

# **Delaware County Planning Commission Meeting Agenda**

## **Thursday, December 20, 2018**

Below is the agenda of Act 247 Review applications considered by the Delaware County Planning Commission at its public meeting held in the Government Center Building, Court House Complex, Media, PA.

### **ZONING MATTERS**

#### **ROS to R-4**

ZA-20-7395-18

Haverford Township

East side of Glendale Road, approximately 600' south of the intersection with Fairview Avenue

Rezone a 0.78 acre portion of a municipal property from ROS to R-4

#### **Zoning Relief Extension**

ZA-28-7396-18

Morton Borough

Amend the text of the Borough zoning ordinance by adding a provision to allow an extension for zoning relief beyond one year

### **FINAL LAND DEVELOPMENTS**

#### **3250 Concord Road**

02-7398-18

Aston Township

East side of Concord Road, approximately 1,000' south of Donnelly Avenue

Further develop 0.56 acre with 3,354 sq. ft. of warehouse space

#### **OD Investments, LLC**

47-7399-18

Upper Darby Township

East of intersection of Lansdowne and Harwood Avenues

Further develop 0.41 acre with a 1,810 sq. ft. contractor garage

#### **Wallingford Realty Partners**

29-4256-97-98-18

Nether Providence Township

East side of Providence Road, approximately 240' south of the intersection with Harvey and Chester Roads

Develop three single-family detached dwellings (See FINAL SUBDIVISIONS)

#### **Ridley Wawa Food Market & Gas Station**

36-7401-18

Ridley Township

Southwest corner of Chester Pike and Acres Drive

Develop a convenience store and gas pumps (See FINAL SUBDIVISIONS)

#### **20 Reese Avenue**

30-7402-18

Newtown Township

South side of Reese Avenue, approximately 600' west of South Newtown Street Road

Further develop an apartment building with three additional units (See FINAL SUBDIVISIONS)

## **FINAL LAND DEVELOPMENTS** (continued)

### **Enhanced Metals Recovery Building**

06-3915-13-16-18

City of Chester

East of the intersection of Booth and Front Streets

Further develop 40.370 acres with a 23,861 sq. ft. processing building and truck scale

### **Darhun Construction**

48-6523-08-15-16-18

Upper Providence Township

East side of Orange Street, approximately 800' south of Kirk Lane

Develop three single-family detached dwellings (See FINAL SUBDIVISIONS)

### **A & A Enterprises, LLC**

02-7227-17-18

Aston Township

Southeast corner of Bridgewater Road and Judy Way

Further develop parcel with additional site parking and associated stormwater management (See FINAL SUBDIVISIONS)

## **FINAL SUBDIVISIONS**

### **Old Quarry Knoll**

12-3070-91-92-97-01-18

Concord Township

North side of Smithbridge Road, approximately 2,200' west of the intersection with Valleybrook Road

Subdivide 25.8 acres into two lots

### **Valley Point Church**

12-7393-18

Concord Township

Southeast of the intersection of Bethel Road and Running Spring Lane

Nonresidential Incorporation Incorporate two lots totaling 10.7 acres into one lot

### **David McGrath**

12-7394-18

Concord Township

East side of Concord Road, approximately 1,400' north of the intersection with Mattson Road

Subdivide 2.32 acres into two lots

### **Wallingford Realty Partners**

29-4256-97-98-18

Nether Providence Township

East side of Providence Road, approximately 240' south of the intersection with Harvey and Chester Roads

Subdivide 6.05 acres into six lots (See FINAL LAND DEVELOPMENTS)

### **A & A Enterprises, LLC**

02-7227-17-18

Aston Township

Southeast corner of Bridgewater Road and Judy Way

Incorporate three lots totaling 18.848 acres into one lot (See FINAL LAND DEVELOPMENTS)

## **FINAL SUBDIVISIONS** (continued)

### **Ridley Wawa Food Market & Gas Station**

36-7401-18

Ridley Township

Southwest corner of Chester Pike and Acres Drive

Incorporate two lots totaling 1.38 acres into one lot (See FINAL LAND DEVELOPMENTS)

### **20 Reese Avenue**

30-7402-18

Newtown Township

South side of Reese Avenue, approximately 600' west of South Newtown Street Road

Incorporate two lots totaling 0.23 acre into one lot (See FINAL LAND DEVELOPMENTS)

### **599 Glendale Road**

20-7395-18

Haverford Township

East side of Glendale Road, approximately 600' south of the intersection with Fairview Avenue

Subdivide 2.280 acres into three residential lots and one open space lot

### **Darhun Construction**

48-6523-08-15-16-18

Upper Providence Township

East side of Orange Street, approximately 800' south of Kirk Lane

Subdivide 2.650 acres into three single-family detached lots (See FINAL LAND DEVELOPMENTS)

## **PRELIMINARY LAND DEVELOPMENTS**

### **Wawa Convenience Store**

46-7391-18

Upper Chichester Township

Northwest corner of Chichester Avenue and Meetinghouse Road

Construct a convenience store and associated gas pumps, as well as repurpose a school building as office space (See PRELIMINARY SUBDIVISIONS)

### **Progressive New Homes**

29-7397-18

Nether Providence Township

North of the intersection of Wallingford Avenue and Allen Street

Develop ten single-family detached dwellings (See PRELIMINARY SUBDIVISIONS)

### **Pets First Veterinary Center LLC**

20-7403-18

Haverford Township

East side of Haverford Road, approximately 840' south of the intersection with County Line Road

Further develop 0.978 acre with a 3,000 sq. ft. veterinary office

## **PRELIMINARY SUBDIVISIONS**

### **Wawa Convenience Store**

46-7391-18

Upper Chichester Township

Northwest corner of Chichester Avenue and Meetinghouse Road

Incorporate six lots totaling 2.55 acres into one lot (See PRELIMINARY LAND DEVELOPMENTS)

## **PRELIMINARY SUBDIVISIONS** (continued)

### **Clover Development Corporation**

46-7335-18

Upper Chichester Township

East side of Chichester Avenue, approximately 600' south of the intersection with Chelsea Road

Subdivide 4.239 acres into four lots

### **Progressive New Homes**

29-7397-18

Nether Providence Township

North of the intersection of Wallingford Avenue and Allen Street

Subdivide 5.145 acres into ten lots (See PRELIMINARY LAND DEVELOPMENTS)

## **NEXT PUBLIC MEETING**

**Thursday, January 17, 2019** beginning **4:00 p.m.** in the Government Center Building, (Room 100), Court House Complex, Media, PA. A tentative agenda will be available prior to the meeting.