



**STACKHOUSE
BENSINGER** INC
A WILKINSON APEX COMPANY

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374 CIRCLE OF PROGRESS DRIVE
POTTSTOWN, PA 19464
WWW.STACKHOUSEBENSINGER.COM

October 24, 2022

Caernarvon Township
3226 Main Street
PO Box 294
Morgantown PA 19543

Attention: Joan A. Bair

Re: Green Hills Land, LLC – Magnolia Greene PRD
Tentative PRD Plan
SBI File #: 2022-184

Dear Ms. Bair:

Enclosed please find the following information regarding the Green Hills Land, LLC – Magnolia Greene, Tentative PRD Plan for the proposed PRD Development at 590 Willow Glen Road in Caernarvon Township (Morgantown Airport).


- Eight (8) copies of the Tentative PRD Plans – SBI Drawing No. 2022-184-1 of 2 and 2 of 2, dated October 24, 2022.
- Two (2) half-sized copies of the Tentative PRD Plans – SBI Drawing No. 2022-184-C-1.1 through C-1.2, dated October 24, 2022
- Two (2) copies of the completed Caernarvon Township Tentative PRD Application.
- Three (3) copies of Tentative Plan Submission Narrative.
- Three (3) copies of Impact Evaluation report dated October 24, 2022.
- Three (3) Copies of Relief Requests, dated October 24, 2022.
- Three (3) copies of the Berks County Planning Commission (BCPC) Review Application
- Three (3) copies of the Trip Generation Report, dated October 24, 2022.
- Check in the amount of \$2,075.00 payable to County of Berks for the BCPC review fee.
- Check in the amount of \$22,675.00 payable to Caernarvon Township for Application fee.

The Plan has been submitted per the procedures and requirements of the Caernarvon Township Subdivision and Land Development Ordinance for a Tentative PRD Plan.

We plan to attend the November 9, 2022 Planning Commission meeting to discuss the project and the plan with the Board.

If you have any questions concerning the project or the information submitted, please contact me by telephone or email me at aotero@stseinc.com.

Sincerely,


Aristides I. Otero, ASLA
Project Manager

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APPLICATION FOR REVIEW OF PRELIMINARY,
MINOR OR RESUBDIVISION PLAN

- TENTATIVE PRD
1. Name of Subdivision/Land Development: MAGNOLIA GREENE
 2. Date of Original Plan or Latest Revision: 10/24/2022
 3. County Record Book No. 5364- PG 651
 4. Page No. 651
 5. Name of Property Owner(s): VERNON K & BETTY J. BEILER
 6. Individual to contact: " "
 7. Address: 2019 VALLEY ROAD, MORGANTOWN, PA 19543
 8. Telephone: ()
 9. Name of Applicant (if other than owner) GREEN HILLS LAND, LLC
~~BERKS HOMES~~
 10. Address: 3335 MORGANTOWN RD, P.O. BOX 7, MOHNTON, PA 19540
 11. Telephone: (877) 856-6267 EXT 209
 12. Applicant's Interest (if other than owner) EQUITABLE OWNER
 13. Engineer, Architect or Surveyor: STACKHOUSE BENSINGER, INC.
 14. Address: 374 CIRCLE OF PROGRESS DR, POTTSTOWN, PA 19464
 15. Telephone: (610) 777-8000
 16. Total Acreage: 56.674
 17. Total Number of Lots:
 18. Acreage of Adjoining Land in Same Ownership, if any,
 19. Water Supply Proposed: PUBLIC
 20. Sanitary Sewage Disposal Proposed: PUBLIC
 21. Type of Development: Single-Family ☒ Two-Family ☐
Multi-Family ☒ Commercial ☒ Industrial ☐
Other ☐ TOWNHOMES
 22. Are Streets Proposed for Dedication? YES

23. If so, List Streets: ROAD 'A' AND ROAD 'B'
24. Acreage Proposed for Open Space, Public or Semi Public Use:
12.93 AC.
25. Have Appropriate Public Utilities been Consulted? YES
IN PROGRESS
26. Material Accompanying this Application:
- | Number of Copies | Item |
|--------------------------------------|---|
| (a) <u>8 FULL SIZE + 3 HALF-SIZE</u> | <u>TENTATIVE</u>
Preliminary Plan |
| (b) _____ | Minor Subdivision Plan |
| (c) _____ | Resubdivision Plan |
| (d) _____ | Copies of Deed Restrictions |
| (e) _____ | Street Cross-Sections |
| (f) _____ | Site Investigation/Percolation
Test Report |
| (g) _____ | Stormwater Management Plan |
27. Signature of Owner or Applicant: [Signature]
28. Date: 10/24/2022

TENTATIVE PLAN SUBMISSION NARRATIVE

This Narrative is to address the Tentative Plan requirements for a Planned Residential Development as set out in Section 628.10 of the Caernarvon Township Zoning Ordinance for the Applicant's Tentative Plan Submission (the "Tentative Plan Submission");

- a. The Tentative Plan Submission satisfies the requirements set out in Section 301.6 and 401.3(a)-(e) of the Townships' Subdivision and Land Development Ordinance ("SALDO").
- b. The Tentative Plan Submission provides the location, size, topography of the site and the landowner's interest in the site.
- c. The Tentative Plan Submission provides the density of proposed uses.
- d. The Tentative Plan Submission provides the location and size of Common Open Space and provides that a homeowners' association will be formed to own and maintain the Common Open Space.
- e. The Tentative Plan Submission provides details on the proposed uses and approximate height, bulk and location of buildings and other structures.
- f. The Applicant intends to utilize public water and sewer from the Caernarvon Township Authority and the Caernarvon Township Municipal Sewer Authority, respectively and will obtain will serve letters from those Authorities. Preliminary evaluations indicate that adequate capacities exist for the proposed water and sewer needs.
- g. The Tentative Plan Submission contains Applicant's (i) association structure and (ii) form of Declaration of Covenants and Restrictions attached as Exhibit G and incorporated herein. Certain easements are depicted on the Tentative Plan and additional easements will be identified as part of the final plan submission, including but not limited to stormwater easements.
- h. The Tentative Plan identifies parking spaces and the location and width of proposed streets and public ways.
- i. The Applicant requests modifications from the following provisions set out in (i) the Caernarvon Township Zoning Ordinance relating to Planned Residential Development and (ii) Subdivision and Land Development Ordinance.

Section 628.8.b – Applicant requests relief from the requirement that the first stage and all subsequent stages contain at least twenty (20) percent of the dwelling units given tentative approval and relief from the requirement that each stage, to the extent possible, shall have the same ratio mix of dwelling unit as approved in the Tentative Plan. The Tentative Plan depicts Applicant's planned stages.

Section 628.8.c – Applicant requests relief from the requirement that at least fifty (50) percent of all the dwelling units proposed are rented or sold prior to the construction of any commercial development. Applicant proposes to develop the commercial development as part of the first stage

Section 628.8.d – Applicant requests relief from the requirement that gross stage residential density may be varied from stage to stage by a maximum of ten (10) percent of the gross residential density of the entire Planned Residential Development as approved. Where it is necessary to allocate Common Open Space to early stages to avoid exceeding maximum gross residential densities, the Applicant shall be required to grant Common Open Space easements or covenants to the Municipality, specifying the amount and location of such Common Open Space required to satisfy the density requirements on the plan. Applicant proposes to exceed the ten (10) percent maximum gross residential density variance as shown on the staging depicted on the tentative plan.

Section 628.8.f – Applicant requests relief from the requirement that the landscaping for each approved stage must be eighty (80) percent completed before proceeding to the next stage and that no more than two (2) stages may be incomplete at any time. Applicant will post the required financial security to ensure that the required landscaping improvements are completed.

Section 502.15 – Applicant requests a waiver from the requirements that sidewalks having a minimum width of four feet (4') shall be installed in accordance with municipal requirements along both sides of existing or proposed streets, except that no sidewalks shall be required along service streets. Applicant proposes to install sidewalks per Municipal requirements on only one side of proposed streets and in consideration of the waiver Applicant proposes an improved walkway/trail that serves the Community.

The requests for modifications are detailed in a letter dated on or about the date hereof from Applicant's Engineer.

- j. Applicant proposes the following for energy conservation and effective utilization of renewable energy sources:
- Homes are proposed to use all LED lights and bulbs
 - Homes are proposed to include Energy Certified Appliances
 - High Efficiency Air Conditioning and Heating
 - Low flow water-conserving fixtures
 - Programmable Thermostats
 - High efficiency hot water heaters
 - 2" x 6" wall studs
 - Insulated basement walls
 - Multiple heating and cooling zones
 - Insulated exterior doors
 - High-efficiency Low-E windows
 - House wrap
 - Blown-in attic insulation
 - Tightly sealed air ducts

- The HERS (Home Energy Rating System) developed by the Residential Energy Services Network (RESNET) is the industry standard by which a home's energy efficiency is measured on a scale of 0 – 150. The lower the score the more efficient the home. As a result of current testing the homes proposed on the Beiler property score is 40.
- k. Applicant proposes the following schedule for proposed time within which final approval of all sections of the PRD are intended to be filed:
- (i) Stage 1 in years one and two;
 - (ii) Stage 2 in year three; and
 - (iii) Stage 3 in year four.
- l. Applicant asserts that the Tentative Plan is in the public interest and consistent with the Comprehensive Plan for the following reasons:

Berks County has had relatively low residential housing growth relative to neighboring counties, which reflects a dearth of affordable housing available to County residents, as more fully set forth in a study prepared for the County by Fourth Economy.

Applicant previously presented the Board of Supervisors a market study prepared by W. Bradford Clason that demonstrates an overabundance of commercial and industrial space within the IOP Zoning District that is available or vacant within the Township and surrounding areas.

Due to the COVID-19 pandemic, the demand for commercial retail and office space has declined due to the change to remote work and the change in shopping habits to online delivery, which will further exacerbate the overabundance of commercial retail and industrial office space available in the Township and surrounding areas and, more specifically, in the Township's IOP Zoning District;

The Southern Berks Joint Comprehensive Plan 2020 Update and the Berks County Comprehensive Plan 2030 Update designates the IOP Zoning District as being for commercial uses and an economic development area, in light of the overabundance of commercial retail and industrial office space and the dearth of affordable residential housing, it is appropriate that the Board of Supervisors amended the Zoning Ordinance to permit limited residential use when mixed with commercial/retail in the IOP Zoning District to complement the existing commercial retail and industrial office uses and will be consistent as a transition from an adjoining high density residential development (known as Highcroft);

Providing additional mixed commercial and residential uses in the IOP Zoning District will not alter or adversely impact the character of the existing neighborhood or community.

The limited mixed residential and commercial permitted by Ordinance 313 is consistent with the Community Development Objectives set forth in Section 101 of the Caernarvon Township Zoning Ordinance of 2007.

- m. The Tentative Plan provides the approximate location and type of proposed recreational facilities.
- n. A Detailed Impact Evaluation is attached as Exhibit N and incorporated herein.