

Delaware County Planning Commission Meeting Agenda

Thursday, February 19, 2015

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

Security Gates

ZA-13-8074-15

Darby Borough

Amend the text of the Borough zoning ordinance regarding security gates and/or roll down windows

Gateway Overlay Districts

ZA/SO-25-6349-07-14-15

Media Borough

West end of Baltimore Pike, at its junction with State Street & Lemon Street

Amend the Borough zoning map to illustrate the new Gateway Area 1 and Gateway Area 2 Overlay Districts

Amend the Borough zoning ordinance to include regulations governing the new Gateway 1 and Gateway Area 2 Overlay Districts (See SUBDIVISION ORDINANCES)

801-805 North Eagle Road

ZA-20-8076-15

Haverford Township

Northeast corner of N. Eagle Road and Lawrence Road

Rezone 2 lots totaling approximately .34 acre from R-5 to LIN

Ordinance Citations

ZA-17-5251-02-14-15

Edgmont Township

Amend the Township zoning ordinance to correctly reference applicable regulations

SUBDIVISION ORDINANCES

Gateway Overlay Districts

ZA/SO-25-6349-07-14-15

Media Borough

West end of Baltimore Pike, at its junction with State Street & Lemon Street

Amend the Borough subdivision and land development ordinance to include design standards for alleys within the new Gateway Overlay District areas (See ZONING MATTERS)

COMPREHENSIVE PLANS

New Comprehensive Plan

CP-17-4903-00-15

Edgmont Township

Replace the comprehensive plan of Township with a new plan

FINAL LAND DEVELOPMENTS

Auto Zone

36-8071-15

Ridley Township

Northwest corner of MacDade Boulevard and Edgewood Avenue

Develop 1 lot totaling .869 acre with a 7,382 sq. ft. Auto Zone (See FINAL SUBDIVISIONS)

Thornton

47-8073-15

Upper Darby Township

Southeast corner of Belmont Road and Bloomfield Avenue

Convert a house into a dentist office with residential use on second floor

Secane Station

47-6011-05-12-13-15

Upper Darby Township

Between SEPTA's Elwyn Regional Rail lines and Providence Road

Further develop 3.65 acres with 1 1,948 sq. ft. modular station building, train platform, pedestrian facilities and revised parking facilities

Toyota Used Car Dealership

12-2175-87-01-02-04-15

Concord Township

South side of Baltimore Pike, approximately 1,700' east of Route 202

Further develop 21.2 acres with a 2-story building for used car sales totaling 13,858 sq. ft.

FINAL SUBDIVISIONS

Auto Zone

36-8071-15

Ridley Township

Northwest corner of MacDade Boulevard and Edgewood Avenue

Incorporate 6 lots totaling .869 acres into 1 lot (See FINAL LAND DEVELOPMENTS)

Williams

30-8075-15

Newtown Township

South side of School Lane, approximately 325' west of Roe Avenue

Subdivide .61 acre into 2 lots

Coppock

26-8077-15

Middletown Township

Southside of Orchard and Forrest Lanes

Adjust lot lines of 2 lots totaling 4.0 acres

FINAL SUBDIVISIONS (continued)

Neerland

35-8078-15

Ridley Park Borough

Southeast corner of Ladomus Avenue and Baldwin Avenue

Subdivide 2 lots of .219 acre into 2 different lots

TENTATIVE PLANNED RESIDENTIAL DEVELOPMENTS

Ellis Preserve Town Center

30-6411-07-09-10-12-13-14-15

Newtown Township

West of Clyde Lane on the north side of West Chester Pike

Further revise an approved tentative PRD totaling 14.6 acres with 220,153 sq. ft. of commercial buildings

PRELIMINARY LAND DEVELOPMENTS

Valleypoint Church

12-6051-05-15

Concord Township

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

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

Lancaster Avenue Housing

34-1522-77-83-90-92-94-97-98-99-00-01-02-06-13-15

Radnor Township

South side of Lancaster Avenue, east and west sides of S. Ithan Avenue

Develop 9.5 acres with 403,464 sq. ft. of dormitory space plus 14,470 sq. ft. of retail space

NEXT PUBLIC MEETING

Thursday, March 19, 2015 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.