



DELAWARE COUNTY PLANNING COMMISSION
Meeting Agenda with Application Detail
Thursday, April 18, 2024

ZONING MATTERS

1. **No-Impact Home Based Business** **ZA-30-7959-24**
Newtown Township
*Amend the text of the Township zoning ordinance to address No-Impact Home Based Businesses
2. **Sproul Road OS Rezoning** **ZA-24-8108-15-18-19-24**
Marple Township
*Rezone two parcels from R-B, R-C and INS to OS
3. **Cultural Campus District** **ZA-04-7934-24**
Chadds Ford Township
*Rezone one parcel to Cultural Campus
4. **Outdoor Dining** **ZA-42-7962-24**
Thornbury Township
*Amend the text of the Township zoning ordinance to address outdoor dining

COMPREHENSIVE PLANS

1. **Edgmont Recreation, Open Space and Trails Update** **CP-17-7960-24**
Edgmont Township
*Update the Township Recreation, Open Space and Trails Plan



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FINAL LAND DEVELOPMENTS

1. **Arbour Square at Radnor**

34-7270-17-22-24

Radnor Township

*Further develop 34.49 acres with a 4-story senior living apartment building

Location West side of South Bryn Mawr Ave, approximately 1,000' south of the intersection with County Line Road

Tax Map # 36-41-107

Zoning District(s) PI

Tax Folio # 36-05-02858-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
<u>Residential</u> <input type="checkbox"/>	<u>Residential</u> 0.000	<u>Public</u> <input checked="" type="checkbox"/>	<u>Public</u> <input checked="" type="checkbox"/>	<u>Wetlands</u> <input type="checkbox"/>
<u>Nonresidential</u> <input type="checkbox"/>	<u>Nonresidential</u> 34.490	<u>Private</u> <input type="checkbox"/>	<u>Private</u> <input type="checkbox"/>	<u>HOP Required</u> <input type="checkbox"/>

Summary of Proposed Units

<u>* Residential *</u>	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Multifamily			149
<u>* Totals *</u>			149

Applicant Westrum Development Co., 1300 Virginia Drive, Suite 215, Fort Washington, PA, 19034
(245) 283-2190

Engineer Bohler Engineering PA, LLC, 1600 Manor Drive, Suite 200, Chalfont, PA, 18914
(215) 996-9100

2. **1110 Baltimore Pike Car Wash**

12-314-73-85-97-99-01-24

Concord Township

*Further develop 7.3 acres with a car wash

Location East side of Route 202, approximately 200' south of Baltimore Pike

Tax Map # 13-18-013

Zoning District(s) C-2

Tax Folio # 13-00-00080-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
<u>Residential</u> <input type="checkbox"/>	<u>Residential</u> 0.000	<u>Public</u> <input checked="" type="checkbox"/>	<u>Public</u> <input checked="" type="checkbox"/>	<u>Wetlands</u> <input type="checkbox"/>
<u>Nonresidential</u> <input checked="" type="checkbox"/>	<u>Nonresidential</u> 7.300	<u>Private</u> <input type="checkbox"/>	<u>Private</u> <input type="checkbox"/>	<u>HOP Required</u> <input type="checkbox"/>

Summary of Proposed Units

<u>* Nonresidential *</u>	<u>-----Existing-----</u>				<u>-----Proposed-----</u>			
	<u>-----Units-----</u>		<u>-Square Footage-</u>					
	<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Units</u>
Retail							<u>Addn's</u>	<u>Sq. Ft.</u>
								4,045
<u>* Totals *</u>								4,045

Applicant NHB - VA, LLC, 18 W. Olive Street, Westville, NJ, 08093
(856) 742-8400

Engineer Inland Design, LLC, 16 Hagerty Blvd., West Chester, PA, 19382
(484) 947-2928



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FINAL LAND DEVELOPMENTS

3. Eske Development LLC

29-7808-22-24

Nether Providence Township

*Develop eleven single-family dwelling units See FS 2

Location Northeast corner of New Jersey and Pennsylvania Avenues

Tax Map # 34-20-507

Zoning District(s) R-3B

Tax Folio # 34-00-01655-02

Application Type	Acreage	Water	Sewer	Floodplains
Residential <input checked="" type="checkbox"/>	Residential 1.110	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

* Residential *	Units Remaining	Units Removed	Units Proposed
Single Family Semi-Detached			10
Single Family Detached			1
* Totals *			11

Applicant Eske Development LLC, 1390 Birmingham Road, West Chester, PA, 19382
(610) 364-0144

Engineer G. D. Houtman and Son, 139 East Baltimore Pike, Media, PA, 19063
(610) 565-6363

4. Rose Tree Elementary School

48-3774-95-18-19-24

Upper Providence Township

*Further develop 29.688 acres with an additional two-classroom modular building

Location Northeast corner of School Lane and Evans Boulevard

Tax Map # 35-16-400

Zoning District(s) R-6

Tax Folio # 35-00-00500-00

Application Type	Acreage	Water	Sewer	Floodplains
Residential <input type="checkbox"/>	Residential 0.000	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 29.688	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

* Nonresidential *	-----Existing-----				-----Proposed-----			
	-----Units-----		-----Square Footage-----					
	<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Sq. Ft.</u>
Educational								1,780
* Totals *								1,780

Applicant Rose Tree School District, 308 N. Olive Street, Media, PA, 19063

Engineer G. D. Houtman and Son, 139 East Baltimore Pike, Media, PA, 19063
(610) 565-6363



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FINAL LAND DEVELOPMENTS

5. DCIU Marple Campus Building Additions

24-7961-24

Marple Township

*Further develop 12.409 acres with 27,211 sq. ft. of building additions

Location East of the intersection of Malin and James Roads

Tax Map # 25-05-319

Zoning District(s) R-1

Tax Folio # 25-00-02894-01

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input type="checkbox"/>	Residential 12.409	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

* Nonresidential *

		<u>Existing</u>		<u>Proposed</u>			
		<u>Units</u>		<u>Square Footage</u>			
<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Units</u>
Educational							27,211
						<u>Addn's</u>	<u>Sq. Ft.</u>
							27,211

* Totals *

Applicant Delaware County Intermediate Unit, 200 Yale Avenue, Morton, PA, 19070
(610) 938-9000

Engineer G. D. Houtman and Son, 139 East Baltimore Pike, Media, PA, 19063
(610) 565-6363

FINAL SUBDIVISIONS

1. Swan Investments - 205 Chestnut Pkwy

29-7957-24

Nether Providence Township

*Subdivide 0.3 acre into two lots

Location North side of Chestnut Parkway, approximately 100' west of Ryanard Road

Tax Map # 34-24-068

Zoning District(s) R-4

Tax Folio # 34-00-00638-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 0.300	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

* Residential *

	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Single Family Detached			

* Totals *

Applicant Swan Real Estate Investments, LLC, 937 Paoli Pike, West Chester, PA, 19380
(484) 947-8764

Engineer Catania Engineering Associates, Inc., 520 West MacDade Boulevard, Milmont Park, PA, 19033-3311
(610) 532-2884



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FINAL SUBDIVISIONS

2. Eske Development LLC

29-7808-22-24

Nether Providence Township

*Subdivide 1.11 acres into eleven lots See FL 3

Location Northeast corner of New Jersey and Pennsylvania Avenues

Tax Map # 34-20-507

Zoning District(s) R-3B

Tax Folio # 34-00-01655-02

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 1.110	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

<u>* Residential *</u>	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Single Family Semi-Detached			10
Single Family Detached			1
* Totals *			11

Applicant Eske Development LLC, 1390 Birmingham Road, West Chester, PA, 19382
(610) 364-0144

Engineer G. D. Houtman and Son, 139 East Baltimore Pike, Media, PA, 19063
(610) 565-6363

3. 12 Azalea Lane

25-7958-24

Upper Providence Township

*Incorporate two lots totaling 1.223 acres into one lot

Location At the terminus of Azalea Lane

Tax Map # 35-20-131

Zoning District(s) R-3

Tax Folio # 35-00-00001-94

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 1.223	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

<u>* Residential *</u>	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Single Family Detached			
* Totals *			

Applicant Anna D. Ferguson, 12 Azalea Lane, Media, PA, 19063
(610) 389-2302

Engineer Padula Engineering Company, 780 E Market Street, Suite 275, West Chester, PA, 19382
(610) 696-9900



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FINAL SUBDIVISIONS

4. Roman Huiracocha

06-7963-24

City of Chester

* Incorporate two lots totaling 0.1 acre into one lot

Location South side of Lehman Street, approximately 300' west of Honan Street

Tax Map # --:000

Zoning District(s) R-3

Tax Folio # 49-11-02685-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 0.100	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

* Residential *

Single Family Attached

Units Remaining

Units Removed

Units Proposed

* Totals *

Applicant Roman Huiracocha, 2711 Lehman Street, Chester, PA, 19013
(917) 808-7330

Engineer CDM, 505 East 7th Street, Chester, PA, 19013
(484) 485-7000