



Policy Briefing Summary

Board of Supervisors

RE: Subdivision/Land Development Plan Approvals

Date Presented: August 19, 2020

Prepared By: Diane Hicks, Director of Planning and Zoning

Overview:

Plan: Fairville Friends School

Location: west of Pond View Drive and south of Orchard View Drive

Tax Parcels: 62-5-7, 62-5-7.47-E

Zoning: PRD – Planned Residential Development

The Applicant is requesting approval to redefine the common line between UPI # 62-5-7.0 (Fairville Friends School Lot - Formerly Lot 59 on the original subdivision plan – 11.580 acres) and UPI # 62-5-7.47-E (Lot 57 – 14.472 acres), located in the PRD – Planned Residential Development Zoning District.

Outstanding AECOM comments which remain are summarized in the attached review letter dated July 31, 2020. As many open comments relate to outside agency approvals, agreements, and minor plan/plan note revisions, the Engineer does not believe resolution of these open comments will have a material impact on the proposed plan, in the event a conditional Final Plan approval is deemed appropriate. All consultants are in agreement to move the lot line forward. ***Final plan approval recommended.***

Waiver Request:

The following waivers are requested as justified in the attached Applicant letter. These waiver requests have been reviewed and are supported by AECOM. ***Waiver approval is recommended.***

The following waivers are requested regarding plan content requirements based upon this submission being for a simple lot line change.

1. §206-403.B, requires a base plan with the existing topography, soils, streams/watercourses, and all existing structures (including building, wells, septic fields, etc.).
2. §206-403.C, requires an Engineering Site Analysis Plan.
3. §206-403.D, requires a Natural and Cultural Resources Site Analysis Site Plan.
4. §206-403.E, requires a Visual Resources Site Analysis Plan.

5. §206-403.I, requires a Stormwater Management and Erosion and Sedimentation Control Plan. The Applicant is requesting to provide this at the time of building permit submission for Lot 57.
6. §206-517, requires the conservation of woodlands, hedgerows and specimen vegetation. The Applicant is requesting to depict this on the building permit plans.

PLANNING COMMISSION RECOMMENDATION – August 12, 2020

The Planning Commission made a recommendation to the Board of Supervisors that the final plan approval be granted subject to approval of the requested waivers and the following conditions:

- All open items in the AECOM letter of July 31, 2020 be addressed.
- Applicant address easement issues in regard to Lot 57 and Lot 60

Motion:

Move to approve requested waivers from Sections 206 – 403.B, 403.C, 403-D, 403.E, 403.I and 517 of the Subdivision Land Development Code. Further to grant Final Plan approval conditioned on all open items in the AECOM letter of July 31,2020 being addressed and addressing any issues relating to easements for Lot 57 and Lot 60.

(To view the final plan, visit <https://kennett.pa.us/DocumentCenter/View/4188>)