



EAST BRADFORD TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

Memo

To: Planning Commission members

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

Date: September 22, 2022

Subject: **Final Lot Line Change Plan, SD 655, 1001-1003 Skelp Level Road & 930 Valley Creek Road, Starr Farm, Class I, Parcels 51-2-128, 51-2-142 & 51-2-132**

Proposal

- Modify the lot lines between the three parcels to create a 15.8-acre lot containing the existing house, detached garage, spring house, tenant house, pool, corn crib and barn.

The Township is the applicant and owner of the properties. The newly created 15.8-acre lot with the existing buildings will ultimately be sold to a private buyer and will be subject to a conservation easement and a public trail easement. The 44 acres that abut and surround the 15.8-acre lot will remain conserved under Township ownership as publicly accessible parkland. No new lots will be created as part of this proposal. Other than possible regrading and paving a portion of the former farm lane so that it can serve as driveway access to the newly created 15.8-acre parcel, no new improvements will be constructed as a result of this proposal.

The plan, dated July 22, 2022, last revised August 16, 2022, consists of one sheet and was prepared by Chester Valley Engineers, Inc.

Property Description

Combined, the three properties consist of 59.8 acres. Woodlands, agricultural fields, steep and prohibitively steep slopes, floodplain, riparian buffers and wetlands are present. A pole barn and two accessory sheds also exist on one of the parcels. The former fisherman's cottage was demolished earlier this year as it was severely damaged during Hurricane Ida. The existing homes are served by on-site water and septic systems. Both Skelp Level and Valley Creek Roads are designated scenic roads in the Township and the property is identified as a Class 1 resource on the Township's Historic Resource Inventory. The properties are also within the Brandywine Scenic River District boundary.

Advisory Board Review

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

- Trails Committee
- Traffic Committee
- Historical Commission

The Environmental Advisory Committee has not yet reviewed the plan but will do so on September 26, 2022. If they have any comments, staff will present them at the meeting. The Parks and Recreation Board will review the plan on September 28th.

Township Engineer's Review

The Township Engineer's review has been posted to the Township website.

Chester County Planning Commission Review

The application was submitted to the Chester County Planning Commission on August 25, 2022. Their review letter has not yet been received but it will be posted to the Township website upon receipt.

Comprehensive Plan/Official Map

On the Township's Functional Classification Map, Skelp Level Road is listed as a local distributor. The properties that are the subject of this application are identified on the Future Land Use map as open space/conservation. The properties are also identified as open space priorities. The plan is in accordance with the Comprehensive Plan.

Items for Discussion

1. Zoning Compliance Issues on 1003 Skelp Level Road, Parcel 51-2-128

Zoning Ordinance Section 115-55C, listed below, requires the driveway serving the existing home to be setback off the property line a minimum of five feet. It is unclear whether this requirement has been met.

115-55C: Driveways serving single-family detached dwellings on single lots not developed in accordance with the open space development option shall be a minimum of five feet from any property line.

2. Steep Slopes

Manmade slopes should be delineated on the plan if any exist and must be deducted from the net lot area. The engineer that prepared the plan shall confirm whether any manmade slopes exist on the properties.

3. Historic Resource Impact Study

Subdivision and Land Development Code Section 95-14C.20, listed below, requires a Historic Resource Impact Study to be submitted with the application since the property contains Class 1 resources. Staff recommends a waiver be granted to not require the study since no new improvements are proposed with the application.

*Locations within the tract and off the tract within 300 feet of the tract boundary, of all structures and areas of known or identified historical significance. Where such structures or areas of historical significance are required to be located on the plan, an historic resource impact study shall be submitted to the Township in accordance with Article XX, § **115-131.1**, of the Township Zoning Ordinance.*

Staff Recommendation

Staff recommends the Planning Commission discuss the proposal and make a recommendation subject to the revisions noted above. Draft conditions of approval will be provided prior to the meeting.