

# Subdivision and Land Development

## Subdivision and Land Developments (as of May 3, 2024)

### Construction in progress:

**496 Mount Pleasant Road one-lot subdivision:** a single-family residence and barn are being constructed for the new 17-acre lot accessed from Rock Rd.

**560 Cupola Road one-lot subdivision:** a mobile home and driveway is being installed for the new lot at 540 Cupola.

**1373 Beaver Dam Road one-lot subdivision:** a single-family residence and barn are being constructed on the new 10-acre lot at 1333 Beaver Dam Rd.

### **Honey Brook Community Library land development plan, 687 Compass Road:**

conditional final plan approval was granted 8/9/2023 for an expansion of the library building and additional parking. Plans were recorded on April 22nd and permits have been released. A ceremonial groundbreaking took place April 1, and construction is underway.

**Honey Brook Estates, a.k.a. Sweetwater Farm, 3531 Horseshoe Pike:** construction of 37 single-family homes is underway.

**Northwestern Chester County Municipal Authority, 37 Dampman Road:** minor land redevelopment proposes upgrades to the existing wastewater treatment plant. Land development was waived by the Board of Supervisors on 5/10/2023. Stormwater application is under review.

**Penn Wynne Chestnut, LP, a.k.a. Chestnut Ridge (northwest corner of Grieson and Chestnut Tree Roads):** Stage 1 (42 single-family homes) is almost complete; only site work remains. Construction in both Stage 2, which will have 41 single-family homes, and Stage 3, which will have 45 single-family homes, has commenced. Security is being held for all three stages.

**Pleasant View Welding land development plan, northeast corner of Reservoir Road & Horseshoe Pike:** conditional final plan approval was granted in May 2021, and the plans were recorded in September 2023 for a new warehouse facility and to combine four parcels into one. Retaining wall, building, and demolition permits have all been issued. Road work under the

PennDOT-issued Highway Occupancy Permit (HOP) began in late April.

**Struble Ridge Mobile Home Community land development, 2222 Horseshoe Pike:**

plans for the expansion of the former Brandywine Terrace's 40 lots to 113 lots were granted conditional final plan approval in 2021. Variances to exceed the permitted disturbance limits in the Steep Slope Conservation District, to the Woodlands and Hedgerows Conservation Standards and to permit the expansion of an MHP in a prohibitive slope area was granted by Zoning Hearing #2018-10. The plans were recorded on October 26, 2023. Site work has begun.

**Tel Hai Cherry Drive:** conversion of 17 cottages to 20 townhomes is about halfway completed. Construction of the balance of the development will not likely occur until the remaining units to be replaced are vacated.

**Tel Hai Phases I, II, III, and IV East** have a few outstanding items to complete in all three phases, including some site work from the 2010 land development plan, a proposed maintenance building from the 2013 land development plan, and a permit application for the 40-unit one-bedroom apartments building in the 6000 block of Treeline Drive is anticipated to be submitted.

**Tri County Investments land development plan, 2120 Twin County Road:** expansion of the existing warehouse structure is underway.

**Village Greene, 68 New Village Greene Drive (2000 block of Horseshoe Pike):** all 65 townhomes have been constructed. Developer is working to complete the remaining improvements, including the execution & recording of the stormwater Operations & Maintenance Agreement for Phase 1.

**Plans recorded / awaiting mapping / no construction planned:**

**Kauffman / Stoltzfus lot add-on plan, 1373 Beaver Dam Rd / 413 September Rd:**

approval for the transfer of 41 acres of land from one farm to another with no proposed improvements was granted 10/11/2023, and the plans were recorded on 11/27/2023. Once the new deeds are recorded and the parcels remapped by the County, this project will be considered complete.

**Benuel Riehl one-lot subdivision, 2707 Cambridge Rd:** ZH #2023-1 granted approval for the subdivision of one lot from the 18.2-acre parcel. Plans were recorded on 8/22/2023. Once the new parcel transfers hands, it will be mapped. The new owner for the proposed Lot 1 has submitted building and driveway permits for review, but they will not be approved until the parcel mapping has been completed. Stormwater controls will be required for the new construction.

Plans granted conditional final plan approval:

**Tel Hai Residential, Ambulance, & Nursing Home land development, Treeline Drive and Tel Hai Circle:** this project folds in the final phase (V) of a previously approved land development plan of 36 hybrid apartment units and also includes 42 independent living apartments, 44 cottages, renovations in the nursing home for 64 skilled care beds, a new ambulance center, parking expansion, and associated improvements. Conditional final plan approval was granted on March 13, 2024. Board is awaiting final plans for signatures.

**Calvary Chapel land development plan, 5011 Horseshoe Pike:** ZH #2023-9 granted a special exception for access to this site from Todd Road using a driveway that crosses hydric soils. The applicant has submitted plans for review for the conversion of a commercial building into a church. Conditional final plan approval was granted on March 13, 2024. Board is awaiting final plans for signatures.

**MacIntyre land development plan, 3376 Horseshoe Pike:** ZH #2023-8 granted variances and a special exception for the construction of a 60' x 100' commercial structure and one twin dwelling unit at this site. Conditional final plan approval was granted on March 13, 2024. Board is awaiting final plans for signatures.

**Upward Investments, land development at 5064 Horseshoe Pike:** conditional final plan approval for a 2<sup>nd</sup> warehouse on this property was granted on 9/13/2023. The applicant needs to post financial security and in the process of obtaining water and sewer approvals.

**Cambridge Mennonite Church land development plan, Meadville Road:** conditional final plan approval was granted on 6/14/2023 for a cemetery expansion adjacent to an existing cemetery accessed off North Street. Plans were recorded 11/3/2023. Applicant has been issued permits for stormwater controls and the driveway/parking area.

**Home Courts Advantage (Keystone Court) Mobile Home Park expansion, 2140 Horseshoe Pike:** proposed expansion from the current 47 lots to 83 lots. Applicant received variances for setbacks on 10 of the proposed new lots from Zoning Hearing Decision #2021-3. Conditional preliminary plan approval was granted by the Board of Supervisors on 11/9/2022. Conditional final plan approval was granted by the Board of Supervisors on 2/8/2023. Final revised plans have been submitted for signatures.

**Maple Inn Estates Development, 3125 Horseshoe Pike:** applicant received special exception approval from the Zoning Hearing Board (hearing #2020-8) for the construction of multifamily homes (24 townhomes proposed) on this site. Conditional final plan approval was granted by the Board of Supervisors on 11/9/2022. Board is awaiting final plans for signatures. Deadline to record approved plans is November 2027. Demolition permit has been issued for

the current structures on the property.

**155 Mount Pleasant Road land development plan:** applicant was granted a variance by the Zoning Hearing Board (#2020-9) for a Rural Occupation to operate with more than the allowable acreage, number of non-family members, and square footage. Conditional final plan approval was granted by the Board of Supervisors on 11/10/2021. Board is awaiting final plans for signatures. Deadline to record approved plans is November 2026.

**Plans granted conditional preliminary plan approval:**

**Twin Valley Business Park, LLC - extension to Westbrooke Drive:** conditional preliminary approval of the proposed extension to Westbrooke Drive and the subdivision of 7 additional industrial lots was granted on 9/13/2023. The PC recommended partial landscaping waivers and conditional final plan approval to the Board of Supervisors at their April 2024 meeting. The Sewage Planning Module was submitted to DEP in December 2023.

**Plans under review:**

**David Fisher minor subdivision plan, 939 Compass Road:** the applicant proposes subdividing a 23.894-acre parcel from the existing 67.434-acre farm which currently has a residence and the legally non-conforming use, Route 10 Roadside Market. PC recommended conditional final plan approval at their April meeting.

**David Fisher / Route 10 Roadside Market Relocation:** the applicant submitted plans for a Zoning Review on March 20, 2024 to relocate the market to an adjacent parcel at 991 Compass Road. The plan requires zoning relief, and the PC recommended "no position" on application #2024-6.

**Amos Esh land development plan, 1225 Beaver Dam Rd:** the applicant received Zoning Relief from Hearing #2024-2 for variances in square footage and impervious coverage for a proposed Rural Occupation. PC recommended conditional final plan approval at their April meeting.

**Arbor's Glen (a.k.a. D.R. Horton), 2077 Horseshoe Pike / 2351 Chestnut Tree Rd:** Special exception approval was granted in 2022 for this plan, which originally depicted the creation of 254 dwelling units (constructed as 127 twin dwelling buildings) and 141 townhomes. It was reviewed for zoning compliance only in November 2022. A partial resubmission in summer 2023 depicts 112 two-dwelling units (224 units) with lots and 81 two-dwelling units (162 units) without lots in response to the 2022 review; however, the plans have not undergone

a SALDO review. It is anticipated that revised plans will be submitted in 2024.

**Crossroads / Milia land sketch plan, 3193 Horseshoe Pike:** applicant proposes the construction of a twin dwelling on this parcel, which would require some variances and possibly other approvals according to the September 2023 zoning review. Awaiting the applicant's decision on the variances.

**Norman Beiler sawmill, 1220 Morgantown Road:** Variances were granted by the Zoning Hearing Board in 2022 for the placement of a proposed sawmill building. Permit applications were submitted but the applicant needs to provide additional information. There hasn't been any movement on the project since February 2023.

**Anticipated plan submissions:**

**283 Mount Pleasant Road sketch plan:** a zoning review was conducted in March 2022 for a proposed land development of an existing animal composting operation. A special exception would need to be obtained from the Zoning Hearing Board for the proposed use. The applicant has yet to submit a hearing application.

**410 Broad Street - one-(agricultural) lot subdivision:** ZH #2023-2 granted a variance to divide this 19.9-acre property into two agricultural lots. Applicant has yet to submit plans for review.

**Brook's Edge, Walnut & Compass Roads:** this land development and subdivision plan was discussed by the Planning Commission at their January 2024 meeting. The project proposes a mix of residential units (26 twins and 2 single-family dwellings) and 12 commercial lots on 45 acres in the MUC - Mixed Use Commercial zoning district. As proposed, the plan would need a use variance for one of the proposed businesses. No formal plans have been submitted for review.

**Chester County Solid Waste Authority land development, northwest corner of Rte. 322 and Reservoir Road:** The applicant proposes a booster pump station at this location as part of their public water expansion project. The applicant received Zoning relief for setbacks and lot size from Zoning Hearing #2024-3. It is anticipated that a SALDO application will be submitted soon.

**Dollar General land development plan, 3073 Horseshoe Pike:** Applicant withdrew from their zoning hearing (#2023-4) for variances at this site. There has been no movement on the plan since then.

**Honey Brook Golf Club land development plan, Cambridge Road:** a Zoning Review conducted in April 2023 determined that special exception approval would need to be sought

from the Zoning Hearing Board for the proposed renovation to their pavilion area for restaurant use. There has been no movement on this plan since then.