees moved, seconded by David Colajezzi, to adjourn the Meeting at 7:25 p.m. All were in favor.

Workshop Reconvened

The Workshop was reconvened. Ms. Colligon asked Mr. Fisher how they develop a community with open space. He commented that developers try to plan a variety of open spaces that benefit the residents but don't burden the services of the Homeowners Association or the Township.

Mr. Fisher noted that every community should have a variety of housing available - affordable housing could mean turning a garage into an apartment for a family member or parents (in-law suite). Some communities over-regulate that. Sally Winterton asked how does one know if/when

an in-law suite becomes a rental? Neal suggested annual rental inspections, secondary housing parking, etc.

Further discussion included:

1. Some believe affordable housing equates to a large number of units and increased traffic;
2. Senior housing can be affordable housing – they're lower income and might only have 1 car if at all; it's great to locate near public transportation; hook up with Rover bus service to do weekly shopping trips or to events/activities;
3. Upper Uwchlan doesn't have public transportation – that's a drawback;
4. Apartments are allowed in C1, C3, R3 and R4 – they could be market-rate;
5. If the Developer is using Housing Authority tax credits, the housing has to follow their regulations, such as all units have to be accessible – requiring elevators which becomes too expensive if only doing a 2-story project. A 3-story or higher building would have more units to make it more financially feasible. It depends on what type of housing and how much credit you want. Revenue streams on the 1st floor adds complications to the Application;
6. If there are sizable tracts, create a streetscape with residential and retail on the first floor, perhaps a boulevard where activities can be held and link the community with the township, link to trails.
7. Something along Route 100 needs more than 2 stories to offset the roadway but shouldn't be too high either; need a smooth transition into the Village;
8. In Eagleview, off Pennsylvania Drive, there are buildings that look like estate homes with 10 units in each.

Subdivision/Land Development Ordinance (SALDO) Sections 162-55 and 162-57.

Joe Stoyack provided a little background as to why these are being discussed. The developer of 164 Byers Road doesn't have enough room on the property to plant all the trees and shrubs that are required and asked for a waiver. Joe thought maybe a "fee in lieu of" was allowed. There is such a payment in lieu of when woodlands are being disturbed but not for landscaping or buffering. Discussion included disturbance of hedgerows and woodlands when developing a property, landscaping plans for developments, removal of trees – who monitors that activity to make sure the correct trees are being removed and who inspects the replacements?

Open Session

Irena Colligon thought the Townes at Chester Springs were supposed to be affordable housing.

Sally Winterton talked about the lack of Septa coming north of the Turnpike overpass. This is due to the buses not being able to make it to the train station in time to meet the trains.

Jim Dewees commented he wouldn't favor a big commercial building on the Wolfington property if it was ever redeveloped – it's in the C3 Highway Commercial Zoning District.

The evening was adjourned at 8:27 p.m.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary