

LOUIS J. COLAGRECO, JR.  
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Extension 203



July 22, 2020

**VIA HAND DELIVERY**

Ms. Maryann Furlong  
Township Manager  
Chadds Ford Township  
10 Ring Road  
Chadds Ford, PA 19317

RE: Park Avenue Motor Cars West Chester, LP d/b/a Mercedes-Benz of West Chester  
1430 Wilmington Pike, 0 Wilmington Pike and 11 Oakland Road  
Preliminary Land Development Application, Conditional Use Application and Revised  
Zoning Ordinance and Map Amendment

Dear Maryann

As you know, this firm represents Park Avenue Motor Cars of West Chester d/b/a Mercedes-Benz of West Chester (“Applicant”), the equitable owner of approximately 23.32 acres of property located on the western side of Wilmington Pike (S.R. 0202) and south of Britons Bridge Road, known as at 1430 Wilmington Pike (Parcel ID No. 04-00-00356-00), 0 Wilmington Pike (Parcel ID No. 04-00-00357-01), and 11 Oakland Road (Parcel ID No. 04-00-00357-00) in Chadds Ford Township (the “Property”). The Property is partially located in the PBC Planned Business Center District and partially located in the R-1 Residence District of the Township. Applicant is proposing to develop the Property with a Mercedes-Benz vehicle dealership and service facility with two buildings, containing approximately 49,494 square feet and 34,588 square feet, along with attendant parking, stormwater management and landscaping.

As previously discussed, Applicant’s development proposal requires an amendment of the Township Zoning Map. We have been advised by the Township that in conjunction with its review of the Zoning Map Amendment request, the Township would also like to review any conditional use application and/or land development application which would also be required to facilitate our client’s proposed development of the Property.

As noted above, in connection with the proposed use of the Property for vehicles sales and service, Applicant previously requested an amendment to the Zoning Map of Chadds Ford to rezone the portion of the Property currently located within the PBC Planned Business Center Zoning District to PBC-1 Planned Business Center-1 District, which permits sales and/or service of motor vehicles by conditional use approval. While the Zoning Map Amendment is still pending, we are proposing an amendment to the text of the Zoning Ordinance as well. Applicant is herein enclosing sixteen (16) copies of a revised Zoning Map and Ordinance Amendment for the Township’s review. An original signed Delaware County Act 247 Referral form will be provided within the next couple of days under separate cover. We’ve also enclosed a flash drive

which includes electronic copies of the revised Zoning Map and Ordinance Amendment. The documents submitted with the original request for the Zoning Map Amendment remain unchanged at this time.

Applicant is seeking conditional use approval for the proposed vehicles sales and service use pursuant to Section 135-68.C.(3) of the Zoning Ordinance which allows vehicles sales and/or service by conditional use in the PBC-1 District. Applicant is also seeking conditional use approval pursuant to Sections 135-144.6.A.(2) and 135-144.6.B.(3) to permit roads and driveways and accessory parking thereto within areas of steep and very steep slope. Applicant is also submitting a Preliminary Land Development Plan Application to be reviewed contemporaneously with the Conditional Use Application. These applications have been submitted simultaneously in accordance with the requirements of Section 110-8 of the Subdivision and Land Development Ordinance (“SALDO”). The Applicant submits the enclosed “Preliminary Land Development Plan” in consideration of both Conditional Use and Preliminary Land Development Applications.

Enclosed for filing both the Conditional Use Application and Preliminary Land Development Application are the following items:

1. One (1) original and sixteen (16) copies of the Conditional Use Application signed by Applicant;
2. One (1) original and sixteen (16) copies of the Preliminary Land Development Application signed by Applicant;
3. One (1) original and sixteen (16) copies of the Act 247 Referral for Land Development;
4. One (1) original and sixteen (16) copies of the Reimbursement Agreement signed by Applicant;
5. One (1) original and sixteen (16) copies of IRS Form W-9;
6. Sixteen (16) copies of the Deeds for the Property;
7. Sixteen (16) copies of the First Page and Signature Page of the Agreements of Sale for the Property;
8. Sixteen (16) copies of a Transportation Impact Study for the 1430 Wilmington Pike Redevelopment prepared by McMahon Associates, Inc., dated July 20, 2020;
9. Sixteen (16) copies of Preliminary Plan Checklist;
10. Sixteen (16) copies of a Waiver Request Letter prepared by Bohler Engineering, dated July 21, 2020;
11. Sixteen (16) copies of a Project Narrative prepared by Bohler Engineering, dated July 21, 2020;
12. Sixteen (16) copies of a Preliminary Land Development Plan prepared by Bohler Engineering, dated July 21, 2020;
13. Sixteen (16) copies of a Stormwater Management Report/Conservation Narrative prepared by Bohler Engineering, dated July 21, 2020;
14. Sixteen (16) copies of a SWMO Stormwater Checklist, dated July 22, 2020;
15. Sixteen (16) copies of a Will Serve Letter from Chester Water Authority, dated June 29, 2020;
16. Sixteen (16) copies of an Environmental Impact Assessment Report prepared by Bohler Engineering, dated July 21, 2020;

Ms. Maryann Furlong  
Township Manager  
Page 2

17. Sixteen (16) copies of a Wetland Verification of Line Letter prepared by Valley Environmental Services, Inc., dated July 15, 2020;
18. Sixteen (16) copies of a Stormwater Infiltration Report prepared by Geo-Technology Associates, Inc., dated June 18, 2020;
19. Sixteen (16) copies of a Geotechnical Engineering Report prepared by Geo-Technology Associates, Inc., dated June 29, 2020;
20. Sixteen (16) copies of a Soil Testing Summary Memorandum prepared by Value Engineering, Inc., dated July 21, 2020;
21. USB Drive containing electronic copies of all plans and supporting materials;
22. A check in the amount of \$2,200.00 made payable to Treasurer of Delaware County for the Act 247 review fee;
23. A check in the amount of \$2,775.00 made payable to Chadds Ford Township for the Land Development Application filing fee; and
24. A check in the amount of \$5,500.00 made payable to Chadds Ford Township for the Land Development escrow fee;
25. A check in the amount of \$1,000.00 made payable to Chadds Ford Township for the Conditional Use Application filing fee; and
26. A check in the amount of \$2,000.00 made payable to Chadds Ford Township for the Conditional Use escrow fee.

A fiscal analysis to accompany the Environmental Impact Assessment Report will be submitted at a later date under separate cover.

Please forward the Preliminary Land Development Application, Conditional Use Application and revised Zoning Map and Ordinance Amendment for review. Kindly advise as to when this matter will be scheduled before the Planning Commission. It is my understanding that the Township handles all applicable notice requirements, including the publication of notice and mailing to notice, with respect to the Conditional Use Application. If that is not the case, please let us know and we will make appropriate arrangements. The Applicant will notify all property owner within 250 feet of the Property at least 10 days prior to the Planning Commission Meeting reviewing the Preliminary Land Development Plan in accordance with Section 110-10.C. of the SALDO.

As always, please feel free to contact us with questions. Thank you for your attention to this matter.

Very truly yours,

*/s/ Louis J. Colargreco, Jr.*

LOUIS J. COLAGRECO, JR.

LJC/GMG  
Enclosures

Ms. Maryann Furlong  
Township Manager  
Page 2

cc: Chris Magarity (via email)  
Jeff Beavan, PE (via email)  
Mike Jeitner, PE (via email)  
Craig Johnson (via email)  
Nicole Kline-Elsier, PE PTOE (via email)  
Gina M. Gerber, Esquire (via email)