



THE COUNTY OF CHESTER



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February 6, 2023

John A. Granger, Manager
West Vincent Township
729 St. Matthews Road
Chester Springs, PA 19425

Re: Zoning Ordinance Amendment – Removing PRD provisions
West Vincent Township - ZA-01-23-17535

Dear Mr. Granger:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on January 9, 2023. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Deleting the Planned Residential Development as a use permitted by right in the R-2 Residential district of Section 390-28.A (8).
 - B. Deleting the Planned Residential Development as a use permitted by right in the RM Residential Mix district of Section 390-33.A (6), and removing the PRD Overlay on the RM zoning district Map.
 - C. Deleting subsection (1) of Section 390-33.B related to Two family and multifamily as uses permitted by special exception and renumbering the successive uses.
 - D. Deleting Article XVIII PRD Planned Residential Development Overlay District and marking the space as "Reserved".
 - E. In Article XIX Unified Development Area Overlay District Section 390-114-A is revised to delete the RC, R-2, R-3 and RM Zoning Districts as base zoning districts for the UDA Overlay district.
 - F. The introduction of Section 390-114.A is revised as shown.

COMMENTS:

2. We acknowledge the Township's intent in removing the PRD provisions. As a design option the Planned Residential Development has rarely been used in Chester County and its on-going inclusion in many municipal ordinances is redundant particularly when conservation subdivision design or other similar development options are available. We note that the PRD Overlay District is located along the south side of the French Creek in the northeast quadrant of the Township,

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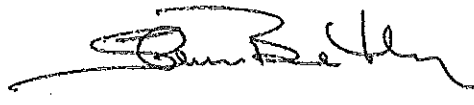
which is predominantly designated Rural in both *Landscapes3* and in the Phoenixville Regional Comprehensive Plan (PRCP) (the area immediately adjacent to Kimberton in East Pikeland is designated Suburban in *Landscapes3* and Low Density Development in the PRCP). The level of development permitted in the PRD Overlay District is inappropriate in the Rural Landscape and in Rural designation of the PRCP. Further, this area of the Township doesn't have the necessary sewer and water infrastructure to support the type and degree of development permitted in the PRD Overlay District.

3. We note that the Phoenixville Regional Planning Committee reviewed the ordinance amendment in a letter dated January 25, 2023. The committee concluded that the proposed amendments are consistent with the Phoenixville Regional Comprehensive Plan policies to "...direct growth to Region's established communities and designated growth areas, to maximize the efficient use of public infrastructure, and to preserve the Region's rural areas". These policies reflect those of the County Comprehensive Plan, making the amendment consistent with *Landscapes3*.
4. The submitted ordinance amendments contain two Sections designated Section I. We note that the first Section I has a strike-out through the final sentence of the Section indicating the deletion of the PRD Overlay District map at 390 Attachment 10/4. The Township should clarify whether this map is to be deleted or retained.

RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning ordinance amendment.

We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Bentley", with a stylized flourish at the end.

Glenn Bentley
Senior Review Planner