

# **Delaware County Planning Commission Meeting Agenda**

## **Thursday, August 15, 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**

#### **Hardscaping Definition**

ZA-41-7578-19

Swarthmore Borough

Amend the text of the Borough Zoning Ordinance to add a new definition for Hardscaping and adjust any applicable references to 'minimum pervious cover' and 'maximum impervious area'

#### **Progressive New Homes, LLC**

ZA-29-7397-19

Nether Providence Township

Rezone 5.145 acres from R-3 to R-5

#### **PRD Zoning Amendment**

ZA-30-6411-07-09-10-12-13-14-15-16-17-18-19

Newtown Township

Amend the text of the Township Zoning Ordinance, Article XXE, Planned Residential Development, to modify the mix requirements; modify the Floor Area Ratio; amend parking requirements for multi-family buildings; and provide for design standards for townhouses, two-family and twin dwellings within Mixed-Use Areas (See TENTATIVE PLANNED RESIDENTIAL DEVELOPMENTS)

#### **Health Center Definition and Use**

ZA-12-7580-19

Concord Township

Amend the text of the Township zoning ordinance to modify the definition of Health Center, permit temporary lodging within a health center as an accessory use and modify the size and number of spaces required for a health center

### **COMPREHENSIVE PLANS**

#### **Comprehensive Plan Addendum**

CP-48-7579-19

Upper Providence Township

Update the Township Comprehensive Plan of 2005 with the addition of an addendum to the plan, entitled "Roadmap to 2030"

### **FINAL LAND DEVELOPMENTS**

#### **Orange Street and South Avenue**

48-7419-19

Upper Providence Township

Southeast of the intersection of S. Orange and Weldon Streets

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

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

### **Davita Dialysis**

47-7479-19

Upper Darby Township

Northeast corner of the intersection of Lansdowne Avenue and South Cedar Lane

Develop 1.35 acres with a 8,000 sq. ft. medical facility and demolish 17,000 sq. ft. of abandoned commercial building (See FINAL SUBDIVISIONS)

### **R2K Partners**

09-6835-10-16-19

Clifton Heights Borough

East Washington Avenue southwest of Jackson Street

Develop 3.603 acres with 23,000 sq. ft. of retail space

### **Chester Community Charter School**

08-5158-01-19

Chester Township

Southwest corner of the intersection of McDonald Boulevard and Commerce Drive

Further develop 13.37 acres with a 55,000 sq. ft. school addition

### **Wawa Convenience Store**

46-7391-18-19

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 FINAL SUBDIVISIONS)

### **Sun Valley High School**

2-4984-66-00-03-13-19

Aston Township

Southwest corner of Bridgewater Road and Concord Road

Further develop 56.369 acres with three additional buildings totaling 19,670 sq. ft.

### **New Hope Christian Church**

24-4478-98-08-19

Marple Township

Southeast corner of Sproul and Paxon Hollow Roads

Further develop 1.5784 acres with a 6,301 sq. ft. addition

### **Residence Inn by Marriott**

30-1290-81-91-99-00-06-07-11-19

Newtown Township

Northeast corner of West Chester Pike and Alice Grim Boulevard

Further develop 55.913 acres with a hotel

## **FINAL SUBDIVISIONS**

### **Orange Street and South Avenue**

48-7419-19

Upper Providence Township

Southeast of the intersection of S. Orange and Weldon Streets

Subdivide 0.94 acre into five lots, as well as subdivide a second 0.072 acre parcel into two and consolidate said pieces into the neighboring parcels (See FINAL LAND DEVELOPMENTS)

### **Davita Dialysis**

47-7479-19

Upper Darby Township

Northeast corner of the intersection of Lansdowne Avenue and South Cedar Lane

Subdivide 2.092 acres into two lots (See FINAL LAND DEVELOPMENTS)

### **Hinz Lot Line Change**

41/40-7480-19

Springfield Township

On the municipal boundary of Swarthmore Borough and Springfield Township, approximately 250' southeast of the intersection of Ogden Avenue and Riverview Road

Adjust the lot lines of two parcels totaling 3.73 acres

### **Thomson Subdivision**

26-7481-19

Middletown Township

East side of Valley Road, approximately 400' south of Forge Road

Subdivide 2.3 acres into two lots

### **Wawa Convenience Store**

46-7391-18-19

Upper Chichester Township

Northwest corner of Chichester Avenue and Meetinghouse Road

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

### **733 & 741 Harrison Road Lot Line Change**

34-5501-03-19

Radnor Township

East side of Harrison Road, approximately 300' south of Parkes Run Lane

Adjust lot lines of two lots totaling 3.776 acres

### **Eric C. Hansen**

42-7484-19

Thornbury Township

Northeast corner of the intersection of County Lane and Tanguy Road

Subdivide 5.97 acres into two lots

## **TENTATIVE PLANNED RESIDENTIAL DEVELOPMENTS**

### **Carilla Property**

12-7482-19

Concord Township

Eastern corner of Naamans Creek Road and Pyle Road

Develop 2.353 acres with a five unit planned residential community

### **Ellis Town Center - Sector II**

30-6411-07-09-10-12-13-14-15-16-17-18-19

Newtown Township

Southwest corner of Goshen Road and Newtown Street Road

Revise the previously proposed PRD with details for Sector II including retail, office, hotel, townhouse, and multi-family development totaling 661,680 sq. ft. (See ZONING MATTERS)

## **PRELIMINARY LAND DEVELOPMENTS**

### **Anthony Dambro**

04-7483-19

Chadds Ford Township

Western corner of Ridge and Ring Roads

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

## **PRELIMINARY SUBDIVISIONS**

### **Anthony Dambro**

04-7483-19

Chadds Ford Township

Western corner of Ridge and Ring Roads

Subdivide 32.797 acres into nine lots (See PRELIMINARY LAND DEVELOPMENTS)

## **NEXT PUBLIC MEETING**

**Thursday, September 19, 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.