



THE COUNTY OF CHESTER



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January 21, 2020

Eden R. Ratliff, Manager
Kennett Township
801 Burrows Run Road
Chadds Ford, PA 19317

Re: Preliminary Land Development - Enterprise Rent-A-Car
Kennett Township - LD-01-20-16210

Dear Mr. Ratliff:

A preliminary land development plan entitled "Enterprise Rent-A-Car", prepared by Advanced GeoServices, and dated January 10, 2020, was received by this office on January 14, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	on the north side of Millers Hill, east of the municipal border
Site Acreage:	1.15
Lots/Units:	1 unit
Non-Res. Square Footage:	2,076
Proposed Land Use:	Rental Car office
New Parking Spaces:	18
Municipal Land Use Plan Designation:	Economic Development
UPI#:	62-4-10

PROPOSAL:

The applicant proposes the construction of a 2,076 square foot commercial building, and 18 parking spaces. The project site, which will be served by public water and public sewer, is located in the C-Commercial zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this land development plan.

COUNTY POLICY:

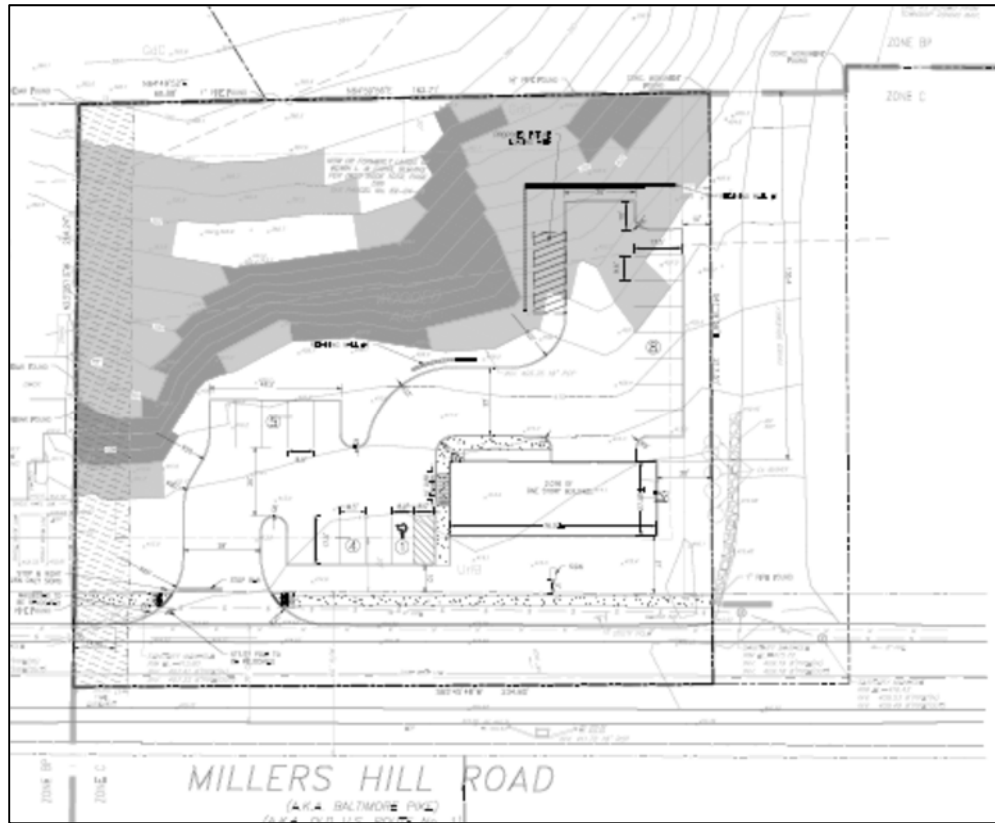
LANDSCAPES:

1. The project site is located within the **Urban Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed land development is consistent with the objectives of the **Urban Center Landscape**.



WATERSHEDS:

2. **Watersheds**, the water resources component of *Landscapes3*, indicates the proposed development is located within the East Branch subbasin of the Red Clay Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduction of stormwater runoff, restoration of water quality of "impaired" streams, and protection of vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.



Detail of land development plan

PRIMARY ISSUES:

3. The project site is located within a gateway area where development should be welcoming to residents and visitors. As such, the character of the proposed building should complement the surrounding traditional building characteristics. A pitched roof, window patterns that complement the existing residences in the area, and a front door facing the street are examples of complementary characteristics.
4. The Township and the applicant should consider an access design that utilizes the existing driveway that serves the Exelon facility to alleviate the need for a new curb cut on Millers Hill Road. This would improve pedestrian safety by reducing the number of potential pedestrian/vehicle conflicts. If the connection to the Exelon Driveway is not possible, the Township and the applicant should consider a driveway design from Millers Hill Road that would permit future access to the parcel west of the site in case redevelopment occurs on that property.
5. We endorse the installation of a sidewalk along the entire frontage on Millers Hill Road. We recommend that proposed driveway be marked to delineate the pedestrian crossing. We also recommend that the sidewalk connect to the internal site sidewalk system.

ADMINISTRATIVE ISSUES:

6. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may

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require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.

7. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Kennett Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Bentley", with a long horizontal flourish extending to the left.

Glenn Bentley
Senior Review Planner

cc:
STANAB LLC
Advanced GeoServices
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District