

# **Delaware County Planning Commission Meeting Agenda**

## **Thursday, July 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**

#### **Church - Daycare Conditional Use**

ZA-38-7574-19

Rutledge Borough

Amend the text of the Borough zoning ordinance to allow Group Child Day-Care in church buildings as a conditional use in the R-1 District

#### **SALDO and Zoning Amendments**

SO/ZA-30-7575-19

Newtown Township

Amend the text of the Township zoning ordinance to repeal Section 172-48D of Article XII, R-5 Residence Districts (See SUBDIVISION ORDINANCES)

#### **Supplemental Landscaping Requirements**

ZA-21-7576-19

Lansdowne Borough

Amend the text of the Borough zoning ordinance to add new definitions related to horticulture and native plantings and a new section for required plantings

#### **Public School Bus Operations Facility**

ZA-40-7577-19

Springfield Township

Amend the text of the Township zoning ordinance to define and permit a Public School Bus Operations Facility as a principal use in the A Residence District

### **SUBDIVISION ORDINANCES**

#### **SALDO and Zoning Amendments**

SO/ZA-30-7575-19

Newtown Township

Amend the text of the Township subdivision and land development ordinance (SALDO) to modify the Township's current method of notice requirements

### **FINAL LAND DEVELOPMENTS**

#### **301-305 Ellis Road**

20-7473-19

Haverford Township

Southwest corner of Ellis Road and West Ardmore Drive

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

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

### **Chick-fil-A**

12-7474-19

Concord Township

East side of State Farm Drive, approximately 75' north of Route 322

Develop the 1.577 acres with a 200 sq. ft. addition to the Chick-fil-A quick service restaurant. They also propose to add a second drive through lane with other site design improvements

### **Jake's Fireworks**

46-7342-18-19

Upper Chichester Township

Northwest corner of Chichester and Johnson Avenues

Develop 0.60 acre with a 6,400 sq. ft. building used for the retail sale of fireworks

### **Proposed Industrial Redevelopment**

16-6581-08-10-19

Eddystone Borough

East of the intersection of Second Street and Saville Avenue

Develop 63.702 acres with two warehouses consisting of 775,600 sq. ft.

### **Edgmont Country Fair**

17-219-73-83-86-89-90-91-95-96-99-00-01-02-06-19

Edgmont Township

North side of North Crum Creek Road, at the terminus of North Rock Ridge Road

Further develop 7.25 acres with a 418 sq. ft. restaurant addition

## **FINAL SUBDIVISIONS**

### **40 Pancoast Avenue**

02-7471-19

Aston Township

North side of Pancoast Avenue, approximately 175' east of Mill Road

Subdivide 0.394 acre into two lots

### **301-305 Ellis Road**

20-7473-19

Haverford Township

Southwest corner of Ellis Road and West Ardmore Drive

Subdivide 2.0422 acres into two lots (See FINAL LAND DEVELOPMENTS)

### **Greg Zyla**

06-7475-19

City of Chester

Southwest corner of 3rd and Parker Streets

Incorporate three lots totaling 0.045 acre into one lot

### **2973 Highland Avenue**

24-7476-19

Marple Township

East side of Highland Avenue, approximately 600' south of Media Line Road

Subdivide 0.5 acre into two lots

## **FINAL SUBDIVISIONS** (continued)

### **Napoletano Lot Line Change**

40-7478-19

Springfield Township

South of Beatty Road, approximately 240' east of Barry Drive

Adjust lot lines of two parcels totaling 1.23 acres

### **Beyond Self Storage at Clifton Heights**

09-7387-18-19

Clifton Heights Borough

South side of Baltimore Avenue, approximately 300' east of Marple Avenue

Subdivide 3.54 acres into two lots

## **TENTATIVE PLANNED RESIDENTIAL DEVELOPMENTS**

### **Runnymede Farms - Phase 7**

17-413-17-18-19

Edgmont Township

Northeast corner of Providence and Gradyville Roads

Develop 14.075 acres with a 378,638 sq. ft. apartment building

## **PRELIMINARY LAND DEVELOPMENTS**

### **RVN Enterprises LLC**

36-7283-17-19

Ridley Township

Northwest corner of MacDade Boulevard and Kedron Avenue

Develop 1.1 acres with 4,900 sq. ft. of a proposed car washing building

### **The Village at Sproul Road**

24-8108-15-18-19

Marple Township

West side of Reed Road on the north side of Interstate 476

Develop 39.445 acres into 141 residential units (See PRELIMINARY SUBDIVISIONS)

## **PRELIMINARY SUBDIVISIONS**

### **The Village at Sproul Road**

24-8108-15-18-19

Marple Township

West side of Reed Road on the north side of Interstate 476

Subdivide 213.3 acres for residential development and open space preservation (See PRELIMINARY LAND DEVELOPMENTS)

## **NEXT PUBLIC MEETING**

**Thursday, August 15, 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.