DELAWARE COUNTY PLANNING COMMISSION
Meeting Agenda with Application Detail
Thursday, November 19, 2026

ZONING MATTERS

1. **Data Centers** | **ZA-34-8304-26**

Radnor Township

*Amend the text of the Township zoning ordinance to address data centers

2. **Data Centers** | **ZA-06-8305-26**

City of Chester

*Amend the text of the City zoning ordinance to address data centers

3. **Data Centers** | **ZA-17-8306-26**

Edgmont Township

*Amend the text of the Township zoning ordinance to address data centers

4. **H-to-W-1A Map Amendment** | **ZA-43-8192-25-26**

Tinicum Township

*Rezone an area from H to W-1A

5. **Data Centers** | **ZA-23-8313-26**

Marcus Hook Borough

*Amend the text of the Borough zoning ordinance to address data centers

COMPREHENSIVE PLANS

1. **Edgmont Comp Plan** | **CP-17-8310-26**

Edgmont Township

*Replace the comprehensive plan of Township with a new plan

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FINAL LAND DEVELOPMENTS

1. BCMA New Museum Building-Hillside Campus — 04-8307-26

Chadds Ford Township

*Redevelop 12.47 acres with a museum building

Location East side of Creek Road, approximately 300' south of Baltimore Pike

Tax Map # --:000 ***Zoning District(s)*** CC/LI/FldPn

Tax Folio # 04-00-00029-01

Application Type	Acreage	Water	Sewer	
Residential ☐	Residential 0.000	Public ☑	Public ☑	Floodplains ☐
Nonresidential ☑	Nonresidential 12.470	Private ☐	Private ☐	Wetlands ☐
				HOP Required ☐

Summary of Proposed Units

* Nonresidential *	Existing					Proposed			
			Units		Square Footage					
	Lots	Acres	Remain	Remove	Remain	Remove	Lots	Units	Addn's	Sq. Ft.
Institutional										34,378
* Totals *										34,378

Applicant Brandywine Conservancy and Museum of Art, , , PA,
(610) 388-2700

Engineer Meliora Design, , , ,
(610) 933-0123

2. Springfield Mall Outparcels — 40-8308-26

Springfield Township

*Develop two mall outparcels See FS 1

Location Northwest corner of Baltimore Pike and Route 320

Tax Map # --:000 ***Zoning District(s)*** SC-1

Tax Folio # 42-00-00512-00

Application Type	Acreage	Water	Sewer	
Residential ☐	Residential 0.000	Public ☑	Public ☑	Floodplains ☐
Nonresidential ☑	Nonresidential 50.970	Private ☐	Private ☐	Wetlands ☐
				HOP Required ☐

Summary of Proposed Units

* Nonresidential *	Existing					Proposed			
			Units		Square Footage					
	Lots	Acres	Remain	Remove	Remain	Remove	Lots	Units	Addn's	Sq. Ft.
Retail							3			6,597
* Totals *							3			6,597

Applicant UGM Development, LLC, , , PA,
(415) 935-4134

Engineer Kimley-Horn and Assoc., Inc., , , ,
(237) 687-0150

FINAL LAND DEVELOPMENTS

3. 913 Ash Road | 29-8311-26

Nether Providence Township

*Develop 2 single-family detached dwellings See FS 4

Location North side of Ash Road, approximately 100' west of Harvey Road

Tax Map # --:000 ***Zoning District(s)*** R-4

Tax Folio # 34-00-00017-00

Application Type	Acreage	Water	Sewer	
Residential ☑	Residential 0.180	Public ☑	Public ☑	Floodplains ☐
Nonresidential ☐	Nonresidential 0.000	Private ☐	Private ☐	Wetlands ☐
				HOP Required ☐

Summary of Proposed Units

* Residential *	Units Remaining	Units Removed	Units Proposed
Single Family Detached			2
* Totals *			2

Applicant Making Progress Realty, LLC, , , PA,
(484) 947-8764

Engineer Catania Engineering Associates, Inc., 520 West MacDade Boulevard, Milmont Park, PA, 19033-3311
(610) 532-2884

4. 174 & 440 Calcon Hook Road | 39-8314-26

Sharon Hill Borough

*Develop 2.8 acres with a 6,305 sq. ft. office and inspection shop

Location Northwest corner of Calcon Hook Road and Elmwood Avenue

Tax Map # --:000 ***Zoning District(s)*** R-1

Tax Folio # 41-00-00657-00

Application Type	Acreage	Water	Sewer	
Residential ☐	Residential 0.000	Public ☑	Public ☑	Floodplains ☐
Nonresidential ☑	Nonresidential 2.800	Private ☐	Private ☐	Wetlands ☐
				HOP Required ☐

Summary of Proposed Units

* Nonresidential *	Existing						Proposed			
			Units		Square Footage					
	Lots	Acres	Remain	Remove	Remain	Remove	Lots	Units	Addn's	Sq. Ft.
Office										6,305
* Totals *										6,305

Applicant Sharon Storage, LLC, , , PA,
(610) 999-2229

Engineer Howell Engineering, , , ,
(610) 918-9002

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FINAL SUBDIVISIONS

1. Springfield Mall Outparcels — 40-8308-26

Springfield Township

* Subdivide 50.970 acres into 3 lots See FL 2

Location Northwest corner of Baltimore Pike and Route 320

Tax Map # --:000 **Zoning District(s)** SC-1

Tax Folio # 42-00-00512-00

Application Type	Acreage	Water	Sewer	
Residential ☐	Residential 0.000	Public ☑	Public ☑	Floodplains ☐
Nonresidential ☑	Nonresidential 50.970	Private ☐	Private ☐	Wetlands ☐
				HOP Required ☐

Summary of Proposed Units

* Nonresidential *	Existing Lots	Existing Acres	Units Remain	Units Remove	Square Footage Remain	Square Footage Remove	Proposed Lots	Proposed Units	Proposed Addn's	Proposed Sq. Ft.
Retail							3			6,597
* Totals *							3			6,597

Applicant UGM Development, LLC, , , PA,
(415) 935-4134

Engineer Kimley-Horn and Assoc., Inc., , , ,
(237) 687-0150

2. 318-320 Prospect Road — 40-8309-26

Springfield Township

* Incorporate 2 lots totaling 0.3099 acre into 1 lot

Location East side of Prospect Road, approximately 200' south of E Leamy Avenue

Tax Map # --:000 **Zoning District(s)** B

Tax Folio # 42-00-04955-00

Application Type	Acreage	Water	Sewer	
Residential ☐	Residential 0.310	Public ☑	Public ☑	Floodplains ☐
Nonresidential ☐	Nonresidential 0.000	Private ☐	Private ☐	Wetlands ☐
				HOP Required ☐

Summary of Proposed Units

* Residential *	Units Remaining	Units Removed	Units Proposed
Single Family Detached			
* Totals *			

Applicant Stephanie & Daniel W. Applegate, , , PA,
(610) 715-0171

Engineer W.R. Cujdik, LLC, , , ,
(856) 715-8817

FINAL SUBDIVISIONS

3. 47 N Middletown Road | 26-7852-23-26

Middletown Township

* Subdivide 4.166 acres into 2 lots

Location East side of Middletown Road, approximately 1,000' north of Baltimore Pike

Tax Map # 27-21-004 ***Zoning District(s)*** R-1

Tax Folio # 27-00-01566-00

Application Type	*Acreage*	*Water*	*Sewer*	*Floodplains*
Residential ☐	*Residential* 0.000	*Public* ☑	*Public* ☑	*Wetlands* ☐
Nonresidential ☑	*Nonresidential* 4.166	*Private* ☐	*Private* ☐	*HOP Required* ☐

Summary of Proposed Units

* Residential *	*Units Remaining*	*Units Removed*	*Units Proposed*
Single Family Detached			
* Totals *			

Applicant 47 Middletown LLC, , , ,
(215) 504-6672

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

4. 913 Ash Road | 29-8311-26

Nether Providence Township

* Subdivide 0.188 acre into 2 lots See FL 3

Location North side of Ash Road, approximately 100' west of Harvey Road

Tax Map # --:000 ***Zoning District(s)*** R-4

Tax Folio # 34-00-00017-00

Application Type	*Acreage*	*Water*	*Sewer*	*Floodplains*
Residential ☑	*Residential* 0.180	*Public* ☑	*Public* ☑	*Wetlands* ☐
Nonresidential ☐	*Nonresidential* 0.000	*Private* ☐	*Private* ☐	*HOP Required* ☐

Summary of Proposed Units

* Residential *	*Units Remaining*	*Units Removed*	*Units Proposed*
Single Family Detached			2
* Totals *			2

Applicant Making Progress Realty, LLC, , , PA,
(484) 947-8764

Engineer Catania Engineering Associates, Inc., 520 West MacDade Boulevard, Milmont Park, PA, 19033-3311
(610) 532-2884

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FINAL SUBDIVISIONS

5. New Fairview I, II, and III - 1251 Haverford Road | 36-8312-26

Ridley Township

*Consolidate 2 lots into one and subsequently adjust a shared parcel line with a third lot

Location West of the intersection between Haverford Road and Morris Avenue

Tax Map # --:000 ***Zoning District(s)*** C / I

Tax Folio # 38-01-00162-00

Application Type	Acreage	Water	Sewer	Floodplains
Residential ☐	Residential 0.000	Public ☑	Public ☑	Wetlands ☐
Nonresidential ☑	Nonresidential 1.500	Private ☐	Private ☐	HOP Required ☐

Summary of Proposed Units

* Nonresidential *	Existing: Lots	Existing: Acres	Existing: Units: Remain	Existing: Units: Remove	Existing: Square Footage: Remain	Existing: Square Footage: Remove	Proposed: Lots	Proposed: Units	Proposed: Addn's	Proposed: Sq. Ft.
Industrial							2			
* Totals *							2			

Applicant New Fairview I, II, and III, LLC, , , PA,
(215) 569-4364

Engineer Land-Tech Services, , , ,
(609) 678-7118