

# Delaware County Planning Commission Meeting Agenda

## Thursday, April 21, 2016

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

#### Planned Residential Development Amendments

ZA-17-7150-16

Edgmont Township

Amend Planned Residential Development Districts within the Township zoning ordinance

#### C-1 Regulations

ZA-32-7152-16

Parkside Borough

Amend the Borough zoning ordinance regarding C-1 regulations

#### VMDT Partnership - Curative Amendment

ZA-42-7153-16

Thornbury Township

Southside of Dilworthtown Road, approximately 700' east of Route 202

Challenge the validity of the Township zoning ordinance regarding the principal use of motor vehicle sales and service and associated area and bulk regulations

#### Hake LP Curative Amendment

ZA-16-7157-16

Eddystone Borough

Approximately 1,800 feet south of Chester Pike, on the east side of Simpson Avenue

Challenge the validity of the Borough Zoning Map classifying the subject property as PCO-Planned Commercial Office

### SUBDIVISION ORDINANCES

#### Chester City SALDO

SO-06-7151-16

City of Chester

Replace the existing SALDO with a new SALDO

#### Notification Requirements

SO-41-7154-16

Swarthmore Borough

Amend the Borough subdivision and land development ordinance regarding notification requirements

### FINAL LAND DEVELOPMENTS

#### P & P Properties Enterprises LLC

06-7149-16

City of Chester

East side of Harwick Street, between Third and Mary Streets

Develop .06 acre with a home improvement business (See FINAL SUBDIVISIONS)

**Arbour Square at Chester Heights**

07-3856-95-98-02-04-07-15-16

Chester Heights Borough

South side of Baltimore Pike, 848' west of Valleybrook Road

Develop 3.76 acres with a 154,130 sq. ft. assisted living/independent living facility

**Rafferty Subaru**

30-5206-01-16

Newtown Township

4700 West Chester Pike

Further develop 5.38 acres with 20,115 sq. ft. of building additions and the addition of stormwater management

**Cracker Barrel Old Country Store**

36-6985-12-16

Ridley Township

Southeast corner of I-95 southbound and Stewart Avenue

Develop 2.57 acres with a 9,112 sq. ft. restaurant

**FINAL SUBDIVISIONS****P & P Properties Enterprises LLC**

06-7149-16

City of Chester

East side of Harwick Street, between Third and Mary Streets

Subdivide 2 existing lots into 3 new lots (See FINAL LAND DEVELOPMENTS)

**Conwell Subdivision**

41-7155-16

Swarthmore Borough

Southeast corner of Harvard and Strathaven Avenues

Subdivide 1.28 acres into 2 lots

**Arbolea Management**

25-6974-12-14-16

Media Borough

West side of South Avenue, approximately 240' south of Jefferson Street

Adjust lot lines of 2 lots totaling 0.2273 acres

**Feinman**

04-7156-16

Chadds Ford Township

On west side of Ridge Road, 250' north of intersection with Hill Road

Adjust lot lines of two lots totaling 13.856 acres

**PRELIMINARY LAND DEVELOPMENTS****Darhun Construction**

48-6523-08-15-16

Upper Providence Township

East side of Orange Street, approximately 800' south of Kirk Lane (See PRELIMINARY SUBDIVISIONS)

## **PRELIMINARY SUBDIVISIONS**

### **Darhun Construction**

48-6523-08-15-16

Upper Providence Township

East side of Orange Street, approximately 800' south of Kirk Lane

Subdivide 2.65 acres into 5 lots (See PRELIMINARY LAND DEVELOPMENTS)

## **NEXT PUBLIC MEETING**

**Thursday, May 19, 2016** 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.