

DCPD

DELAWARE COUNTY PLANNING DEPARTMENT

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Date: April 16, 2015
File No.: ZA-24-8092-15

PETITION: Marple Associates

DATE OF PETITION: March 16, 2015

PETITIONER: Marple Associates

MUNICIPALITY: Marple Township

TYPE OF REVIEW: Zoning Map Amendment
Zoning Text Amendment
Comprehensive Plan Consistency

PROPOSAL: Rezone 30.63 acres from O-1 and R-1 to a new zoning district titled "HID-Highway Interchange District"

Amend the Township zoning ordinance to include a new zoning district titled "HID-Highway Interchange District" and adopt accompanying regulations

Vacate a portion of Vassar Road (cul-de-sac bulb)

RECOMMENDATIONS: Approval

STAFF REVIEW BY: Dennis DeRosa



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REMARKS:

ZONING MAP AMENDMENT

Site Characteristics

The site is a large, undeveloped area of land that contains wooded areas, wetlands (conservation area), and partially excavated areas where a road (Langford Run Road) has been recently constructed connecting West Chester Pike, Langford Road, and Lawrence Road.

Parcel Composition

The site is comprised of the following parcels: Tax Map Parcel No. 25-20 -040:000 (Folio No.: 25-00-05303-00) is 26.27 acres; Tax Map Parcel No. 25-13 -419:000 (Folio No. 25-00-05068-00) is approximately .71 acre; Tax Map Parcel No. 25-13 -428:000 (Folio No. 25-00-05067-00) is approximately .33 acre; Tax Map Parcel No. 25-13 -426:000 (Folio No. 25-00-05065-00) is approximately .32 acre; and Tax Map No. 25-13 -427:000 (Folio No. 25-00-05066-00) is approximately .41 acre.

Existing Zoning

The site is predominantly zoned O-1 MH Office district - Medium to High Intensity Business or Professional Offices (26.27 acres). However, additional areas are zoned R-1 (4.36 acres).

The O-1 district permits a variety of uses such as business and professional offices, museums, libraries or other educational, cultural, religious, civic, transit stations, public utility facilities, municipal and governmental facilities. The minimum tract area is 75,000 sq. ft.

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REMARKS (continued):

The R-1 district permits single-family detached dwellings, no-impact home-based businesses, and municipal/governmental facilities on lots at least 12,000 sq. ft. in size.

Proposed Zoning

The HID-Highway Interchange district is intended to:

"Provide appropriate locations for a variety of commercial/business uses in a close proximity to major highway interchanges so that vehicular access to the uses will have negligible impact on local roadways."

"Provide for the development of a well-planned, designed, built and maintained commercial/business complex consisting of a combination of retail, shopping, professional, health and business facilities and offices and entertainment on a large tract of ground."

"Preserve substantial portions of environmentally sensitive areas on the tract in their existing state by having Conservation Easement Areas consisting of streams, wetlands, woodlands, and steep slopes thereby creating viewsapes from the commercially developed areas resulting in a unique blending of a natural and commercial setting."

Permitted uses include:

- Supermarkets, including a grocery pick-up facility either in a free-standing building or as part of a convenience store or supermarket

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REMARKS (continued):

- Convenience store, with or without a motor vehicle fuel dispensing facility, retail stores and services, restaurants, including drive-thru facilities and outdoor seating
- Banks and financial institutions, including drive-thru facilities, business or professional offices, outpatient medical facilities. Hotels, motels or inns. Cinemas or similar recreational or cultural establishments. Health club, fitness or exercise facilities, educational establishments or studios for dance, art or music, nursery schools or day care centers. Civic or municipal facilities.

The minimum tract size required is 25 acres, where such tract must be located within one-third of a mile of an interchange of an interstate highway or a major state highway.

Adjacent Zoning, Adjacent Land Use

With regard to adjacent zoning, the subject site is bounded by R-1 to the north (across Route 3), to the south by B-1 and R-1, to the east (across I-476) by R-1, and to the west by R-1.

With regard to adjacent land use, the subject site is bounded by residential to the north, (across Route 3), to the south by residential, to the east (across I-476) by commercial/office, and to the west by residential.

Comprehensive Plan

The Township comprehensive plan is currently being revised and it is anticipated that land use recommendations slated for this area are generally consistent with the proposed rezoning.

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REMARKS (continued):

Street Vacation

A portion of Vassar Road (cul-de-sac bulb) is proposed to be vacated, and is related to the construction of Langford Run Road.

CONCLUSION/ZONING MAP AMENDMENT

With regard to adjacent land use and zoning, as well as comprehensive plan objectives, it appears an HID zoning classification is suitable for this area.

ZONING TEXT AMENDMENT

In addition to the permitted uses that are outlined above, development in accordance with HID regulations requires the tract to be a minimum of 25 acres, and located within one-third of a mile of an interstate highway or major state highway.

Additional requirements are as follows:

Maximum building coverage is 25%. Maximum impervious coverage is not more than 70%. Maximum height of buildings that is established is 55'. A building shall be set back a minimum of 100' from a tract boundary adjacent to a residential district developed with residences, and 35' from all other tract boundaries. An 80' landscaped buffer is required adjacent to a residential district. Preservation of environmentally sensitive areas; the proposed amendment requires a conservation easement of lands designated as such.

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REMARKS (continued):

CONCLUSION/ZONING TEXT AMENDMENT

Generally, the proposed regulations appear suitable for zoning adjacent to a major highway along with proximity to residential neighborhoods.

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.