



DELAWARE COUNTY PLANNING COMMISSION
Meeting Agenda with Application Detail

Thursday, May 21, 2026

ZONING MATTERS

1. **Special Use District** ZA-40-8255-26
Springfield Township
*Amend the text of the Township zoning ordinance to further address special uses
2. **POC - Bank Use** ZA-04-8191-25-26
Chadds Ford Township
*Amend the text of the Township zoning ordinance to address the Bank use;
Rezone portion of a parcel from LI to POC

SUBDIVISION ORDINANCES

1. **Tree Ordinance Amendments** SO-41-8253-26
Swarthmore Borough
*Amend the text of the Borough subdivision and land development ordinance regarding trees

COMPREHENSIVE PLANS

1. **Media Borough Comp Plan** CP-25-8254-26
Media Borough
*Replace the comprehensive plan of Media Borough with a new plan



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FINAL LAND DEVELOPMENTS

1. **Valleypoint Church Redevelopment** 12-7393-18-24-26

Concord Township

* Further develop 6.7 acres with 8,429 sq. ft. of additional church and related services

Location East side of Bethel Road, approximately 1,100' south of Smithbridge Road

Tax Map # 13-36-022:000 **Zoning District(s)** R-2

Tax Folio # 13-00-00122-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u> <input type="checkbox"/>
Residential <input type="checkbox"/>	Residential 0.000	Public <input checked="" type="checkbox"/>	Public <input type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 6.700	Private <input type="checkbox"/>	Private <input checked="" type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

<i>* Nonresidential *</i>	-----Existing-----				-----Proposed-----					
	-----Units-----		-Square Footage-							
	<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Units</u>	<u>Addn's</u>	<u>Sq. Ft.</u>
Religious	6.700		3	1			1			
<i>* Totals *</i>	6.7		3	1			1			

Applicant Valleypoint Church, 209 Bethel Road, Glen Mills, PA, 19342

Engineer G.D. Houtman and Son Inc., 139 East Baltimore Pike, Media, PA, 19063
 (610) 565-6363

2. **David Dodge Chrysler Jeep** 06-688-55-92-95-06-07-19-26

City of Chester

* Further develop 2.340 acres with a 16,800 sq. ft. vehicle storage and repair facility See FS 5

Location Southeast corner of I-95 and Keystone Road

Tax Map # 49-18-001 **Zoning District(s)** LIC

Tax Folio # 49-11-01711-20

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u> <input type="checkbox"/>
Residential <input type="checkbox"/>	Residential 0.000	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 2.340	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

<i>* Nonresidential *</i>	-----Existing-----				-----Proposed-----					
	-----Units-----		-Square Footage-							
	<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Units</u>	<u>Addn's</u>	<u>Sq. Ft.</u>
Service / Commercial										15,466
<i>* Totals *</i>										15,466

Applicant 322 Keystone LLC, 1 Kerlin Ct., Garnet Valley, PA, 19060

Engineer Linn Architects, 1140 N. Providence Road, Media, PA, 19063



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FINAL LAND DEVELOPMENTS

3. **Riverview Place** 41-8256-26

Swarthmore Borough

*Develop a four-unit multifamily building See FS 2

Location Southwest corner of Baltimore Pike and Riverview Road

Tax Map # 43-01-004 **Zoning District(s)** AL

Tax Folio # 43-00-01037-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 0.592	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Floodplains <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	Wetlands <input type="checkbox"/>
				HOP Required <input type="checkbox"/>

Summary of Proposed Units

<u>* Residential *</u>	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Multifamily			1
* Totals *			1

Applicant Springfield Square South, LP, 1001 Baltimore Pike, Springfield, PA, 19064
 (610) 576-0216

Engineer H. Gilroy Damon Associates, Inc., P O Box 1158, 1343 Chester Pike, Sharon Hill, PA, 19079
 (610) 583-4100

4. **Proposed Car Wash - 832 N Lansdowne Ave** 47-3761-95-26

Upper Darby Township

*Redevelop 0.896 acre with a car wash

Location West of the intersection between N Lansdowne Avenue and S Cedar Lane

Tax Map # 16-07-688 **Zoning District(s)** C-2

Tax Folio # 16-08-10870-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input type="checkbox"/>	Residential 0.000	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Floodplains <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 0.896	Private <input type="checkbox"/>	Private <input type="checkbox"/>	Wetlands <input type="checkbox"/>
				HOP Required <input type="checkbox"/>

Summary of Proposed Units

<u>* Nonresidential *</u>	<u>-----Existing-----</u>				<u>-----Proposed-----</u>				
	<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Units</u>	<u>Sq. Ft.</u>
Retail									3,901
* Totals *									3,901

Applicant El Car Wash Mid Atlantic, 2753 NW 87th Avenue, Doral, FL, 33172
 (413) 464-2267

Engineer Dynamic Engineering Consultants PC, 1515 Market Street, Suite 1920, Philadelphia, PA, 19102
 (215) 253-4888



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FINAL LAND DEVELOPMENTS

5. **3888 Denison Avenue** **47-8257-26**

Upper Darby Township

*Develop 2 semi-detached dwelling units See FS 4

Location Southeast corner of Dennison Avenue and Bridge Street

Tax Map # 16-13-625

Zoning District(s) R-3

Tax Folio # 16-13-00925-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 0.137	Public <input type="checkbox"/>	Public <input type="checkbox"/>	Floodplains <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	Wetlands <input type="checkbox"/>
				HOP Required <input type="checkbox"/>

Summary of Proposed Units

<i>* Residential *</i>	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Single Family Semi-Detached			2
<i>* Totals *</i>			2

Applicant Greg Murray, 10 School Lane, Folcroft, PA, 19032
 (610) 623-3814

Engineer Kelly Engineers & Surveyors, 30 La Crue Ave, Suite 201, Glen Mills, PA, 19342
 (610) 358-9363

FINAL SUBDIVISIONS

1. **22-24 Boot Road Subdivision** **30-8252-26**

Newtown Township

*Subdivide one vacant lot into two residential lots. No development is proposed at this time.

Location North side of Boot Road, approximately 1,000' west of the intersection with West Chester Pike

Tax Map # --:000

Zoning District(s) R-1

Tax Folio # 30-00-00261-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 3.140	Public <input type="checkbox"/>	Public <input checked="" type="checkbox"/>	Floodplains <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input checked="" type="checkbox"/>	Private <input type="checkbox"/>	Wetlands <input type="checkbox"/>
				HOP Required <input type="checkbox"/>

Summary of Proposed Units

Applicant Rockhill Real Estate XXII LLC, 20 Boot Road, Newtown Square, PA, 19073
 (856) 816-2200

Engineer T & M Associates Inc., 448 Lincoln Highway, Suite 202, Fairless Hills, PA, 19030
 (215) 486-5770



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FINAL SUBDIVISIONS

2. **Riverview Place** 41-8256-26

Swarthmore Borough

* Incorporate 2 lots totaling 0.5918 acre into 1 lot See FL 3

Location Southwest corner of Baltimore Pike and Riverview Road

Tax Map # 43-01-004 **Zoning District(s)** AL

Tax Folio # 43-00-01037-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u> <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	Residential 0.592	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

<u>* Residential *</u>	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Multifamily			1
* Totals *			1

Applicant Springfield Square South, LP, 1001 Baltimore Pike, Springfield, PA, 19064
 (610) 576-0216

Engineer H. Gilroy Damon Associates, Inc., P O Box 1158, 1343 Chester Pike, Sharon Hill, PA, 19079
 (610) 583-4100

3. **855-875 Sussex Boulevard** 24-8258-26

Marple Township

* Incorporate 2 lots totaling 24.6394 acres into 1 lot

Location 50' south of the Sussex Blvd terminus

Tax Map # 25-37-008 **Zoning District(s)** I

Tax Folio # 25-00-04575-05

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u> <input type="checkbox"/>
Residential <input type="checkbox"/>	Residential 0.000	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 24.639	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

<u>* Nonresidential *</u>	<u>-----Existing-----</u>				<u>-----Proposed-----</u>					
	<u>-----Units-----</u>		<u>-Square Footage-</u>		<u>-----</u>		<u>-----</u>			
	<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Units</u>	<u>Addn's</u>	<u>Sq. Ft.</u>
Industrial							1			
* Totals *							1			

Applicant Lawrence Park Partnership, 1001 Baltimore Pike, Springfield, PA, 19064
 (262) 808-9878

Engineer H. Gilroy Damon Associates, Inc., P O Box 1158, 1343 Chester Pike, Sharon Hill, PA, 19079
 (610) 583-4100



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FINAL SUBDIVISIONS

4. **3888 Denison Avenue** **47-8257-26**

Upper Darby Township

*Subdivide 0.137 acre into 2 lots See FL 5

Location Southeast corner of Dennison Avenue and Bridge Street

Tax Map # 16-13-625 **Zoning District(s)** R-3

Tax Folio # 16-13-00925-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u> <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	Residential 0.137	Public <input type="checkbox"/>	Public <input type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

<i>* Residential *</i>	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Single Family Semi-Detached			2
<i>* Totals *</i>			2

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 (610) 623-3814

Engineer Kelly Engineers & Surveyors, 30 La Crue Ave, Suite 201, Glen Mills, PA, 19342
 (610) 358-9363

5. **David Dodge Chrysler Jeep** **06-688-55-92-95-06-07-19-26**

City of Chester

*Incorporate 2 lots totaling 2.34 acres into 1 lot FL 2

Location Southeast corner of I-95 and Keystone Road

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Tax Folio # 49-11-01711-20

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u> <input type="checkbox"/>
Residential <input type="checkbox"/>	Residential 0.000	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 2.340	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

<i>* Nonresidential *</i>	<u>-----Existing-----</u>				<u>-----Proposed-----</u>					
	<u>-----Units-----</u>		<u>-Square Footage-</u>		<u>-----</u>		<u>-----</u>			
	<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Units</u>	<u>Addn's</u>	<u>Sq. Ft.</u>
Service / Commercial										15,466
<i>* Totals *</i>										15,466

Applicant 322 Keystone LLC, 1 Kerlin Ct., Garnet Valley, PA, 19060

Engineer Linn Architects, 1140 N. Providence Road, Media, PA, 19063