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December 20, 2019

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Ms. Susan Timmins, Secretary
Chester Heights Borough
P.O. Box 658
Chester Heights, PA 19017

Re: Sketch Plan – Proposed Development of Powell Property

Dear Susan:

Please be advised that I represent Lorraine B. Powell, owner of certain lands on Valley Road and Smithbridge Road consisting of 62.654 acres as shown on an aerial photograph enclosed herewith entitled "Powell Property" Chester Heights Borough with existing property lines and proposed property lines shown on the aerial photograph. My client intends to subdivide and then reverse subdivide the Property to create the 62.654 acre parcel of land as shown on Plan entitled "Valleyview: an Open Space Community Sketch Plan" (Sheets 2 of 3 and 3 of 3) enclosed herewith (the "Sketch Plan") (the "Property"). Also enclosed is a Site Analysis Plan. My client proposes to develop 13.73 acres of the property with 8 duplex townhouses and 12 triplex townhouses (total 52 units) and dedicate the balance of 48.924 acres to the Borough of Chester Heights as "Common Open Space", all as shown on the Sketch Plan. The former Powell residence house is part of the Common Open Space and would be part of the dedication to the Borough of Chester Heights.

The developed area will have access to Smithbridge Road and an emergency access to Valley Brook Road. The property is zoned R-1A except for a small portion fronting on Smithbridge Road which is zoned B Business as shown on the Site Analysis Plan (Sheet 1 of 3).

The development portion of the property would be served by public water and public sewer.

The proposed development would require that the property be zoned to Planned Residential Development ("PRD") under the Chester Heights Borough Zoning Ordinance. As stated in the PRD Ordinance, the purposes of Planned Residential Development are in part: "To recognize the need for rational direction for increasing urbanization and to meet the growing demand for housing of all types while at the same

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time minimize the loss of open countryside; to preserve the semirural atmosphere of the Borough; to forestall inadequacies to community services and facilities, and to protect property values in the existing residential areas.” In addition, as provided in the Purposes subparagraph (e), “to encourage more flexible land development which will respect and conserve natural resources such as streams, lakes floodplains, ground water , wooded areas, steeply sloped areas, and areas of unusual beauty or importance to the natural ecosystem.” The Plan meets the development standards of the PRD District as set forth in Section 185-61 of the Planned Residential District in that (a) the PRD must have a minimum of 50 acres and 62.654 acres are provided; (b) the units would be single family semidetached and attached units; (c) the maximum density permitted under the PRD Ordinance is 4 units per acre or a total of 248 units wherein only 52 units are proposed; (d) under the PRD Ordinance not less than 70% of the total area of a PRD shall be devoted to open space and the proposed open space is projected to be 77%.

We respectfully request at an informal presentation of the proposed Plan be placed on Borough Council’s agenda for its reorganization meeting scheduled for January 6, 2020. Please confirm that the matter will be placed on the agenda.

Very truly yours,



JOSEPH A. DAMICO, JR.

JAD, JR:dt

Enclosures

cc: Glenn Powell
Thomas Comitta