



January 5, 2026

File No. 2025-01090

David Boelker, Zoning Officer
Borough of Phoenixville
351 Bridge Street, 2nd FL
Phoenixville, PA 19460

Reference: Preliminary/Final Major Land Development Plan – Review #2
Phoenixville Plaza Chipotle Pad Site Preliminary/Final Land Development Plan
Tax Map Parcel Numbers:15-7-17.1

Dear Mr. Boelker:

As requested, Gilmore & Associates, Inc. has reviewed the Preliminary/Final Major Land Development plan for Chipotle Pad Site, dated September 26, 2025, last revised December 17, 2025, prepared by Arna Engineering for the applicant Nutt Road, LP. The site, consisting of TMP Nos.15-7-17.1, is approximately 7.03 acres, and is located in the Corridor Development (CD) District. The site appears to include a portion of TMP No. 15-7-15, which is 0.29 acres and located within the Corridor Development (CD) District. TMP No.15-7-17.1 contains a self-storage building, drive-through coffee shop, and an approved car wash, which is still within the construction phase. The plans propose to construct a drive-through restaurant on existing parking areas. The site has frontage along Nutt Road and will be served with public water and sewer.

We offer the following comments for your consideration:

1. Existing Conditions and Surrounding Land Use

- a. As per the Phoenixville Borough Zoning Map, the site is located within the Corridor Development (CD) District.



- b. The site currently contains a mix of retail and consumer services and industrial uses, including a drive through coffee shop, self-storage building, and approved car wash. The approved car wash is still in construction. A site visit on October 17, 2025, confirmed these conditions.



2. Compliance with Local, Regional and County Comprehensive Plans

- a. The proposed land use is generally consistent with PRCP 2021, as it “promotes context-sensitive infill development within existing development areas, neighborhoods, and villages,” (page 3.1), and per the Future Land Use Map, the site is designated as Mixed-Use.
- b. As per the Future Land Use Map of the *Phoenixville Borough Comprehensive Plan* dated June 2022, the site is categorized as Corridor Development. The proposed development is generally consistent with the Phoenixville Regional Comprehensive Plan.
- c. The proposed use is generally consistent with the *Landscapes 3 Chester County Comprehensive Plan* adopted November 29th, 2018. According to the Landscapes Map (page 30), the site is within a designated Growth Area, an Urban Center, and aligns with the land use patterns of ‘medium to high intensity mixed use redevelopment and infill development,’ (page 34).

3. Use Regulations

- a. As per ZO Section 27-301.2.B.(1), the proposed restaurant with drive-through is permitted by special exception with the Corridor Development (CD) District. However, it should be noted the proposed restaurant with drive-through was previously approved as a conditional use by Borough Council on May 14, 2024. Conditional use approval was granted subject to the following conditions:
 - i. The level of service of the intersections surrounding the Property shall not be decreased by the traffic visiting the Drive-Through Restaurant.
 - ii. The development of the pad site with the Drive-Through Restaurant shall reduce the impervious coverage of the Property.
 - iii. No less than two (2) parking spaces shall be reserved for vehicles waiting to be informed that their mobile orders are ready for pick up via the drive-through, and those two (2) parking spaces shall not count toward the required parking for the restaurant use.

- iv. In the event that the Drive-Through Restaurant modifies its drive-through from a mobile pre-order pick-up only drive-through to a drive-through with a menu board where orders are taken on-site, the Drive-Through Restaurant shall provide for vehicle stacking for not less than six (6) vehicles from the location of the menu board.
- v. The location and extent of the pedestrian sidewalks, crosswalks and general pedestrian circulation shall be more fully evaluated and provided through the review process required by the Borough's Subdivision and Land Development Ordinance, but in no event shall less sidewalk or a less efficient pedestrian circulation design be provided.
- vi. An access and use easement for the benefit of the owner, tenants, and invitees of the Property over the parcel identified as Chester County UPI No. 15-8-16 shall be valid and of record at all times during the operation of the Drive-Through Restaurant.
- vii. Nothing in this Decision and Order of Borough Council on this Application shall be construed as either an express or implied waiver of any provision of any applicable ordinance of the Borough of Phoenixville. No level of development is guaranteed by virtue of this conditional Approval, and the proposed improvements shall be permitted only if the fully-engineered plans for the Property can demonstrate compliance with all applicable zoning, land development and subdivision regulations of the Borough as well as any relevant statutes or regulations of any other governmental entity having jurisdiction over development on the Property.
- viii. All development permitted by this conditional Approval shall be consistent with the testimony and exhibits submitted to Borough Council at the hearings held on April 9, 2024 and May 14, 2024, subject to any design modifications needed to the satisfaction of the Borough, Borough Engineer, Borough Traffic Engineer, and Borough Planner.

4. Parking

- a. As per ZO Section 27-405.1, "off street, on-site parking shall be provided to meet the demand of all proposed uses on a property." The plans indicate two electric vehicle parking spaces are proposed. All electric vehicle parking shall comply with Section 22-417, Subsection 7, Electric Vehicle Parking.
- b. As per ZO Section 27-405.4.A., front yard parking is prohibited. Parking is within the front yard, which is noted as an existing non-conformity to remain on Sheet CS-101.

5. Landscape and Buffer Requirements

- a. Section 25-110 outlines requirements for protection of trees during construction. Although a detail is provided on sheet CS-502, tree protection notes have not been provided. Plans should be revised to include tree protection notes demonstrating compliance with all requirements of this section. Additionally, tree protection fencing should be shown on the plans as necessary. In a response letter dated December 17, 2025, it's stated "the plans have been revised to remove tree protection fencing. Hence, this comment is no longer applicable." Plans should be revised to show tree protection fencing around the two (2) Acer rubrum 'October Glory' trees to be transplanted from the Starbucks planting strip until such date that the trees have been removed for transplanting. The tree protection fence detail shall be added back to the plans, as well as appropriate tree protection notes.

- b. Section 25-110.(g) requires that a sign shall be placed on the tree protection barrier to explain the purpose of the TPZ. Text for the sign shall be furnished by the Borough Arborist. Although a tree protection fence detail is shown on sheet CS-502, provisions and location for the TPZ sign shall be called out to demonstrate compliance with the ordinance requirements. The response letter dated December 17, 2025, states “the plans have been revised to remove tree protection fencing. Hence, this comment is no longer applicable.” As tree protection fence should be provided around the two (2) Acer rubrum ‘October Glory’ trees to be transplanted from the Starbucks planting strip, plans should be revised to include the required TPZ sign as required on the Tree Protection Fence detail and within the Tree Protection Notes.
- c. SALDO Section 22-428.11 and Attachment 3 specifies shrubs should have a minimum spacing of four (4) feet. The plans should be revised to demonstrate compliance with the requirements of the ordinance. The response letter dated December 17, 2025, states “Sheet LP-1 has been revised to space the shrubs appropriately.” However, the plans still show shrubs (Abelia x grandiflora, Hydrangea paniculata, Physocarpus opulifolius, and Viburnum dentatum) spaced less than (4) feet. The plans should be revised to show shrub spacing at (4) feet as required, demonstrating compliance with the requirements of this ordinance.
- d. SALDO Section 22-428.13 and Attachment 3 requires all planting areas are to have soil amended with humus or compost and to be mulched to a depth of three inches. We recommend that the General Landscape Notes, and the Groundcover/Perennial, Shrub, and Ornamental and Shade Tree Planting Details be revised accordingly. The response letter dated December 17, 2025, states “as per the comment, notes and details on Sheet LP-1 have been revised.” However, the Evergreen Tree Planting Detail does not specify mulch depth and the Transplanting Notes specifies 3-4” of mulch. The Evergreen Tree Planting detail and Transplanting Notes shall be revised to specify 3” depth of mulch.
- e. As per SALDO Section 22-502.1.C.C(4), existing vegetation to remain shall be identified "To Remain" on the Landscape Plan and the Erosion and Sediment Control Plan and in the field prior to any clearing and shall be physically protected during construction.
 - i. The Erosion and Sediment Control Plans and Landscape Plan should be revised to clearly identify existing vegetation “To Remain” as well as showing the tree protection fence around the vegetation to remain demonstrating compliance with the ordinance requirement. The response letter dated December 17, 2025, states “the plans have been revised to remove tree protection fencing. Hence, this comment is no longer applicable.” Plans shall be revised to show tree protection fencing around the two (2) Acer rubrum ‘October Glory’ trees to be transplanted from the Starbucks planting strip until such date that the trees have been removed for transplanting.
 - ii. We recommend the (2) Acer rubrum ‘October Glory’ trees to be transplanted from the Starbucks planting strip be identified as “Existing Tree to be Transplanted” and not “Existing Tree to be Removed” on the demolition plan, sheet DM-101.

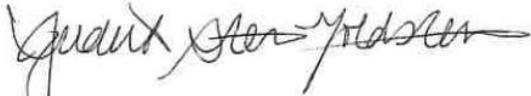
6. Pedestrian Circulation

- a. SALDO Section 22-419.1.A. requires nonresidential sidewalks to be constructed with a width of ten (10) feet. The applicant is requesting a waiver from this requirement and is proposing a five (5) foot sidewalk. In an Arna Engineering waiver request letter, dated September 26, 2025, the applicant indicates “This waiver is necessary to propose a low impact development by reducing

impervious surface areas, while providing adequate sidewalk width throughout the site." The requested waiver is noted on Sheet CS-101.

A detailed response letter addressing the above noted comments and any changes to the plan should be included with future submissions. If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,



Judith Stern Goldstein, R.L.A., ASLA
Senior Project Manager
Gilmore & Associates, Inc.



Stacy Yoder, AICP
Community Planner
Gilmore & Associates, Inc.

JSG/sjy/sl

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