

# **Delaware County Planning Commission Meeting Agenda**

## **Thursday, June 16, 2022**

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**

#### **PRD Text and Map**

ZA-07-7761-22

Chester Heights Borough

Amend the text of the Borough zoning ordinance to further address the PRD use

Rezone 62.8 acres from B, R-1 and R-1 1/2 to PRD

### **FINAL LAND DEVELOPMENTS**

#### **Champion Investments - 817 & 819 Lincoln Ave**

33-7759-22

Prospect Park Borough

Southeast corner of Lincoln and 9th Avenues

Further develop 0.5487 acre with a parking lot expansion

#### **American Wood Design - 218 -224 Fulton Street**

06-7760-22

City of Chester

Northwest corner of Fulton and Mary Streets

Develop a 2,200 sq. ft. warehouse (See FINAL SUBDIVISIONS)

#### **Oak Hill at St Davids**

34-4295-97-08-10-11-22

Radnor Township

Northwest corner of Eagle and Radnor Roads

Develop 23.6 acres with a 295 bed elder care facility (See FINAL SUBDIVISIONS)

#### **26 Wentworth Lane**

34-7756-22

Radnor Township

West side of Wentworth Lane, approximately 200' south of Conestoga Road

Develop two semi-detached dwelling units (See FINAL SUBDIVISIONS)

#### **Morrone**

29-6171-06-09-22

Nether Providence Township

South side of Ridley Drive and Chestnut Parkway

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

#### **Ebuild Construction - Darby Road**

20-7762-22

Haverford Township

South side of Darby Road, approximately 300' east of Sproul Road

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

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

### **Aronimink Golf Club**

30-4166-97-00-05-10-22

Newtown Township

Southeast side of St. Davids Road, from Golf Club Road to Paper Mill Road

Further develop 300.98 acres with a new patio and a 6,162 sq. ft. learning center

### **St Andrew - School Gymnasium**

47-7764-22

Upper Darby Township

Northeast corner of Mason Avenue and School Lane

Further develop a site with a gymnasium (See FINAL SUBDIVISIONS)

### **Waste Management**

47-7763-22

Upper Darby Township

West of the intersection between Oak Lane and Secane Avenue

Further develop a truck service site with various improvements (See FINAL SUBDIVISIONS)

### **111-115 County Line Road**

20-7755-22

Haverford Township

South side of County Line Road, approximately 150' west of Old Lancaster Pike

Construct two single-family dwellings (See FINAL SUBDIVISIONS)

## **FINAL SUBDIVISIONS**

### **Morrone**

29-6171-06-09-22

Nether Providence Township

South side of Ridley Drive and Chestnut Parkway

Subdivide 2.626 acres into 3 lots (See FINAL LAND DEVELOPMENTS)

### **JQA Aston LP**

02-2355-87-88-89-98-02-22

Aston Township

West side of Pennell Road, approximately 600' north of Concord Road

Subdivide 4.18 acres into three lots

### **American Wood Design - 218 -224 Fulton Street**

06-7760-22

City of Chester

Northwest corner of Fulton and Mary Streets

Incorporate four lots totaling 0.075 acre into one lot (See FINAL LAND DEVELOPMENTS)

### **Oak Hill at St Davids**

34-4295-97-08-10-11-22

Radnor Township

Northwest corner of Eagle and Radnor Roads

Adjust lot lines of two lots totaling 59.9 acres (See FINAL LAND DEVELOPMENTS)

## **FINAL SUBDIVISIONS** (continued)

### **26 Wentworth Lane**

34-7756-22

Radnor Township

West side of Wentworth Lane, approximately 200' south of Conestoga Road

Subdivide 0.344 acre into two lots (See FINAL LAND DEVELOPMENTS)

### **111-115 County Line Road**

20-7755-22

Haverford Township

South side of County Line Road, approximately 150' west of Old Lancaster Pike

Subdivide 1.2174 acres into three lots (See FINAL LAND DEVELOPMENTS)

### **Ardrossan Farm - Phillips Subdivision**

34-4143-97-99-00-05-14-15-16-17-18-19-20-21-22

Radnor Township

Northeast corner of Ayrshire Drive and Murray Lane

Incorporate three lots totaling 3.724 acres into one lot

### **Ebuild Construction - Darby Road**

20-7762-22

Haverford Township

South side of Darby Road, approximately 300' east of Sproul Road

Subdivide 1.03 acres into two lots (See FINAL LAND DEVELOPMENTS)

### **St Andrew - School Gymnasium**

47-7764-22

Upper Darby Township

Northeast corner of Mason Avenue and School Lane

Incorporate two lots totaling 0.96 acre into one lot (See FINAL LAND DEVELOPMENTS)

### **Waste Management**

47-7763-22

Upper Darby Township

West of the intersection between Oak Lane and Secane Avenue

Incorporate three lots totaling 5.5 acres into one lot (See FINAL LAND DEVELOPMENTS)

## **PRELIMINARY LAND DEVELOPMENTS**

### **The Woods at Ridley Creek**

26-7758-22

Middletown Township

West side of Knowlton Road, approximately 500' north of Bortondale Road

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

### **Dolores Drive Extension**

29-7757-22

Marple Township

Northwest of Dolores Drive and Old Cedar Grove Road

Extend an existing cul-de-sac and develop 11 single-family detached dwellings (See PRELIMINARY SUBDIVISIONS)

## **PRELIMINARY LAND DEVELOPMENTS** (continued)

### **Tinicum Island Road**

43-7765-22

Tinicum Township

Tinicum Island Road, east of Second Street

Construct a new alignment for Tinicum Island Road (See PRELIMINARY SUBDIVISIONS)

## **PRELIMINARY SUBDIVISIONS**

### **The Woods at Ridley Creek**

26-7758-22

Middletown Township

West side of Knowlton Road, approximately 500' north of Bortondale Road

Subdivide 5.06 acres into three lots (See PRELIMINARY LAND DEVELOPMENTS)

### **Dolores Drive Extension**

29-7757-22

Marple Township

Northwest of Dolores Drive and Old Cedar Grove Road

Subdivide 4.5 acres into 11 lots (See PRELIMINARY LAND DEVELOPMENTS)

### **Tinicum Island Road**

43-7765-22

Tinicum Township

Tinicum Island Road, east of Second Street

Resubdivide 133.56 acres into four lots while vacating/relocating portion of the existing Tinicum Island Road right-of-way (See PRELIMINARY LAND DEVELOPMENTS)

## **NEXT PUBLIC MEETING**

**Thursday, July 21, 2022** 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.