# THE COUNTY OF CHESTER

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September 10, 2010

Denise Miller, Secretary
East Fallowfield Township
2264 Strasburg Road
East Fallowfield, PA 19320-4426

SEP 15 2010
BY: Denise Miller

Re: Proposed Conditional Use - Metro PCS
# CU-8-10-2652 - East Fallowfield Township

Dear Ms. Miller:

The Chester County Planning Commission has examined the Metro PCS conditional use application for East Fallowfield Township as a planning service, although it is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended. This office received the referral for review on August 23, 2010. The application was accompanied with a plan titled "Metro PCS," prepared by Dewberry-Goodkind, Inc., dated August 5, 2010.

This report compares the conditional use to the requirements set by your zoning ordinance and to County policies. Compliance with the conditions set forth in your ordinance should be verified by agents of your Township. If this proposal does not meet all of the required conditions, it should not be approved. Approval of this conditional use does not imply approval of the proposed land development plan, nor release the requirement of the applicant to submit a land development plan under other Township ordinances.

Section 909.1.(b)(3), referring to Section 603(c)(2) of the Municipalities Planning Code, permits the Board of Supervisors to attach reasonable conditions and safeguards, in addition to those expresses in the zoning ordinance. We advise East Fallowfield Township to do so if necessary. We offer the following comments in considering the proposed land use as it relates to the consideration of the conditional use application.

CONDITIONAL USE DESCRIPTION:

The applicant proposes to co-locate cell-phone infrastructure with an existing electric transmission tower located south of the intersection of Route 82 and Newlinville Road in the MU-Multi Use zoning district.

***LANDSCAPES:***

1. The updated Chester County Comprehensive Plan, **Landscapes2**, was adopted on November 9, 2009. **Landscapes2** includes the concept of "livable landscapes," which provides a framework and vision for resource protection and growth strategies within Chester County. **Landscapes2** contains a Livable Landscapes map that represents a guide for accommodating expected growth while maintaining the quality of life in the County, as detailed in Chapter 4. The Livable Landscapes map is divided into two core areas as prescribed by the Pennsylvania Municipalities Planning Code: growth areas and rural resource areas. Growth areas consist of the Urban Landscape, the Suburban Landscape, and Suburban Centers. Rural resource areas consist of the Agricultural Landscape, the Rural Landscape and Rural Centers. **Landscapes2** also includes overlay features that define the Natural Landscape, and five Protection Areas of National Significance.

According to the Livable Landscapes map, the proposed land development is located in both the **Urban Landscape** and the **Natural Landscape**. The **Urban Landscape** includes the County's historic population centers, which demonstrate a traditional development pattern characterized by grid street patterns with alleys. These areas serve as centers for commercial, civic, and cultural activities for the surrounding area. This Landscape includes the City of Coatesville, all boroughs, and selected portions of townships that demonstrate a distinctive existing or potential urban development pattern. The Natural Landscape Overlay encompasses Chester County's network of natural resources. It is identified by stream corridors, steep slopes and forests, which are essential elements of the physical environment. While this designation does not preclude development or agricultural operations, it indicates major areas of natural resources that should be protected and be subject to only limited disturbance. The location of the proposed land development is consistent with the guidelines of the **Urban Landscape**.

PRIMARY ISSUE:

2. The proposed construction is consistent with County policy related to communication infrastructure that endorses co-location of such facilities.

**RECOMMENDATION: East Fallowfield Township should ensure that the submission complies with all ordinance requirements before acting on the conditional use application.**

We appreciate the opportunity to comment on this proposal.

Approval of this conditional use does not imply approval of the proposed land development plan, nor release the requirement of the applicant to submit a land development plan under other East Fallowfield Township ordinances and the Pennsylvania Municipalities Planning Code.

Sincerely,

Ronald T. Bailey, AICP
Secretary

RTB/GPB

cc: Dewberry-Goodkind, Inc.
Metro PCS Pennsylvania, LLC