



**Press Release from East Vincent Advocacy**  
**9/3/2020**

The core issue with the proposed zoning change is that the developer wants enormous density. East Vincent Advocacy proved there is no need for this ordinance. We also object to the developer and township's plan to put off major concerns until the conditional use phase. Once the zoning is altered in these matters, "the cow is out of the barn." Additionally, the lack of public comment was inexcusable.

Our concerns include the following:

- The Chester County Planning Commission is incorrect. This farm is in the RURAL zone. Because of this, there should be a reduction in the allowable density and the township should uphold our existing zoning ordinance for the low density zone.
- There are major issues that will adversely impact the housing values of existing residents, especially those on abutting properties.
- Michele Adams said on behalf of the Delaware Riverkeepers that "the site and watershed cannot handle this density without major devastating impacts to the watershed and storm water runoff. There is no amount of engineering that can mitigate the damage." This zoning amendment will provide impervious coverage that is **higher than Philadelphia** in our rural township.
- The West Bridge Street & Ellis Woods properties owned by Benson can be developed according to Benson's zoning amendment even if TDRs are used from West Bridge or Ellis Woods. They will have the same density of 3.5

units of homes placed on 50% of the land, when our zoning requires 80% of the land protected and use of Rural Zoning densities of 0.2. This is an **increase of over 17 times** the current zoning.

- The zoning exists today for age restricted development in the current zoning ordinance. There is no need for the developer to write an ordinance for our township.
- Finally, according to our financial expert, the purported tax revenue by the developer is highly questionable.

Why would the township harm the residents in this way and set our township and residents up for significant financial damages?

It is time for the Board of Supervisors to pause and truly review the expert reports that were provided by East Vincent Advocacy's planner. We are hopeful that by focusing on the zoning amendment -- including the errors, higher than high density, impacts on the residents and inconsistencies found in the Benson proposal -- they will not approve this zoning amendment with minor changes. The slight changes that the board would like to amend will not suffice. There must be a thoughtful and thorough analysis and East Vincent Advocacy has provided this analysis to the board and planning commission.

East Vincent Advocacy will continue to be a loud voice for our East Vincent residents. We could not have accomplished what we have without their support. We encourage residents to donate to our efforts, which provides for legal counsel and expert analysis. Our fundraiser will continue and can be found [here](#).

Compare EVT TDR and AQ TDR	
<b>Existing Sending Tract Rights</b>	<b>AQ Sending Tract Rights</b>
• RC Sending Tract – Shall be Developed per RC Standards	• RC Sending Tract – May be Developed per AQ Standards
Max. Retained Rights – 20%	Max. Retained Rights – 50%
Max. Retained Density	Max. Retained Density
• 0.2 DU/Acre Uneased Land	• 3.5 DU/Acre Uneased Land
• 0.04 DU/Acre Total Tract	• 1.75 DU/Acre Total Tract

