

December 20, 2022

Mr. Will Brugger, Zoning Officer
Township of Exeter
4975 DeMoss Road
Reading, PA 19606

**RE: *Preliminary/Final Land Development Plans Submission
Chapter 330 Waiver Requests***

Kimley-Horn and Associates (Applicant) on behalf of the Site operator (Starbucks) is requesting the Chapter 330 waivers listed below as part of our Preliminary/Final Land Development submission for property located at 4541 Perkiomen Avenue in Exeter Commons.

The site consists of an approximately 3,300 square foot existing building and concrete parking lot. The existing building will be redeveloped and converted from a bank to a proposed Starbucks restaurant with drive-through. The structure is located within the Exeter Commons Shopping Mall on an outparcel southwest of the Lowe's Home Improvement store anchor store. Modifications to the exterior of the building are required, however, no changes to the building footprint are proposed. The primary use of

The applicant is proposing renovations within the existing building that will result in a drive-through establishment with indoor cafe seating. Patrons will be able to park their vehicles and enter the establishment to place an order to sit in the café. A small outdoor patio will be constructed on the west side of the existing building, and although the patio seating may be used by patrons placing to-go orders, the space is anticipated to serve patrons who either walk or bike to this Starbucks location.

The project includes parking lot and drive-through improvements. Proposed improvements include installation of a realigned drive-through, concrete curb removal and replacement, mill and overlay of existing decorative asphalt crosswalks, and landscaping improvements. No additional impervious area will be created as part of this development. Vegetation will be added as part of this project scope.

Waiver Request No. 1 – Soils Types and Natural Drainage Pattern Plan

The applicant is requesting a waiver from §330-13(D.) of the Township's Subdivision and Land Development Ordinance, which requires the applicant provide *a plan showing soil types and natural drainage patterns throughout the tract*. The site is currently in a developed condition with an existing building and parking areas. The proposed improvements are limited to the existing developed area, with new six inch height curbed islands for the realigned drive-through lane. The proposed improvements do not alter the existing drainage pattern on the property.

Soil conditions on the site will be unchanged in post-development conditions as they do in pre-development conditions, and there are no known water resources on the property.

Waiver Request No. 2 – Environmental Assessment Statement

The applicant is requesting a waiver from §330-13(F)(13.) of the Township's Subdivision and Land Development Ordinance, which requires the applicant provide *an environmental assessment statement (report) as defined in the Exeter Township Zoning Ordinance*. The site and surrounding area are currently in a developed condition. The proposed improvements are limited to the existing developed area. Landscaped islands are proposed on the site thus creating a beneficial environmental impact.

Waiver Request No. 3 – Environmental Hazard Report

The applicant is requesting a waiver from §330-13(F)(14.) of the Township's Subdivision and Land Development Ordinance, which requires the applicant provide *an environmental hazard report responsive to §330-16E*. The proposed improvements are limited to the existing developed area. The hazards to life, health or property will not alter from the existing development.

Waiver Request No. 4 – Water Resources Study

The applicant is requesting a waiver from §330-13(F)(17.) of the Township's Subdivision and Land Development Ordinance, which requires the applicant provide *a water resources study prepared in accordance with §330-48*. The proposed improvements should have not impact on groundwater recharge as there is a reduction in the impervious surface. Additionally, the proposed improvements will not impact the flow of surface water. The proposed Starbucks lease area is under one acre in size, per township code §330-48G.(3) is except from completing a water resources study. The impervious surface area for the Starbucks lease area is 80% impervious.

Waiver Request No. 5 – Lighting Plan

The applicant is requesting a waiver from §235-6 of the Township's Ordinance, which requires the applicant provide *a lighting plan which shall be prepared and submitted*. The existing parking lot exterior lighting will not change with the proposed improvements. The existing exterior building mounted lighting will be re-used for the proposed facility.

Waiver Request No. 6 – Preliminary Plan

The applicant is requesting a waiver from §330-8 (A) of the Township's Ordinance, which requires the applicant to submit *Preliminary plans and required supplemental data*. The applicant requests to submit a Preliminary/Final Land development plan package.

Applicant/Civil Engineering Consultant

Kimley-Horn and Associates
Mrs. Jennifer E. Oltman, PE

