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February 24, 2023

Ms. Diane Hicks
Kennett Township
801 Burrows Run Road
Chadds Ford, PA 19317

**RE: Kendal-Longwood Health Center
Sketch Plan
Kennett Township, Chester County
RGS Project No. 2018E47-002**

Dear Ms. Hicks:

This letter is respectfully submitted to provide the Township with an update to the proposed project and in response to the above-referenced Plan Review, as prepared by Stan Corbett, Aecom, for the Kendal at Longwood Health Center Addition, dated February 10, 2022.

Since the review of the proposed program in early 2022, the applicant has developed a layout that locates all health care beds on one floor. The existing building has the health care beds split between two floors. Locating all of the health care units on one floor will increase efficiencies in the day-to-day operations of the Health Center. The Health Care units are to be located on the upper level of the building. Independent living units will be located on the lower level of the Health Center building.

There are currently 115 health care beds and 3 independent living apartments in the Health Center Building. Upon completion of the construction, there will be 114 health care beds and 22 independent living apartments house in the Health Center building. The net increase in building area is approximately 36,200 sq. ft.

The existing parking lot to the north of the Health Center Building will be decrease in size and reconfigured. An existing under-utilized parking area on the west side of Kendal Drive will be expanded accommodate the lost parking and add additional parking. Three smaller parking areas on the west side of the building will remain.

We offer the following revisions, additions, or responses to the comments and recommendations based on the revised layout:

ZONING ORDINANCE

Comment #1

The Sketch Plan states that the existing/proposed use is a retirement community. Per §240-701.A.(8), retirement communities in accordance with §240-1935 are a use permitted by right. §240-1935.G.(2) states that medical facilities, including treatment, nursing and convalescent facilities, are limited to use by residents of the retirement community. Where nursing facilities are proposed in conjunction with a retirement community, such facilities shall comply with the applicable requirements of §240-1930 – Nursing Homes. The plan should include any necessary density calculations and note any applicable requirements provided in §240-1930 & §240-1935.

Response #1

The density calculations and applicable requirements have been provided in the Site/Zoning Data on Sheet 1.

Comment #2

§240-1803 states the application of natural resource protection standards. Per the Kennett Township Woodland Classification and Forest Interior Map, dated July 2005, the site contains Class II woodlands. The Applicant should note if any steep slope, woodland or heritage tree disturbance is proposed. Per the Sketch Plan, it does not appear that existing woodlands will need to be disturbed unless significant grading is required.

Response #2

Based on the newly proposed layout, a portion of the disturbed area will impact the Class II woodlands per the Woodland Classification and Forest Interior Map. The Class II woodlands have been identified on the plan. The disturbance of the woodlands is approximately 9,000 SF and is less than 40% of disturbance of the existing area of woodlands permitted in section 240-1802.F(1)(b)[a] Zoning Ordinance.

A small portion of slopes exceeding 15% will be impacted by the construction of the parking; however, the slopes impacted were created by the construction of the existing parking lot to the north of Kendal Drive and the construction of the landscape berm adjacent to the parking lot.

Comment #3

§240-2003 provides nonresidential off-street parking standards. Parking calculations have been provided on Sheet 1. The calculations should include the required number of spaces based on the number of employees and the number of units per §240-2003.D & E. The calculations should be updated to include the required employee parking.

Response #3

The parking calculations have been revised to include the required number of spaces based on the number of employees and the number of units.

Comment #4

§240-2013 states the lighting requirements and design standards. Lighting shall be provided in accordance with these requirements.

Response #4

Lighting design per the above section's standards will be provided during preliminary planning.

Comment #5

§240-2015 states the interior circulation and emergency access standards. The applicant should verify consistency with any preliminary plan submission.

Response #5

Comment noted. During preliminary planning, the interior circulation and emergency access standards will be reviewed to comply with Section 240-2015.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

Comment #1

§206-403.G requires submission of a sewage planning module. Although the cover letter states that the number of beds in the health center will be reduced by one as part of the proposed improvements, it is not clear what other use changes may be proposed as part of the 32,200 SF building addition. Any such changes, including any change in the number of employees, should be clarified and projected sewage flow impacts should be quantified. Any increase in flows should be addressed via a DEP sewage facilities planning module application mailer submission. All associated information should be provided to the Township.

Response #1

The sewage flows are treated by a Wastewater Treatment Plant owned and operated by Kendal. During preliminary planning, any changes in the flows due to the proposed improvements will be quantified and confirmed to be compliant with the current flows permitted by DEP for the treatment plant.

Comment #2

§206-518 states the parking lot standards. The plan proposes to revise a portion of the existing parking lot and add an additional parking lot. The proposed parking areas should be provided in accordance with the requirements of this section.

Response #2

The proposed parking areas are provided in accordance with the requirements of this section.

Comment #3

§206-519 states the landscaping requirements. Landscaping should be provided in accordance with the ordinance requirements.

Response #3

Comment noted. During preliminary planning, landscaping will be provided in accordance with Section 206-519, as required.

STORMWATER MANAGEMENT ORDINANCE

Comment #1

§199-303 requires a “letter of adequacy” from the Conservation District and a PADEP NPDES construction activities permit for all proposed disturbances over one acre. Approval from the CCCD will be required prior to final plan approval.

Response #1

Comment noted. During preliminary planning, a letter of adequacy from the Conservation District and a PADEP NPDES permit will be obtained, as required.

Comment #2

No information has been provided regarding how stormwater runoff from the proposed improvement area will be addressed. The requirements of the Kennett Township Stormwater Management Ordinance will need to be addressed for all disturbed areas.

Response #2

Comment noted. During preliminary planning, stormwater management design per the township ordinance will be provided. It is anticipated that subsurface facilities will be provided to manage stormwater runoff.

GENERAL

Comment #1

The project parcel UPI #s should be provided on the cover sheet.

Response #1

The project parcel UPI #s has been provided on the cover sheet.

SUBMITTAL

Our submission package includes the following:

1. Five (5) sets, Sketch Plan, Sheets 1 to 3 of 3, last revised February 24, 2023
2. One (1) flash drive containing the Sketch Plan and Cover letter.

Thank you for your assistance with this review process. Please contact our office with any questions or comments you may have.

Sincerely,

RGS ASSOCIATES, INC.

Ryan Trees, EIT
Project Engineering Designer

cc: Seth Beaver, Kendal Crosslands Communities (via email)