



EAST BRADFORD TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

Memo

To: Planning Commission members

From: Andrea Campisi, Director of Planning & Zoning/Zoning Officer

Date: July 22, 2022

Subject: Final Plan, Application #654, 815 Guthrie Road, Parcel# 51-3-4

Proposal

- Subdivision of the existing 4.4-acre lot into two new lots.
- Construction of a new home and driveway to Guthrie Road on Lot 2. The proposed home will be served by a proposed well and an on-lot sewage disposal system.
- The existing home will remain on Lot 1 and will be accessed via a new driveway.
- The existing pool, existing shed and a portion of the existing driveway will be removed.

The plan set consists of six sheets and was prepared by Manley Engineering Associates and is dated June 10, 2022.

Property Description

The property is 4.4 acres and contains areas of slopes that are greater than 20%, floodplain and wetlands. Two manmade ponds also exist on the property. In addition to the existing single-family dwelling, a detached garage/shed and an inground pool are present. A portion of an existing driveway and a corresponding easement serving the home at 1280 Copeland Road also exist on the eastern most portion of the property. The existing home is served by a well and a septic system. Guthrie Road is designated as a Scenic Road by the Township.

Advisory Board Review Schedule

The following advisory boards reviewed the plan but did not have any comments:

- Trails Committee
- Parks and Recreation Committee
- Environmental Advisory Committee
- Traffic Committee
- Historical Commission

Township Engineer's Review

The Township Engineer's review is pending and will be provided prior to the Planning Commission meeting.

Chester County Planning Commission Review

The application was submitted to the Chester County Planning Commission on June 17, 2022. Their review letter was received on July 8, 2022 and has been posted to the Township website. While the County review suggests a shared driveway be considered for the new home it would require a variance from the Zoning Ordinance which requires each lot to be served by an individual driveway.

Comprehensive Plan/Official Map

On the Township's Functional Classification Map, Guthrie Road is listed as a local road. This lot is identified on the Future Land Use map as low density residential which is defined as housing development of generally less than 1 dwelling unit per 2 acres. The plan is in accordance with the Comprehensive Plan.

Items for Discussion

1. Zoning Compliance Issues

Perimeter Buffer – Per Zoning Ordinance Section 115-52 a 25' planted buffer is required along the outer perimeter of the tract boundary but is not shown on the plan. New landscaping is required to be installed in the buffer based on the calculation listed below.

115-52A: Buffers shall be provided along the perimeter tract boundaries of all proposed subdivisions and land developments. Buffer plantings are in addition to other required plantings, such as street trees, parking lot and compensatory plantings, although these plantings may lie within buffer yards.

115-52B.2: Perimeter buffer yards. The purpose of perimeter buffer yards is to filter views between complementary land uses. Perimeter buffer yards shall be 25 feet in width unless special conditions require additional buffering (e.g., environmentally sensitive areas).

115-52C.3 - No structures, parking, pavement and/or stormwater management areas shall be permitted within buffer areas, except for points of access, which may cross the buffer perpendicularly.

Plant material must be provided in the buffer as required by Section 115-45.1.F.1.b which states:

1. The following is the minimum amount of plant material required per 100 linear feet of unvegetated buffer length for each buffer type. The standard shall be prorated for portions of buffers less than 100 feet in length.

b. Perimeter buffers (25 feet): three shade trees, three evergreen trees, and 10 shrubs. Perimeter buffer plantings may be grouped or clustered to provide views of project identification signs or prominent site features; however, no more than 100 feet shall be permitted between any two plants.

As noted above, structures, parking, pavement and/or stormwater management areas are not permitted in the buffer. The on-lot sewage disposal area and the proposed driveway on Lot 2 encroach into the buffer. While the ordinance does not specifically prohibit the on-lot sewage disposal area in the buffer, it creates a conflict because trees should not be planted above or in the immediate vicinity of it as the roots could damage the system. Therefore, it is recommended that the system be shifted so that it is entirely outside of the buffer. The driveway must also be relocated out of the buffer. Once shifted the driveway must remain at least five (5) feet from any property line per Zoning Ordinance Section 115-55C.

Lastly, the landscape plan included in the plan set must be revised as follows:

- To include plant material as required by Zoning Ordinance Section 115-45.1.F.1.b.
- Street trees shall be provided as required by Zoning Ordinance Section 115-45.1G. If credit is to be taken for existing street trees then they must be shown on the plan.
- Minimum sizes of all proposed plant material shall comply with the requirements in Zoning Ordinance Section 115-45.1B. The proposed white pines shown on the plan (7'-8' tall) do not meet the required minimum height of 8 (eight) feet.
- The landscape plan must be signed and sealed by a Registered Landscape Architect.

Zoning Issues on Lot 1

Net Lot Area – The area of the driveway easement serving 1280 Copeland Road is deducted from the net lot area but is not required to be.

Zoning Issues on Lot 2

- **Net Lot Area** - The definition of net lot area requires stormwater management areas to be excluded from the minimum net lot area. While an area for stormwater management is shown for Lot 2, the area of the stormwater system has not been deducted from the net lot area.

2. Environmental Impact Assessment (EIA)

An EIA was submitted as required by Zoning Ordinance Section 115-51. However, the EIA is missing much of the information required by the Zoning Ordinance. Also, although the plan contains a note that wetlands exist per the National Wetlands Inventory, the wetlands boundary is not clearly shown. Staff recommends the applicant revise the EIA to list each Ordinance Section and include a response to each section.

3. Steep Slopes

Steep slopes on the property are required to be shaded per Subdivision and Land Development Ordinance Section 95-13.C.1.b. In addition, manmade slopes should be delineated on the plan if any exist, and must be deducted from the net lot area. The applicant shall confirm whether there are any manmade slopes on the plan.

4. Vegetation preservation, management and compensatory planting

The plan should be revised to include the vegetation disturbance calculation contained in Zoning Ordinance Section 115-45B.1. Any trees that meet the definition of a William Penn tree should also be identified on the plan or a note added indicating that none are present.

5. Subdivision and Land Development Ordinance Section 95-34.1, Recreational and open space land.

This section requires land to be dedicated with any subdivision in the Township for the purpose of serving the open space and recreational needs of the future residents. The section also allows the applicant to pay a fee in lieu of dedicating land. A note on the plan indicates that the applicant intends to pay a fee in lieu of providing the land.

Staff Recommendation

Staff recommends the Planning Commission discuss the proposal with the applicant. Should the Planning Commission choose to make a recommendation on the application subject to the revisions noted above, conditions of approval will be provided at the meeting. If the Planning Commission makes a recommendation, staff suggests that the applicant revise the plan and resubmit it for review prior to the August 9, 2022 Board of Supervisors meeting. In the alternative, the Planning Commission may opt to not take action on the plan until the recommended revisions have been made.