



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
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Terence Farrell

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Executive Director

PLANNING COMMISSION

Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

March 22, 2019

Amanda M. Cantlin, Township Manager
East Bradford Township
666 Copeland School Road
West Chester, PA 19380

Re: Conditional Use - The Farm @ 415 Birmingham
East Bradford Township – CU-02-19-15794

Dear Ms. Cantlin:

A Conditional Use application entitled "The Farm @ 415 Birmingham," was received by this office on February 22, 2019. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of East Bradford Township.

PROJECT SUMMARY:

Location: the east side of Birmingham Road, at its intersection with Natalie Drive
Site Acreage: 10.96
Lots/Units: 1 Lot
Proposed Land Use: Bed/Breakfast/Inn
Municipal Land Use Plan Designation: Open Space/Conservation
UPI#: 51-7-113.1

PROPOSAL:

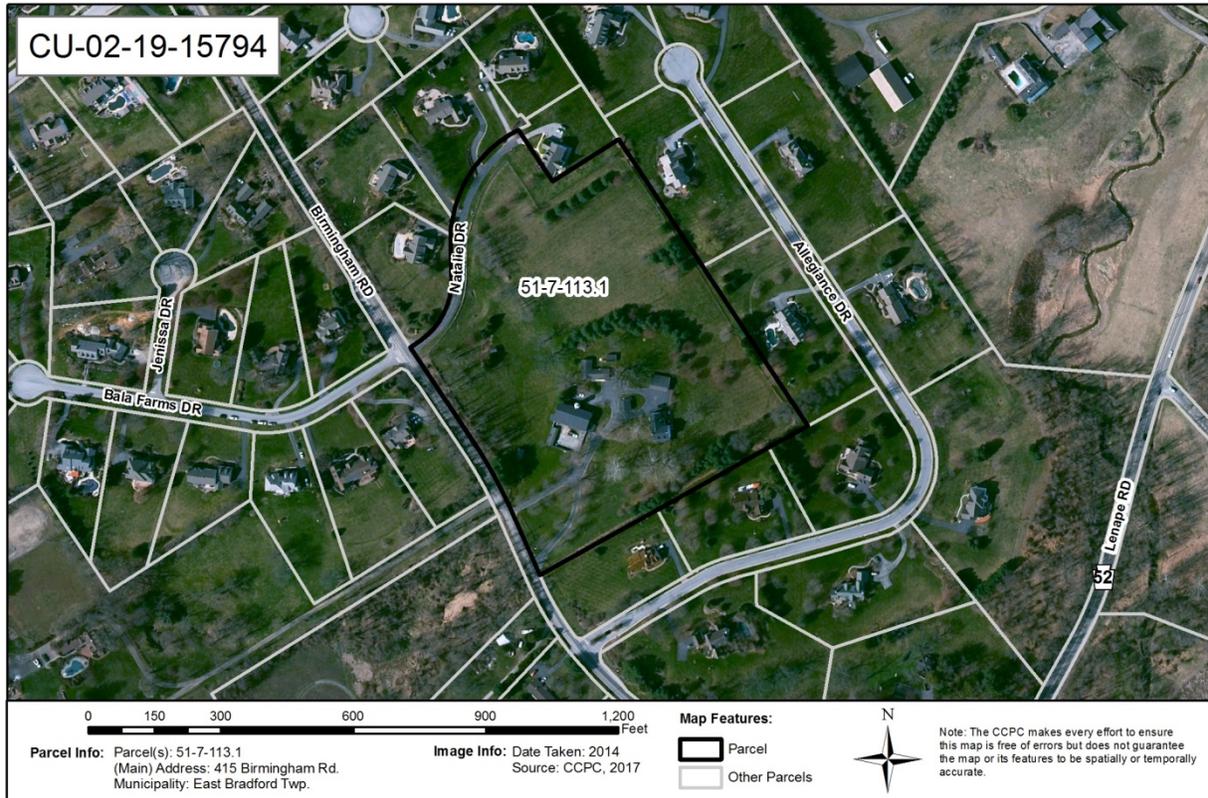
The applicant proposes to establish a bed-and-breakfast estate within an owner-occupied Class I historic resource, in order to house overnight guests and host special events, such as weddings and wedding receptions. The project site, which is served by on-site water and on-site sewer, is located in the R-2 Residential zoning district. We note that bed-and-breakfast estates may be operated in any zoning district by conditional use when in full compliance with the requirements in Section 115-48.2 of the Township Zoning Ordinance.

RECOMMENDATION: The Township should consider the comments in this letter before taking action on the conditional use application.

BACKGROUND:

1. The County Planning Commission previously reviewed a conditional use application for a bed-and-breakfast estate on this project site (CCPC# CU-03-18-15337, dated April 20, 2018). It is our understanding that the prior conditional use application was denied by the Township. We note that

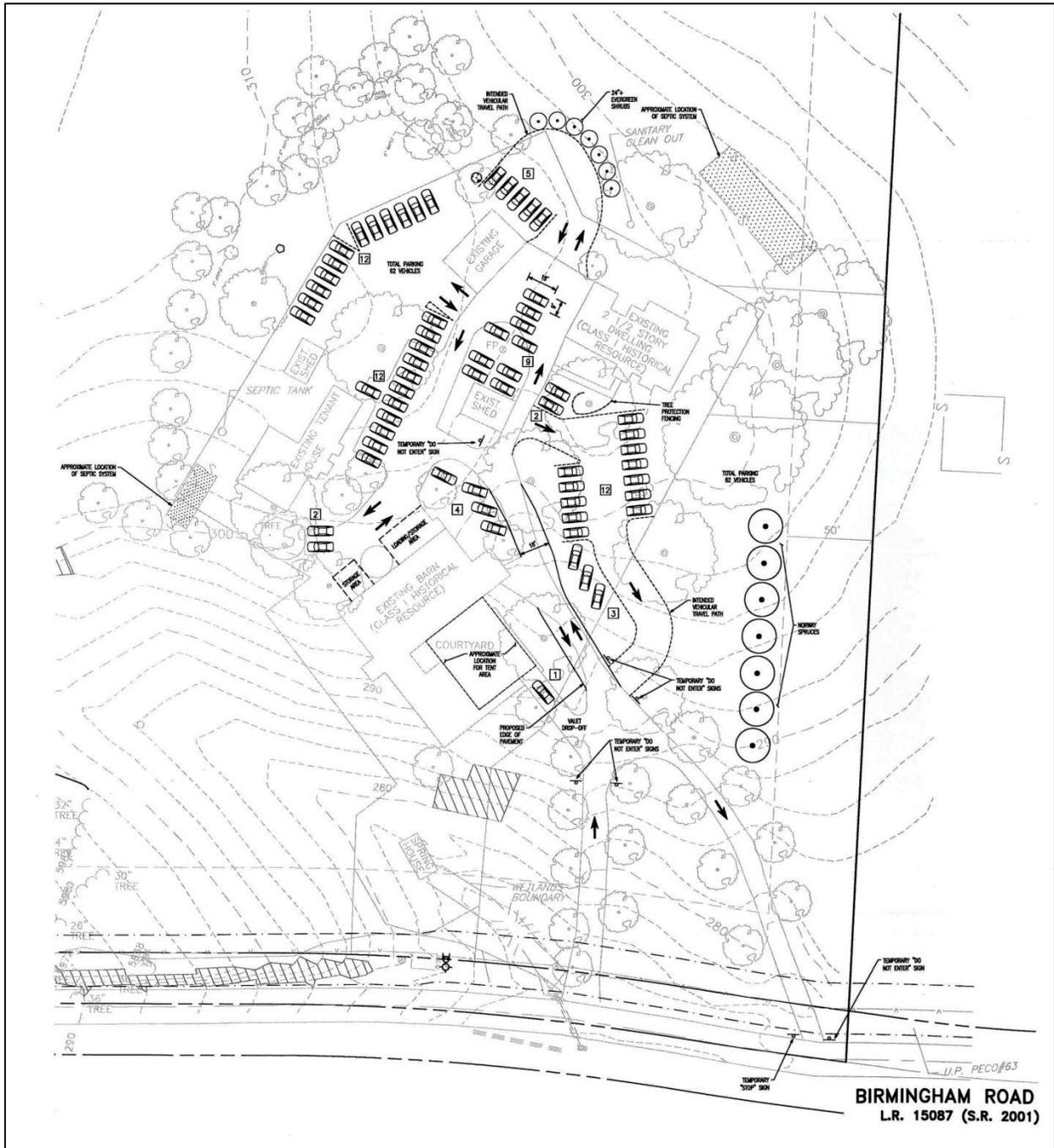
the revisions proposed in the current conditional use application include reducing the proposed maximum occupancy from 250 adult guests to 100 guests, along with reducing the number of on-site parking spaces from 132 to 62.



LANDSCAPES:

2. The project site is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing types and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The adaptive reuse of the existing buildings for a bed-and-breakfast is an appropriate use in the **Suburban Landscape**. “Appreciate” Objective “A” of *Landscapes3* is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character.

We acknowledge that the size of special events proposed by the applicant has been scaled back from the prior conditional use application, and landscaping has been positioned to help mitigate potential negative visual impacts on the existing surrounding residential neighborhood. Map 5-Future Land Use in the Township’s 2016 Comprehensive Plan identifies that the project site is situated on an Open Space/Conservation designation, adjoining a Low Density Residential designation to the north, east and south.



Detail from Parking Exhibit (prepared by DL Howell, dated May 22, 2018 and last revised February 7, 2019), Conditional Use Application - The Farm @ 415 Birmingham

PRIMARY ISSUES:

3. The applicant and Township should work to ensure that the design of the parking facilities mitigates any negative impacts upon the integrity and historical context of the existing farmstead. We note that the bed-and-breakfast estate standards permit parking on areas of stable grass and/or meadow, if they can be demonstrated as suitable to the Township's engineer's satisfaction.

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4. The applicant should be aware that a Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access onto a state road as required by Section 508(6) of the Municipalities Planning Code.

We appreciate the opportunity to comment on this proposal.

Sincerely,

A handwritten signature in black ink that reads "Paul Farkas". The signature is written in a cursive, slightly slanted style.

Paul Farkas
Senior Review Planner

cc: Dara Gans-Marshall and John Marshall
DL Howell