

Delaware County Planning Commission Meeting Agenda

Thursday, September 21, 2023

Below is an agenda of Act 247 Review applications scheduled for consideration by the Delaware County Planning Commission at its public meeting beginning 4:00p.m. in the Government Center Building, (Room 100), Court House Complex, Media, PA. **PLEASE NOTE, THIS IS A TENTATIVE AGENDA THAT IS SUBJECT TO REVISIONS, ADDITIONS AND/OR DELETIONS AND DOES NOT REFLECT THE ORDER OF CONSIDERATION.** A final agenda will be available following the meeting.

ZONING MATTERS

O to ROA

ZA-26-7893-23

Media Borough

Rezone five parcels from O to ROA

Outdoor Dining - GH District

ZA-34-7874-23

Radnor Township

Revision to an amendment of the text of the Township zoning ordinance to address outdoor dining in the GH-CR and PLO Districts

R-2 to M/I

ZA-12-7894-23

Concord Township

Rezone parcels from R-2 to M/I

Undefined Uses

ZA-07-7897-23

Chester Heights Borough

Amend the text of the Borough zoning ordinance to address undefined uses

FINAL LAND DEVELOPMENTS

Workman Hall

34-3188-92-95-96-06-08-10-11-23

Radnor Township

Southwest corner of Eagle and King of Prussia Roads

Further develop 94 acres with a 10,762 sq. ft. academic building

Storage Building

34-1522-77-00-01-02-06-13-15-20-23

Radnor Township

North side of N. Ithan Avenue about 350 ft. from County Line Road intersection

Further develop a 225-acre campus with a storage building

PHL Executive Hangar Expansion

43-1837~00-01-02-04-09-17-18-19-23

Tinicum Township

South/central portion of the airport complex

Further develop 30.48 acres with an airport apron that will accommodate aircraft overnight

FINAL LAND DEVELOPMENTS (continued)

Ottaviano - 948 Lincoln Avenue

40-7889-23

Springfield Township

West side of Lincoln Avenue, approximately 1,200' south of Baltimore Pike

Develop three single-family detached dwellings FS 3

40 Van Leer Avenue

26-7890-23

Middletown Township

Southwest corner of Van Leer Avenue and Barren Road

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

2224 & 2228 Haverford Road

20-7892-26

Haverford Township

Southeast corner of E Haverford Road and Karakung Drive

Further develop .47555 acre with a second floor addition and site improvements (See FINAL SUBDIVISIONS)

ACG Counseling Center

06-7895-23

City of Chester

Southwest corner of Route 352 and W 22nd Street

Further develop an office building with a 1,300 sq. ft. building addition (See FINAL SUBDIVISIONS)

3033 Market Street

46-4310-97-98-99-21-23

Upper Chichester Township

East of the intersection between Market Street and Meetinghouse Road

Develop 2.985 acres with a 25,600 sq. ft. retail/warehouse building (See FINAL SUBDIVISIONS)

Morris Avenue

36-7896-23

Ridley Township

East side of Morris Avenue, approximately 100' south of MacDade Blvd

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

FINAL SUBDIVISIONS

Lorraine Powell Property Conveyance

07-7887-23

Chester Heights Borough

West side of Valleybrook Road, approximately 1,500' south of Smithbridge Road

Resubdivide three lots totaling 70.196 acres into six lots

8 Morton Avenue Lot Line Change

35-7888-23

Ridley Park Borough

West side of Morton Avenue, approximately 200' north of Chester Pike

Adjust the lot lines of two lots

FINAL SUBDIVISIONS (continued)

Ottaviano - 948 Lincoln Avenue

40-7889-23

Springfield Township

West side of Lincoln Avenue, approximately 1,200' south of Baltimore Pike
Subdivide 2.1978 acres into three lots (See FINAL LAND DEVELOPMENTS)

40 Van Leer Avenue

26-7890-23

Middletown Township

Southwest corner of Van Leer Avenue and Barren Road
Subdivide 1.7085 acres into three lots (See FINAL LAND DEVELOPMENTS)

309 E. Broadway

09-7891-23

Clifton Heights Borough

North of the intersection between East Broadway and Holly Avenues
Adjust lot lines of two lots totaling .3453 acre

2224 & 2228 Haverford Road

20-7892-26

Haverford Township

Southeast corner of E Haverford Road and Karakung Drive
Incorporate two lots into one lot (See FINAL LAND DEVELOPMENTS)

3033 Market Street

46-4310-97-98-99-21-23

Upper Chichester Township

East of the intersection between Market Street and Meetinghouse Road
Subdivide 16.288 acres into two lots (See FINAL LAND DEVELOPMENTS)

Morris Avenue

36-7896-23

Ridley Township

East side of Morris Avenue, approximately 100' south of MacDade Blvd
Subdivide 0.26 acre into two lots (See FINAL LAND DEVELOPMENTS)

ACG Counseling Center

06-7895-23

City of Chester

Southwest corner of Route 352 and W 22nd Street
Incorporate two lots totaling 0.59 acre into one lot (See FINAL LAND DEVELOPMENTS)

PRELIMINARY LAND DEVELOPMENTS

76 Industrial Highway

43-2438-88-95-98-99-00-05-09-23

Tinicum Township

Along the Conrail tracts, south of Governor Printz Boulevard and west of Wanamaker Avenue
Develop 14.366 acres with three warehouse buildings

PRELIMINARY LAND DEVELOPMENTS (continued)

Volkswagen of Springfield Addition

40-7100-15-17-23

Springfield Township

Northeast corner of West Avenue and Baltimore Pike

Further develop 1.3 acres with an auto dealership addition