



DELAWARE COUNTY PLANNING COMMISSION
Meeting Agenda with Application Detail

Thursday, March 19, 2026

ZONING MATTERS

1. **Data Centers Ordinance** **ZA-04-8244-26**
Chadds Ford Township
*Amend the text of the Township zoning ordinance to address data centers

2. **O-1 Office to R-8 Garden Apartment Amendment** **ZA-20-8200-25-26**
Haverford Township
*Rezzone a parcel from O-1 Office to R-8 Garden Apartment

3. **Historical Resource Preservation Ordinance** **ZA-36-8230-25**
Chester Heights Borough
*Amend the text of the Borough zoning ordinance to add historic preservation provisions

4. **PBC - Motor Vehicle Service Station Use WITHDRAWN** **ZA-04-8249-26**
Chadds Ford Township
*Amend the text of the Township zoning ordinance to address motor vehicle service stations within the PBC District

5. **Data Centers Ordinance** **ZA-46-8246-26**
Upper Chichester Township
*Amend the text of the Township zoning ordinance regarding data centers

6. **1720 Bank Use and Map Amendment** **ZA-04-8191-25-26**
Chadds Ford Township
*Amend the text of the Township zoning ordinance to address the Bank use
*Rezzone portion of a parcel from LI to POC



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FINAL LAND DEVELOPMENTS

1. **Proposed Ger Building** 37-5014-00-26

Rose Valley Borough

*Further develop 7.35 acres with an outdoor Ger building

Location Between Knowlton and Rose Valley Roads, approximately 850' south of the Nether Providence Township border

Tax Map # 39-02-035:000 **Zoning District(s)** A

Tax Folio # 39-00-00187-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u> <input type="checkbox"/>
Residential <input type="checkbox"/>	Residential	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 7.350	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	1	7.350	4		12,000		1	1		930
* Totals *	1	7.35	4		12,000		1	1		930

Applicant School in Rose Valley, 20 School Lane, Rose Valley, PA, 19065
 (610) 566-1088

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

2. **PHL ARFF Station Addition** 43-1837~00-01-02-04-09-17-18-19-23-26

Tinicum Township

*Expand an existing airport fire station

Location South/central portion of the airport complex

Tax Map # 45-018-001 **Zoning District(s)** SU

Tax Folio # 45-00-00508-04

<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 10.620	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>
Public Utility										3,080
* Totals *										3,080

Applicant Philadelphia International Airport, International Plaza II, Suite 200, Philadelphia, PA, 19153
 (267) 925-0425

Engineer KS Engineers, 530 Walnut Street, Philadelphia, PA, 19103



**DELAWARE COUNTY PLANNING COMMISSION
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FINAL LAND DEVELOPMENTS

3. 83 S Eagle Road 20-7938-23-26

Haverford Township

*Develop 1.63 acres with a storage building See FS 1

Location East of the intersection between Wyndmoor and S Eagle Roads

Tax Map # --:000 **Zoning District(s)** R-6

Tax Folio # 22-09-00655-00

<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"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 1.630	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

	<u>Existing</u>				<u>Proposed</u>			
	<u>Units</u>		<u>Square Footage</u>		<u>Lots</u>	<u>Units</u>	<u>Addn's</u>	<u>Sq. Ft.</u>
<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Remain</u>				
Warehouse/Storage					1			5,000
* Totals *					1			5,000

Applicant OD Investments, LLC, 137 Media Line Road, Broomall, PA, 19008
(610) 505-2595

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

FINAL SUBDIVISIONS

1. 83 S Eagle Road 20-7938-23-26

Haverford Township

*Incorporate two lots totaling 1.63 acres into one lot See FL 3

Location East of the intersection between Wyndmoor and S Eagle Roads

Tax Map # --:000 **Zoning District(s)** R-6

Tax Folio # 22-09-00655-00

<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"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 1.630	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

	<u>Existing</u>				<u>Proposed</u>			
	<u>Units</u>		<u>Square Footage</u>		<u>Lots</u>	<u>Units</u>	<u>Addn's</u>	<u>Sq. Ft.</u>
<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Remain</u>				
Warehouse/Storage					1			5,000
* Totals *					1			5,000

Applicant OD Investments, LLC, 137 Media Line Road, Broomall, PA, 19008
(610) 505-2595

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. JB Squared Developers 07-7887-23-26

Chester Heights Borough

*Develop 3 single-family detached dwellings See PS 1

Location East side of Valleybrook Road, approximately 1,500' south of Smithbridge Road

Tax Map # 6-011-025-001 Zoning District(s) R-1

Tax Folio # 06-00-00102-01

Table with 5 columns: Application Type, Acreage, Water, Sewer, Floodplains/Wetlands/HOP Required. Includes checkboxes for Residential/Nonresidential and Public/Private options.

Summary of Proposed Units

Summary table with columns: Residential, Units Remaining, Units Removed, Units Proposed. Shows 3 units proposed for Single Family Detached.

Applicant JB Squared Developers, LLC, P.O. Box 137, Chester Heights, PA, 19017 (484) 840-3448

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

2. 11 15 17 Campus Blvd 30-831-78-88-89-90-91-92-93-97-98-99-00-24-26

Newtown Township

*Redevelop 16.36 acres with an age restricted apartment and townhome complex

Location North side of Campus Blvd, approximately 1,200' east of West Chester Pike

Tax Map # --:000 Zoning District(s) CBRD

Tax Folio # 30-00-00429-14

Table with 5 columns: Application Type, Acreage, Water, Sewer, Floodplains/Wetlands/HOP Required. Includes checkboxes for Residential/Nonresidential and Public/Private options.

Summary of Proposed Units

Summary table with columns: Residential, Units Remaining, Units Removed, Units Proposed. Shows 50 units for Single Family Attached and 192 for Multifamily.

Applicant Campus Eleven Associates, LP, 112 Chelsey Drive, Suite 200, Media, PA, 19063 (610) 566-2600

Engineer Bohler Engineering, 1600 Manor Drive, Suite 200, Chalfont, PA, 18914 (215) 996-9100



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PRELIMINARY LAND DEVELOPMENTS

3. **101 & 103 Taylor Avenue** 43-7439-19-20-26

Tinicum Township

*Further develop 5.863 acres with two new hotels

Location Southwest corner of Second Street and Wannamaker Avenue

Tax Map # 45-15-215 **Zoning District(s)** L

Tax Folio # 45-00-01809-01

<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 5.863	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>
Hotel/Motel								2		
* Totals *								2		

Applicant 1 Hotel Group, 101 Taylor Avenue, Essington, PA,
(678) 484-4199

Engineer Nave Newell, 900 W Valley Road, Suite 1100, Wayne, PA, 19087
(610) 265-8323

4. **Girard Point Logistics Center** 14-4843-99-24-26

Darby Township

*Develop 105.99 acres with a four building 1,303,075 sq. ft. fulfillment center See PS 2

Location Southeast of the intersection between Darby and Calcon Hook Roads

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

Tax Folio # 15-00-02051-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u> <input checked="" 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 105.990	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>
Warehouse/Storage							1			1,303,075
* Totals *								1		1,303,075

Applicant Stream Realty Acquisition, LLC, 800 W. Fulton Market, Suite 750, Chicago, IL, 60607
(224) 935-7799

Engineer Kimley-Horn and Associates, Inc., 620 West Germantown Pike, Suite 320, Plymouth Meeting, PA, 19462
(267) 687-0150



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PRELIMINARY SUBDIVISIONS

1. **JB Squared Developers** 07-7887-23-26

Chester Heights Borough

*Subdivide one lot into 3 new lots with one residue tract See PL 1

Location East side of Valleybrook Road, approximately 1,500' south of Smithbridge Road

Tax Map # 6-011-025-001 **Zoning District(s)** R-1

Tax Folio # 06-00-00102-01

<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 type="checkbox"/>	Public <input type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 70.196	Private <input checked="" type="checkbox"/>	Private <input checked="" type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

* Residential *	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Single Family Detached			3
* Totals *			3

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 (610) 565-6363

2. **Girard Point Logistics Center** 14-4843-99-24-26

Darby Township

*Incorporate 2 lots totaling 106.73 acres into 1 lot See PL 4

Location Southeast of the intersection between Darby and Calcon Hook Roads

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

Tax Folio # 15-00-02051-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u> <input checked="" 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 105.990	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>
Warehouse/Storage							1			1,303,075
* Totals *							1			1,303,075

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