



DELAWARE COUNTY PLANNING COMMISSION
Meeting Agenda with Application Detail

Thursday, June 18, 2026

ZONING MATTERS

1. **Historic Inventory Additions** ZA-30-7967-24-25-26
Newtown Township
*Update the Township zoning ordinance inventory of historic resources

2. **Steep Slopes Ordinance** ZA-07-8263-26
Chester Heights Borough
*Amend the text of the Borough zoning ordinance regarding steep slopes

3. **Kennels** ZA-24-8264-26
Marple Township
*Amend the text of the Township zoning ordinance regarding kennels

4. **Smoke Shops** ZA-24-8265-26
Marple Township
*Amend the text of the Township zoning ordinance regarding smoke shops

5. **Data Centers** ZA-24-8266-26
Marple Township
*Amend the text of the Township zoning ordinance regarding data centers

6. **Basketball Backboards and Poles** ZA-05-8267-26
Brookhaven Borough
*Amend the text of the Borough zoning ordinance to address basketball backboards and poles

7. **CMU District** ZA-47-8268-26
Upper Darby Township
*Amend the text of the Township zoning ordinance by adding a new mixed-use zoning district
*Rezone 14.737 acres from R2 to CMU



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COMPREHENSIVE PLANS

1. Open Space and Recreation Plan CP-14-8262-26

Darby Township

*Replace the open space and recreation plan of Township with a new plan

FINAL LAND DEVELOPMENTS

1. 440 W Knowlton Road 02-8259-26

Aston Township

*Develop 2.2 acres with a 6,000 sq. ft. contractor shop

Location West side of Knowlton Road, approximately 1,500' north of Archer Lane

Tax Map # 2-15-002

Zoning District(s) LI

Tax Folio # 02-00-01321-00

<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 type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 2.200	Private <input checked="" type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

	-----Existing-----				-----Proposed-----				
	-----Units-----		-Square Footage-						
	<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>					<u>Remain</u>
* Nonresidential *									
Service / Commercial									6,000
* Totals *									6,000

Applicant Dignity Investment Trust, 502 Oakcrest Lane, Waslingford, PA, 19086
 (484) 326-1194

Engineer Horizon Engineering, 428 Main Street, Pennsburg, PA, 18073
 (267) 923-8573



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FINAL LAND DEVELOPMENTS

2. Oak Hill at St Davids 34-4295-97-08-10-11-22-26

Radnor Township

*Develop 23.6 acres with an elder care facility See FS 1

Location Northwest corner of Eagle Road and Radnor Road

Tax Map # 36-06-004:000 **Zoning District(s)** PI

Tax Folio # 36-02-00977-99

<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"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 59.900	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>
Age-Restricted			1
* Totals *			1

<u>* Nonresidential *</u>	<u>-----Existing-----</u>				<u>-----Proposed-----</u>					
	<u>-----Units-----</u>		<u>-Square Footage-</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>
Institutional	1	59.900								
* Totals *	1	59.9								

Applicant Rockwell Radnor, LLC Attn: Greg Lingo, 1075 Eagle Road, Wayne, PA, 19087
 (484) 445-4300

Engineer SITE Engineering Concepts LLC, P.O. Box 1992, Southeastern, PA, 19399
 (610) 240-0450



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FINAL LAND DEVELOPMENTS

3. **Bond Shopping Center Chipotle** 47-6315-06-22-24-26

Upper Darby Township

*Redevelop 1.842 acres with a 2,385 sq. ft. restaurant

Location Southeast corner of State Road and Lansdowne Avenue

Tax Map # 16-07-890

Zoning District(s) C2

Tax Folio # 16-09-00995-00

<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 checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 1.842	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

* Nonresidential *

	<u>-----Existing-----</u>				<u>-----Proposed-----</u>					
	<u>-----Units-----</u>		<u>-Square Footage-</u>		<u>-----Units-----</u>		<u>-Square Footage-</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>
Restaurant/Deli										2,385
* Totals *										2,385

Applicant Kravco Company, LLC, 234 Mall Boulevard, Suite 270, King of Prussia, PA, 19406
 (610) 854-2800

Engineer R.L. Showalter & Associates, 116 E. Butler Avenue, Chalfont, PA, 18914
 (215) 822-2990



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FINAL SUBDIVISIONS

1. **Oak Hill at St Davids** 34-4295-97-08-10-11-22-26

Radnor Township

*Adjust lot lines of two lots totaling 60.25 acres See FL 2

Location Northwest corner of Eagle Road and Radnor Road

Tax Map # 36-06-004:000 **Zoning District(s)** PI

Tax Folio # 36-02-00977-99

<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"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 59.900	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
* Residential *			
Age-Restricted			1
* Totals *			1

	<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>
Institutional	1	59.900						
* Totals *	1	59.9						

Applicant Rockwell Radnor, LLC Attn: Greg Lingo, 1075 Eagle Road, Wayne, PA, 19087
 (484) 445-4300

Engineer SITE Engineering Concepts LLC, P.O. Box 1992, Southeastern, PA, 19399
 (610) 240-0450

2. **223 Penn Blvd - Sam McGovern** 15-8260-26

East Lansdowne Borough

*Subdivide 0.287 acre into 2 lots

Location East side of Penn Boulevard, approximately 400' south of Glenwood Avenue

Tax Map # 17-01-480 **Zoning District(s)** R

Tax Folio # 17-00-00782-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 0.287	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>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
* Residential *			
Single Family Semi-Detached			
Single Family Detached			
* Totals *			

Applicant NEHB LLC, 104.5 Forest Avenue, Suite 25, Narberth, PA, 19072
 (267) 680-9888

Engineer Herbert E. MacCombie, Jr., P.E., P.O. Box 118, Broomall, PA, 19008
 (610) 356-9550



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FINAL SUBDIVISIONS

3. Trainer Subdivision Reverse Subdivision 44-8261-26

Trainer Borough

*Adjust lot lines of 2 lots totaling 4.0529 acres

Location South of the intersection between West 9th Street and Price Street

Tax Map # 46-04-056

Zoning District(s) I-1

Tax Folio # 46-00-00060-01

<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 4.053	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

* Nonresidential *

	<u>-----Existing-----</u>				<u>-----Proposed-----</u>					
	<u>-----Units-----</u>		<u>-Square Footage-</u>		<u>-----Units-----</u>		<u>-Square Footage-</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>
Religious							2			
* Totals *							2			

Applicant Trainer Borough, 4300 Township Line Road, Trainer, PA, 19061
 (610) 585-5165

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



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PRELIMINARY LAND DEVELOPMENTS

1. **RTMSD K-1 Early Learning Center** 26-1493-83-87-95-26

Middletown Township

* Further develop a school campus with an early learning center and upgrades to playing fields

Location North of the intersection between Route 352 and West Rose Tree Road

Tax Map # 27-13-115

Zoning District(s) I-1

Tax Folio # 27-00-00120-01

<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 type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

* Nonresidential *

	-----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>
Educational									128,000
	* Totals *								128,000

Applicant Rose Tree Media School District, 308 North Olive Street, Media, PA, 19063
 (610) 627-6001

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