

Delaware County Planning Commission Meeting Agenda

Thursday, April 18, 2019

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

R-1 to R-4

ZA-46-7425-19

Lower Chichester Township

Rezone an area from R-1 to R-4

Senior Cooperative Housing

ZA-41-7438-19

Swarthmore Borough

Amend the text of the Borough zoning ordinance to permit Senior Cooperative Housing by conditional use in all except two specified zoning districts and establish specific standards and criteria for approval

Steep Slopes and Very Steep Slopes

ZA-04-7441-19

Chadds Ford Township

Amend the text of the Township's Steep Slope Conservation district (Article XVIIIA of the Code of Chadds Ford Township) to correct a drafting error in the adoption of the original ordinance, No. 141, October 8, 2015

FINAL LAND DEVELOPMENTS

Lots 31 thru 37

43-7433-19

Tinicum Township

West side of Poulson Avenue, approximately 80' north of the intersection with Front Street
Develop a 6,600 sq. ft. warehouse (See FINAL SUBDIVISIONS)

St. Joseph Place

10-7437-19

Collingdale Borough

East side of Lafayette Avenue, approximately 750' south of Bartram Avenue

Redevelop the site with 49,954 sq. ft. of senior living housing (See FINAL SUBDIVISIONS)

Airport Business Complex

43-3943-96-01-07-12-16-19

Tinicum Township

North and west of the intersection of Second Street and Fourth Avenue

Further develop 135.770 acres with a 98,410 sq. ft. warehouse

Kish Associates

22-1132-04-08-10-11-14-15-16-18-19

Lower Chichester Township

Northeast corner of Ridge Avenue and Fedex Drive

Develop 9.8 acres with a 56,000 sq. ft. warehouse

FINAL LAND DEVELOPMENTS (continued)

145 King of Prussia Road

34-845-78-92-08-14-17-18-19

Radnor Township

East side of King of Prussia Road, approximately 400' north of Lancaster Avenue

Develop 18.710 acres with a hotel and parking garage

Artis Senior Living - Memory Care Facility

26-7442-19

Middletown Township

Northeast corner of the intersection between Middletown Road and Van Leer Avenue

Develop 5.298 acres with a 35,000 sq. ft. senior living facility

Trainer Borough Municipal Buildings

44-6516-07-19

Trainer Borough

South side of Laughead Road, approximately 500' west of Nealy Boulevard

Develop a borough building and community center totaling 22,016 sq. ft. (See FINAL SUBDIVISIONS)

3604 West Chester Pike

30-7443-19

Newtown Township

South of the intersection of West Chester Pike and St. Albans Avenue

Redevelop 0.729 acre with a 3,495 sq. ft. bank

FINAL SUBDIVISIONS

Lots 31 thru 37

43-7433-19

Tinicum Township

West side of Poulson Avenue, approximately 80' north of the intersection with Front Street

Incorporate two lots totaling 0.41 acre into one lot (See FINAL LAND DEVELOPMENTS)

Yeakle

30-7434-19

Newtown Township

East side of North Newtown Road, approximately 800' north of the intersection with St. David's Road

Subdivide 5.682 acres into two lots

183 - 189 Mattson Road

12-7435-19

Concord Township

North of the intersection of Mattson Road and Levi Run

Adjust lot lines of two lots totaling 5.980 acres

240 Wawa Road Site Improvements

07-2939-90-94-98-09-19

Chester Heights Borough

Southeast of the intersection between Baltimore Pike and Darlington Road

Incorporate five lots totaling 19.898 acres into one lot

FINAL SUBDIVISIONS (continued)

360 Conestoga Road

34-7436-19

Radnor Township

West side of Conestoga Road, approximately 800' north of Church Road

Subdivide 1.620 acres into two lots

St. Joseph Place

10-7437-19

Collingdale Borough

East side of Lafayette Avenue, approximately 750' south of Bartram Avenue

Incorporate two lots totaling 3.590 acres into one lot (See FINAL LAND DEVELOPMENTS)

101 Taylor Avenue

43-7439-19

Tinicum Township

Southeast corner of Taylor Avenue and Second Street

Incorporate six lots totaling 8.919 acres, which will be subdivided into four lots

3010 W. Third Street

06-7440-19

City of Chester

Northwest corner of Third and Harwick Streets

Incorporate three lots totaling 0.4355 acre into two lots

Trainer Borough Municipal Buildings

44-6516-07-19

Trainer Borough

South side of Laughead Road, approximately 500' west of Nealy Boulevard

Incorporate two lots totaling 6.441 acres into one lot (See FINAL LAND DEVELOPMENTS)

PRELIMINARY LAND DEVELOPMENTS

Aria Hotels LLC

25/48-3058-91-01-18-19

Upper Providence Township

South of the intersection of State and Greenhill Roads

Construct a 31,500 sq. ft. hotel (See PRELIMINARY SUBDIVISIONS)

PRELIMINARY SUBDIVISIONS

Aria Hotels LLC

25/48-3058-91-01-18-19

Upper Providence Township

South of the intersection of State and Greenhill Roads

Consolidate four lots into one, and then adjust the lot line of a previously consolidated neighboring fifth parcel to create a parcel totaling 1.57 acres (See PRELIMINARY LAND DEVELOPMENTS)

NEXT PUBLIC MEETING

Thursday, May 16, 2019 beginning **4:00 p.m.** in the **Offices of the Delaware County Planning Department located at 1055 E. Baltimore Pike, Media, PA 19063.** A tentative agenda will be available prior to the meeting.