

CHARACTER AREA 1: SOUTHVIEW

Figure CA1-1: Character Areas / Land Use

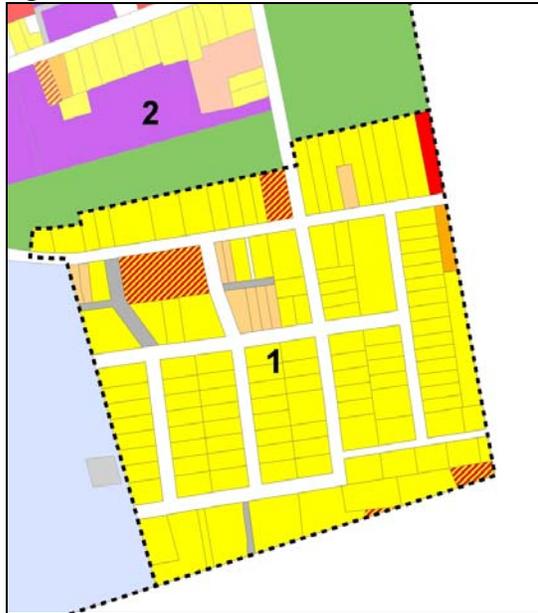


Figure CA1-2: Character Area / Aerial Photo



INVENTORY

LOCATION AND RELATIONSHIP WITH NEIGHBORING AREAS

- **Location** – Character Area 1 lies in the southeastern corner of the Borough and is bordered by the Kennett High School property to the west, Kennett Township to the east, the East Branch of the Red Clay Creek to the north, and Kennett Township to the south.

- **Edges:**

North - The northern border is defined by the East Branch of the White Clay Creek. The uses on opposite side of the creek consist of the Kennett High School soccer fields and the Kennett YMCA and Community Park. These uses provide an appropriate buffer from the residential Southview neighborhood and the industrial uses in Character Area 2 along Birch Street.

East/ - The eastern and southern borders are defined by the boundary with Kennett Township.

South - The adjacent Township zoning is predominately Specialized Agriculture (SA) which permits a variety of mushroom industry related uses in addition to single family dwellings. A majority of the adjacent uses in Kennett Township are either residential or mushroom uses. The mushroom uses are on larger parcels and are located far enough from the Borough line so as not to overtly impact the residential uses in this Character Area.

West - The western border wholly consists of the Kennett High School property, which is appropriate adjacent use to the residential neighborhood.

- **Impacts** – There is limited potential for new development within this planning area, as it is primarily built out. There are roughly four parcels that have the potential for additional development.

EXISTING LAND USE AND DEVELOPMENT PATTERN

- **Uses** – This area is primarily residential, with 87 percent of the parcels being single family residential dwellings. Non-residential uses include a commercial use in the very northeast corner that extends into Kennett Township, a mixed use parcel (the portion in the Borough is vacant) in the southeast corner that extends into Kennett Township, a church, and the Gran Sasso restaurant and store at the northwest corner of South and Walnut Streets. See Figure CA1-3.

Figure CA1-3: CA-1 EXISTING LAND USE INVENTORY, 2010

Land Use Category	# Parcels	Acres	% of Parcels	% of Area
Residential:	128	28.5	94%	75.2%
<i>Single-family residential</i>	118	27.2	87%	71.8%
<i>Two-family residential</i>	9	1.1	7%	2.9%
<i>Townhouses/Row homes</i>	-	-	-	-
<i>Apartments</i>	1	0.2	1%	0.5%
Mixed Use	2	0.59	1%	1.5%
Commercial	1	0.3	1%	0.8%
Industrial	-	-	-	-
Institutional	1	1.1	1%	3% ^o
Mushroom	-	-	-	-
Agriculture	-	-	-	-
Parks/Recreation	-	-	-	-
Vacant Land	1	0.04	1%	-
Utilities/RR/Transportation*	3	7.4	2%	19.5%
TOTAL	136	37.9	100%	100%

Source: Chester County Planning Commission, 2010. * ROW Total includes all roadways and paper roadways

- **Lot Size** – The average lot size is roughly 8,700 sq.ft. for single family residential dwellings and the largest lot is the church property at approximately one acre.
- **Sewer/Water** – This area is served by public sewer and water
- **Stormwater** – This area is served by the Borough stormwater collection system.

ZONING

This planning area is comprised of three zoning districts. The southeast corner bounded by South Street and the school property is zoned R-2. The properties north of South Street and east of Walnut Street are zoned R-3. The properties north of South Street west of Walnut Street are zoned OI-1. See Figure 4-3 on page 4-8 for the Borough Zoning Map.

R-2 Residential

R-2 District is a residential zoning district located on the four corners of the Borough where neighborhoods are primarily single family residential in nature, including the Southview neighborhood. The minimum lot size and front yard setback in this district is 7,000 square feet and 25 feet. The majority of the uses and building setbacks in this area appear to be in conformity with the requirements of the district.

- **Nonconforming Uses** – There are a few nonconforming uses in the form of several two family dwellings. A mixed-use parcel exists within the southeastern corner, however the primary use is located in Kennett Township and the portion of this parcel within the Borough is vacant and thus has little effect on this area.
- **Nonconforming Lot Size** – The lots in this area are generally in line with zoning requirements, however roughly half of the single family parcels in Southview are slightly less than the 7,000 square foot minimum lot size.

R-3 Residential

R-3 District is a residential zoning district located in various sections of the Borough including the properties north of South Street and east of Walnut Street within this Character Area. The minimum lot size and front yard setback in this district is 2,000 square feet and 20 feet. The majority of the uses and building setbacks in this area appear to be in conformity with the requirements of the district.

- **Nonconforming Uses** – There is one nonconforming use in this area, a commercial use on the easternmost parcel on the north side of east South Street. This parcel extends into Kennett Township where a majority of the use is located.
- **Nonconforming Lot Size** – The lots in this area are generally in line with zoning requirements.

OI-1 Office/Industrial

The OI-1 Office/Industrial District is an industrial zoning district that also provides for commercial and office uses. This area comprises the north side of South Street west of Walnut Street. The minimum lot size and front yard setback in this district is 20,000 square feet and 40 feet.

- **Nonconforming Uses** – All of the single family residential dwellings along the north side South Street west of Walnut Street are non-conforming.
- **Nonconforming Lot Size** – Only one of the twelve parcels in this area conforms with the minimum lot size.

EXISTING NATURAL AND HISTORIC RESOURCES AND RECREATION

- **Natural** – This planning area lies within the Red Clay Creek watershed and the East Branch of the Red Clay Creek is the northern border. The Southview neighborhood slopes upward from the creek from north to south. While the 100 year floodplain does not directly impact any of the structures within this area, lots that back onto the stream area likely to be affected during larger

rain events or even snow melt (See Figure 10-11). There are some trees along the stream corridor, and the area generally has a significant amount of trees planted in yards (See Figure 10-4).

- **Historic** – There are no historic resources identified in this area.
- **Recreation** – The Kennett YMCA pool and Kennett Community Park are located just to the north of this area on the other side of the creek with the pool entrance on Walnut Street and an additional access to the park from South Street. The Kennett High School property is immediately west of this area, providing access to school facilities available to the public.

EXISTING CIRCULATION AND ACCESS

Roadway Access – South Street and Walnut Street (north of South Street) are major collector roadways. Walnut Street is a major collector providing access to Cypress and State Street (Baltimore Pike) leading to US 1, the major roadway throughout southern Chester County. US 1 connects to Route 202 further to the east providing access to the West Chester and Wilmington areas, in addition to US 1 heading straight into Philadelphia. Figure CA1-4 represents an example of existing conditions for local streets in this area. See Figure 7-14 in Chapter 7 for roadway functional classification.

Figure CA1-4: Existing Conditions – Chestnut Street looking West



- **Pedestrian Access** – There is limited pedestrian access within the Southview neighborhood. Only the easternmost street, Hornblende Avenue, has sidewalks on one side along the entire street. South Street has sidewalks along the south side of the street west of Hornblende Avenue, and on both sides in places, connecting further west towards the high school and Union Street. Walnut Street north of South Street has sidewalks on both sides of the street until the creek. North of the creek there is a sidewalk on the east side of the street, however, a connection across the bridge over the creek is needed. See Figure CA1-5. Sidewalks are planned to be installed on Walnut Street,

Chestnut Street, Taylor Street and Southview Street, primarily funded by a Chester County Community Revitalization Program grant. In addition, the streets will be resurfaced, curbing replaced, stormwater improvements will be made, and LED lighting will improve safety during evening hours.

Figure CA1-5: Walnut Street Existing Conditions



POTENTIAL FOR CHANGE/DEVELOPMENT

This area is primarily built out. There is limited potential for infill development on a few parcels.

RECOMMENDATIONS FOR CA-1

*Note: Cross references to recommendations in other chapters are provided for more information.

FUTURE LAND USE AND ZONING CHANGES

- CA1-1** **OI-1 Zoning.** The properties along the north side of South Street and west of Walnut Street should be rezoned to R-2. However, consideration should be made to retain the restaurant/store on the corner as a permitted use both for the existing use and the future retention of a “corner store” as an ongoing amenity for the Southview neighborhood. *See Recommendation ED16 in Chapter 6, and EC-23 and EC-25 in Chapter 12.*
- CA1-2** **R-3 Zoning.** The properties along the north side of South Street and east of Walnut Street should be rezoned to R-2.
- CA1-3** **R-2 Zoning.** Approximately half of the parcels in Southview are nonconforming in terms of minimum lot size. Consideration should be given to granting relief to these properties so that when residents wish to make improvements to their property they do not have to apply as nonconforming. This may be accomplished by slightly reducing the minimum lot size in

the R-2 District to 6,000 square feet or creating a new zoning district that reflects this minimum lot size.

NATURAL AND HISTORIC RESOURCES AND RECREATION

- CA1-4 Natural, Creek (Riparian Buffer).** Facilitate the protection of the Red Clay Creek by adopting a stream overlay or “riparian buffer” requirement a minimum of ten (10) feet in width. The buffer could be established either through not mowing the buffer or through various cost effective means of installing buffers including grants, volunteer organizations (e.g. Boy Scouts), or programs such as Treevitalize. *See Chapter 10, Natural Resource Plan, for more information. See recommendation NR-8, NR-21, and Figure 10-4 in Chapter 10.*
- CA1-5 Natural, Stormwater.** Consider ordinances or programs to replace, remove, or modify existing stormwater runoff pipes that flow directly into the creek. Instead of directly flowing into the creek, dispersion boxes, riprap, or other methods should be used to help slow and filter stormwater runoff before it enters the stream. *See Chapter 8, Community Facilities and Services and Chapter 10, Natural Resources for more information. See recommendation CF 13-15 in Chapter 8, NR-16, NR-18, NR-19, and NR-20 in Chapter 10, and PR-33 in Chapter 11.*
- CA1-6 Natural, Open Space.** Ensure that the open space area adjacent to the stream east of Walnut Street is protected and the riparian buffer is maintained. This area also contains wetlands, floodplains, and an existing forested area that should be maintained. *See Chapter 10, Natural Resources for more information. See recommendation NR-8, Figure 10-2 and Figure 10-11 in Chapter 10.*
- CA1-7 Recreation, Trail.** Continue to improve the trail along the creek and install trailheads, signs, and markers to promote the trail’s use and increase its usability. A trailhead at the YMCA pool property would facilitate use of the trail by residents in Character Area 2. Further, creating a connection of the trail east of Walnut Street to potential future trails in Kennett Township should be considered. *See Chapter 7, Transportation and Chapter 11, Parks, Recreation, and Open Space for more information. See recommendation T-23, T-25, and Figure 7-13 in Chapter 7, PR-26 and Figure 11-3 in Chapter 11, and EC-19 In Chapter 12.*

CIRCULATION AND ACCESS

- CA1-8 Traffic Calming.** Traffic calming and streetscaping improvements should be made along the roadways within this area as appropriate. Traffic calming may be appropriate along South Street. In particular, traffic calming and crosswalk improvements should be made at the parking lot on the north side of South Street to connect to the sidewalk on the south side of the street. This improvement will increase safety for people parking in the lot traveling to the school as well as residents walking to the Kennett Community Park and the Red Clay Creek trail. *See recommendation T-16 and T-18 in Chapter 7.*

- CA1-9 Pedestrian Access, Sidewalks.** Complete an interconnected system of sidewalks throughout the area as sidewalks are particularly lacking in the Southview neighborhood. Improve the Walnut Street bridge over the Red Clay Creek to include sidewalks or a walkway to connect existing sidewalks to either side of the bridge. Investigate the potential for a pedestrian connection to the school from Southview Avenue in conjunction with the school if this is determined a benefit to the community. *See Recommendation T-21 in Chapter 7.*
- CA1-10 Intersections.** Consider improvements at intersections to increase safety for both vehicular and pedestrian traffic. For example, sight visibility can be an issue at streets intersecting South Street such as Park, Taylor, and Hornblende streets. *See Chapter 7, Transportation for more information.*

SUGGESTED FUTURE PLANS AND PROJECTS

- CA1-11 Future Planning Efforts.** This area is primarily residential and there is little if any potential for infill development. Future planning should focus on improvements to pedestrian access, stormwater, and addressing flooding issues.

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