



DELAWARE COUNTY PLANNING COMMISSION

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December 22, 2023

Mr. Stephen M. Nease
Newtown Township
209 Bishop Hollow Road
Newtown Square, PA 19073

RE: Name of Petition: 4031 West Chester Pike Rezoning
DCPD File No.: ZA-30-7924-23
Petitioner: Newtown Township
Recv'd in DCPD: November 21, 2023

Dear Mr. Nease:

In accordance with the provisions of Section 609 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on December 21, 2023, the Commission took action as shown in the recommendation of the attached review.

Please refer to the DCPD file number shown above in any future communications related to this application.

Very truly yours,

Gina Burritt
Director



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Date: December 22, 2023
File No.: ZA-30-7924-23

PETITION: 4031-4033 West Chester Pike
Rezoning

DATE OF PETITION: November 21, 2023

PETITIONER: Newtown Township

MUNICIPALITY: Newtown Township

TYPE OF REVIEW: Zoning map

PROPOSAL: Rezone two parcels from R-1 to C-1

RECOMMENDATIONS: Adoption

PREPARED BY: Michael A. Leventry

REMARKS:

ZONING MAP AMENDMENT

The proposal requests to change the zoning of the following properties to the C-1 district: 30-00-028877-01 and 30-00-02846-00.

EXISTING ZONING

The parcels are currently zoned R-1. The current R-1 zoning permits, by-right, single-family detached dwellings, public schools, nonprofit clubs, municipal uses, and the tilling of soil. The westerly parcel (4033 West Chester Pike) consists of a garden center (commercial) and is an existing nonconforming use.



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REMARKS (continued):

PROPOSED ZONING

The C-1 district permits a host of commercial uses ranging from retail stores to restaurants but also includes offices, clubs and service uses. The following area and bulk regulations apply:

- Building coverage: 70%
- Setbacks: 20' front, 15' rear
- Height: 45'

ADJACENT ZONING

North: R-1
South: R-3
East: C-1
West: C-2

ADJACENT LAND USE

North: Residential
South: Residential
East: Commercial
West: Commercial

MAP AMENDMENT FINDINGS

Adjacent to the site is a mixture of commercial and residential uses. In light of immediately neighboring development (commercial) as well as considering the site's abutting zoning, the C-1 district appears to be suitable for this area. It should be noted that this proposed rezoning will cure the use nonconformity for the garden center.

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REMARKS (continued):

ADOPTION

In accordance with Section 609(g) of the PA Municipalities Planning Code, an executed copy of the amendment must be forwarded to the County Planning Department within thirty (30) days of enactment.