

Memorandum  
Notice of Conditional Use Hearing Request

Date: June 26, 2018

To: Casey LaLonde, Township Manager  
Rick Craig, Township Engineer  
David Sander, Township Solicitor

From: William Webb, Zoning Officer

Re: 956 S. Matlack Street                      Conditional Use Application# 01-2018  
Tax Parcel(s) 52-7-25.2

Subject Property Zoning District- MPD

On June 25, 2018, an application and payment for a Conditional Use hearing was hand delivered to the West Goshen Township Office.

**Relief Requested**

The applicant is seeking a Conditional Use from Section 84-40.A(17), to for the construction of Lifestyle Apartments.

**Time Requirements of the MPC**

Application hand delivered on June 25, 2018 with \$2000 payment. The hearing must take place by August 23, 2017 (60 Days). **Proposed hearing date August 21, 2018.**

Based on proposed hearing date:

Written notice of hearing given to applicant 1 week prior to hearing (August 15, 2018)

Advertisement- First publication shall be no more than 30 days (July 23, 2018) and second publication shall be no less than 7 (August 15, 2018) days from the date of the hearing/meeting.

Property to be posted one week prior to hearing. (August 15, 2018)

JOHN A. JAROS  
E-MAIL: johnj@rrhc.com  
Extension 240



RILEY RIPER HOLLIN & COLAGRECO  
ATTORNEYS AT LAW

June 25, 2018

RECEIVED

JUN 25 2018

WEST GOSHEN TWP.  
REC'D \_\_\_\_\_

Via hand delivery

West Goshen Township  
c/o Casey LaLonde, Township Manager  
1025 Paoli Pike  
West Chester, PA 19380

**Re: Conditional Use Application of Commerce Pursuit Capital, LP  
956 S. Matlack Street, West Chester, PA – Tax Parcel No. 52-07-00250200**

Dear Casey:

Enclosed herein, please find the completed conditional use application and filing fee of \$2,000.00 on behalf of my client, Commerce Pursuit Capital, LP, as well as the following documents:

1. Ten (10) copies of the Conditional Use Plan prepared by Edward B. Walsh & Associates, Inc, dated June 25, 2018;
2. Ten (10) copies of the Conditional Use Stormwater Management Report prepared by Edward B. Walsh & Associates, Inc, dated June 25, 2018;
3. Ten (10) copies of the AQUA, PA - Water Service Availability Request dated June 13, 2018; and
4. Digital File of Conditional Use Plan Set.

Traffic Planning & Design will be delivering ten (10) copies of the Transportation Impact Study dated August 16, 2017 to the Township under separate cover.

If you have any questions, please don't hesitate to contact me. We will assume that a hearing before the Board of Supervisors will be scheduled in accordance with the procedures set forth in the West Goshen Township Zoning Ordinance as well as the Pennsylvania Municipalities Planning Code.

Sincerely,

*John A. Jaros* /kdj

John A. Jaros

JAJ/kdj  
Enclosures

cc: John Tallman (via e-mail only, w/o enclosures)  
Stephen J. Sauselein, P.E. (via e-mail only, w/o enclosures)  
Michael Festa, P.E. Stephen J. Sauselein, P.E. (via e-mail only, w/o enclosures)



**BOARD OF SUPERVISORS**  
 West Goshen Township  
 1025 Paoli Pike  
 West Chester, PA 19380  
 Phone: (610) 696-5266  
 Fax: (610) 429-0616

<b>OFFICE USE ONLY</b>	
Date Filed:	<u>6/25/18</u>
Case No.:	<u>01-2018</u>
Pub. Hrg. Date:	<u>8/21/2018</u>

**PETITION BEFORE THE BOARD OF SUPERVISORS OF WEST GOSHEN TOWNSHIP**

CONDITIONAL USE APPLICATION  
 CURATIVE AMENDMENT

PETITION TO AMEND ZONING ORDINANCE  
 MAP CHANGE

PLEASE NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant/Petitioner

Property Owner

Name: Commerce Pursuit Capital, LP, c/o John Tallman  
 Address: 300 Virginia Drive, Suite 215  
Fort Washington, PA 19034  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-Mail: JTallman@Westrum.com

Name: Cory Mattia  
 Address: 956 S. Matlack Street  
West Chester, PA 19382  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-Mail: MLA@ccis.net

*If the applicant is not the legal owner, proof of equitable ownership must be provided with the application, i.e. agreement of sale/lease.*

Professional Services (Attorney Representing Applicant)

(Architect/Designer/Engineer if applicable)

Name: John A. Jaros, Esquire  
 Address: Riley Riper Hollin & Colagreco  
717 Constitution Dr., Suite 201, Exton, PA 19341  
 Phone: (610) 458-4400 Fax (610) 458-4441  
 E-Mail: johnj@rrhc.com

Name: Steve Sauselein, P.E.  
 Address: E.B. Walsh & Associates, Inc.  
55 Country Club Rd, Ste. 100, Downingtown, PA 19335  
 Phone: (610) 903-0060 Fax (610) 518-1255  
 E-Mail: steve@ebwalshinc.com

Property Description

Location (Address, intersection of cross street, general area): 956 S. Matlack Street, West Chester, PA  
 Tax Parcel # 52- 07-00250200  
 Present Zoning I2R Total Land Area 174248 (Square Ft.) 4 (Acres)  
 Present Land Use And Any Existing Improvements Retail building and other improvements

Project Description (If applicable, proposed language to be added to or deleted from the Zoning Ordinance may be attached)  
Lifestyle Apartment

Petition as requested from applicable section of the West Goshen Township code: 84-40.A(17)

Fee Schedule	
Inter-Municipal transfer of Liquor License	\$ 50.00
Conditional Use	\$ 2,000.00
Amendment to Zoning Ordinance/Map Change	\$ 2,000.00
Curative Amendment	\$ 3,000.00
Special Encroachment Permit	\$ 1,000.00
Each Additional Hearings beyond (2)	\$ 300.00

Applicant: \_\_\_\_\_  
 Print  
 Owner: Commerce Pursuit Capital LP  
 Signature: \_\_\_\_\_  
 Print: John Tallman  
 Signature: \_\_\_\_\_  
 Date: UP. Right App 6/25/18

**Note:** See Rules of Procedure as set forth in Section 84-70 through 84-75 of the West Goshen Township Zoning Code. All Plans and exhibits must be in a form that can be folded for placement in a file. They will not be accepted if pasted on poster board.





COMMERCE PURSUIT CAPITAL, LP  
956 SOUTH MATLACK STREET – LUXOR APARTMENT COMPLEX  
PROJECT NARRATIVE

Project Features and Zoning Criteria

The project area proposed for development is a 4.00 acre parcel of land located at the northeast corner of Matlack Street and Willowbrook Lane within West Goshen Township which is identified as Tax Map 52-7, Parcel 25.2. The parcel is currently occupied by the West Chester Agway Hardware and Garden Center and is contiguous with the Willowbrook Business Park. The West Chester Agway currently occupies approximately 60% of the property area with the primary retail sales building, associated outdoor sales area, material holding areas, and customer parking area.

The project proposes the construction of a ± 62,062 square feet Apartment Building containing a total of 205 units with a contemplated mixture of 187 one-bedroom units and 18 two-bedroom units. Proposed site infrastructure shall include potable water service, sanitary sewer service, and stormwater conveyance and management facilities. The property was located within the I-2 Light Industrial Zoning District but was rezoned to the I-2R Light Industrial - Restricted District through a text amendment and zoning map change to permit a residential use under the newly defined Lifestyle Apartment Use.

The project also proposes significant roadway improvements to the Matlack Street corridor upon which the property has frontage. A Traffic Impact Analysis has been prepared and provides recommendation for an extended continuous left turn lane to increase storage capacity to the US Route 202 By-Pass and Matlack Street intersection. The extended left turn lane in association with signal timing modifications are intended to increase functionality at the referenced intersection.

Parking Needs

The project proposes vehicular parking in accordance with criteria established in the aforementioned text amendment. The project exceeds the required 1.0 space per one-bedroom unit and 1.5 space per two-bedroom unit parking criteria for the Lifestyle Apartment Use. The contemplated 187 one-bedroom and 18 two-bedroom unit apartment building mix requires a minimum of 214 spaces under the required parking criteria. The project proposed a combination of 111 surface spaces and 160 below structure level spaces for a total proposed count of 271 parking spaces. The 271 total proposed spaces include 8 handicap accessible spaces that exceed the 7 space minimum requirement of the *Americans with Disabilities Act*. The project also provides one loading berth (14 feet x 60 feet area) and internal drive aisle alignment to accommodate four vehicles stacked in advance of the external roadway system in accordance with zoning requirements.

Sanitary Sewer Service

The project proposes an extension of the gravity sanitary sewer main that exists along the project frontage with Matlack Street into the project area. Sanitary sewer service shall be provided by means of a common gravity lateral connection to the proposed terminus of the sewer main. Daily unit sewer flow, measured in Gallons per Day (GPD), has been calculated based upon metered water use records compiled over a six month history for a similar apartment use owned and maintained by the Applicant. The 70.64 GPD per unit projected sewer flow is found to be less than the municipal 262.5 GPD and state 400 GPD conservative allowances. A 14,500 GPD total project sewer flow is calculated by multiplication of the 205 total proposed units and the 70.64 GPD projected individual unit sewer flow. Reference the *Projected Sewer Flows – Luxor West Goshen* for metered water use records and additional background information.

COMMERCE PURSUIT CAPITAL, LP  
956 SOUTH MATLACK STREET – LUXOR APARTMENT COMPLEX  
PROJECT NARRATIVE

Potable Water and Fire Service

The project proposes an extension of the existing common potable water and fire main located within the Matlack Street public right-of way. Confirmation on the availability of water service has been issued by the utility provider Aqua Pennsylvania and is attached to this project narrative. It is the applicant's intention to follow the recommendations of Aqua Pennsylvania concerning water service and flow data as outlined in the referenced letter. The proposed apartment building shall be supplied with a fire sprinkler system in accordance with current applicable building codes for fire suppression capabilities. External fire hose bib connections shall also be supplied in accordance with the applicable building codes to supplement the fire hydrant that exist along Matlack Street approximately 180 lineal feet northwest of the Matlack Street and Willowbrook Lane intersection.

Electric, Gas, Cable Television, and Communication Utilities

The project proposes extensions to the existing utility infrastructure that include electric, gas, cable television, and communication utilities to meet facility needs.

Stormwater Collection, Conveyance, and Management

Stormwater runoff generated from the development shall be collected and conveyed via grass-lined swales and a proposed stormwater system that shall discharge into a series of proposed on-site water quantity and quality measures. Stormwater quantity and quality shall be addressed on-site through the implementation of site and soil specific BMP Measures prior to the release of site generated runoff into an existing stormwater management basin.

Stormwater management to reduce post developed runoff in accordance with the Township requirements shall be accomplished through a use of the existing Willowbrook Business Park stormwater management basin located in the rear yard areas of Parcels 52-7-25 and 52-7-25.7, which reside along the southwest side of Willowbrook Lane.

The composite on and off-site stormwater management system shall provide a reduction of post developed site generated runoff to predeveloped site generated runoff rates for the two-year through one hundred-year storm events. The system will also provide permanent stormwater management through retention of the increased runoff volume generated by the two-year storm event in accordance with the Township and PA DEP requirements.



July 3, 2018

Steve J. Sauselein, P.E.  
Edward B. Walsh & Assoc., Inc.  
125 Dowlin Forge Road  
Exton, PA 19341

JUL 03 2018

**Re:** Water Availability  
Matlack Street, #956  
West Goshen Township, Chester County, Pennsylvania

Dear Mr. Sauselein:

This letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania Inc.'s service territory. Service would be provided in accordance with Aqua Pennsylvania Inc.'s Rules and Regulations.

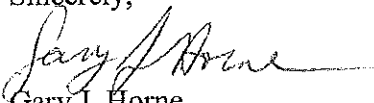
Please contact Deanne L. Ciotti, Aqua Pennsylvania Inc.'s New Service Representative at 610-541-4160 for further information on service alternatives that will meet your domestic and fire service needs. Ms. Ciotti will provide you with the appropriate service applications.

Please note that if any additional hydrants are required, or any need to be relocated, for this project that it will be handled separately by me with the issuance of a Fire Hydrant Agreement or Relocation Agreement for execution. If required, please forward a drawing with the hydrant dimensioned in both directions showing any utilities that could be encountered by us in running the hydrant lead pipe.

Flow data information may be obtained from our Production Department so that you may determine the adequacy of our supply for your project needs. Please fax a written request to Lisa Thomas Oliva at 610-645-1162 containing the address, street, cross street and municipality and all pertinent contact information.

If I can be of further assistance, you may contact me at (610) 645-4230.

Sincerely,

  
Gary J. Horne  
New Business Representative