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201 W. Front St. Media, PA 19063

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March 17, 2016

Mr. Joseph Romano
Marple Township
227 S. Sproul Road
Broomall, PA 19008-2397

RE: Name of Dev't: Woodland Preserve
DCPD File No.: ZA-24-5817-04-07-16
Developer: Stephen and Dolores Sudhop
Location: North side of Paxon Hollow Road,
approximately 200' east of Bridlebrook
Lane
Recv'd in DCPD: February 18, 2016

Dear Mr. Romano:

In accordance with the provisions of Sections 609 and 502 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 March 17, 2016, 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,

[Handwritten signature of Linda F. Hill]

Linda F. Hill
Director

LFH/pmg

cc: Stephen and Dolores Sudhop
Herbert E. MacCombie, Jr., P.E.



DCPD

DELAWARE COUNTY PLANNING DEPARTMENT

Court House/ Government Center, 201 W. Front St., Media, PA 19063
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Phone: (610) 891-5200 FAX: (610) 891-5203
E-mail: planning_department@co.delaware.pa.us

Date: March 17, 2016
File No.: ZA-24-5817-04-07-16

PLAN TITLE: Woodland Preserve

DATE OF PLAN: January 21, 2016

OWNER OR AGENT: Stephen and Dolores Sudhop

LOCATION: North side of Paxon Hollow Road,
approximately 200' east of
Bridlebrook Lane

MUNICIPALITY: Marple Township

TYPE OF REVIEW: Zoning Text Amendment
Preliminary Land Development

ZONING DISTRICT: R-A

SUBDIVISION ORDINANCE: Local

PROPOSAL: Zoning Text Amendment: Amend the
Township zoning ordinance regarding
permitted uses in the R-A District,
while amending the R-A District's
area and bulk regulations to include
new CCRC-Continuing Care Retirement
Community District regulations (See
PL-2)

Preliminary Land Development:
Develop 46.0627 acres with a 272,510
sq. ft. retirement community

UTILITIES: All Public



Date: March 17, 2016
File No.: ZA-24-5817-04-07-16

RECOMMENDATIONS: Zoning Text Amendment: Disapproval, the petition is inconsistent with the Township Comprehensive Plan with regard to the FLUM-Future Land Use Map and Housing Element recommendations

Preliminary Land Development Plan: Disapproval, the proposed land development does not comply with Section 300-19 (permitted uses) and 300-20A (development standards)

STAFF REVIEW BY: Dennis DeRosa

REMARKS:

BACKGROUND INFORMATION

At its August 21, 2014 meeting, the Delaware County Planning Commission reviewed a zoning map amendment and zoning text amendment (ZA-24-8036-14) that was a petition from the landowner of the subject property (Sudhop) in the current application, to rezone 8 lots, totaling 43.01 acres from R-A Residential to CCRC. The zoning text amendment included changes to height and area and bulk regulations to the existing CCRC District. The Commission recommended disapproval for the zoning map amendment, due to inconsistency with the Comprehensive Plan, and disapproval for the zoning text amendment, due to setback regulations not being adequate to safeguard adjacent land uses.

At its January 18, 2007 meeting, the Delaware County Planning Commission reviewed a petition (zoning map and zoning text amendment) to amend the Township zoning ordinance to include an AAC-Active Adult Community use within the R-A, R-B, and R-C zoning districts as an overlay district, while applying the overlay to

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REMARKS (continued):

the subject tract (Sudhop - 13.21 acres). The amendment was accompanied by a conceptual plan to develop the Sudhop Tract with 26 single-family semi-detached units and a community center. The proposed maximum density of the AAOC was 2.1 dwelling units per acre, along with a 70% minimum open space requirement. The Commission recommended approval for the zoning amendments only. The Commission did not recommend that the applicant proceed to preliminary plan review for the proposed conceptual plan, however. Subsequently, the Township did not adopt the proposed zoning map amendment or the zoning text amendment. The plan to develop the site as an AAOC did not proceed forward.

CURRENT PETITION/PROPOSAL

Currently, the applicant/landowner (Sudhop) proposes to amend the R-A District to permit the use of a CCRC, while proposing to include new CCRC regulations applicable to R-A zoned tracts, while developing his property (46.06 acres) with a 559 unit (272,510 sq. ft.) CCRC.

The Township currently contains a CCRC District that is a base or underlying district and is not an overlay district. It is applied to the Martin's Run Community, which was rezoned in 2007 from R-A Residential to CCRC.

The new CCRC District proposed in this application is almost identical to the existing CCRC; however, eligibility, as well as height requirements are new.

Proposed Permitted Uses

Proposed uses permitted within the CCRC include: independent living units, personal care assisted living facility, and skilled nursing facility. Permitted accessory uses include those which are

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REMARKS (continued):

generally ancillary to a CCRC such as dining facilities, community center, library, educational and recreational facilities, administrative offices and operational facilities, bank branch, personal services such as a barbershop, beauty salon, or commissary, theater and physical therapy facilities.

Proposed Text Regulations

The proposed minimum tract area requirement is 40 acres. The maximum density permitted is 16 dwelling units per acre. Density for skilled care nursing would equate to 1 unit for every 5 beds. A 30% and 60% building and impervious coverage maximum are proposed, respectively. However, a 40% impervious coverage maximum is proposed where buildings comprised of primary uses are located within steep and very steep slope areas. A 60' height maximum is proposed; however, buildings containing a combination of any permitted use may be multi-story buildings not exceeding seven stories (not including underground parking levels).

Comprehensive Plan

Within the Housing Element of the Marple Township Comprehensive Plan (February 2007), a stated objective is to "provide affordable housing that addresses the needs of the Township's senior citizens." As such, the plan recommends "retirement communities or age restricted housing facilities be permitted in the R-B or R-C Residence Districts to accommodate the Township's elderly population." The proposed land use map or FLUM (Future Land Use Map) indicates the subject site is best suited for "residential single-family detached."

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REMARKS (continued):

Conclusion

Amending the R-A Residential District to include the use of a CCRC is inconsistent with the current Comprehensive Plan, where a land use classification of "single-family detached" is recommended. Furthermore, Housing Element recommendations within the plan recommend retirement community and age-restricted housing be permitted in the R-B and R-C zoning Districts, not the R-A District, as proposed. Also, the site contains a significant amount of steep and very steep slopes, along with heavy tree cover. Site constraints such as these generally are inconsistent with a high-density zoning classification.

The Township zoning ordinance currently contains CCRC regulations, which are applied to the Martin's Run Community. Should tracts in the Township zoned R-B and R-C which are suitable for CCRC development with regard to existing topography, environmental constraints, etc. become available for development, current CCRC regulations should be considered so as not to over-complicate the zoning code with differing CCRC regulations applied to individual sites. Furthermore, CCRC regulations applied to tracts within the R-B and R-C Districts should be by conditional use only. Accordingly, the Township should not approve the proposed zoning text amendment.

Adoption

Should the Township approve the proposed amendment, 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.

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P.L. 2
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REMARKS (continued):

PRELIMINARY LAND DEVELOPMENT

The proposed land development is based on CCRC regulations which are not recommended for tracts within the R-A District; therefore, they are not recommended to be applied to proposed developments within the R-A District. Accordingly, the proposed land development has been reviewed under existing R-A District regulations, where the proposal does not comply with existing R-A permitted uses (Section 300-19), as well as existing area and bulk regulations (Section 300-20A). Therefore, it is recommended the Township disapprove the proposed preliminary land development, as it cannot be revised to be considered a viable proposal within the R-A District.

Historical and Archeological Significance

The proposed development will be located on an area that has a moderate potential for underground archeological resources. There are at least 5 homes on the site, all of which will be demolished. The home at 969 Palmers Mill Rd. is a 10 room, brick, split level built in 1958. There appears to be a barn and some stone walls on the parcel as well. 937 Palmers Mill Rd. is a 7 room, stone, Cape Cod style home built in 1950. On the same driveway is 929 Palmers Mill Rd. - a 9 room, Ranch style home built in 1950. There are 3 parcels on Paxon Hollow Rd. One site appears to have a large home, but it is unclear if it is still standing, as it has a long driveway. 1160 Paxon Hollow Rd. has an 8 room, stucco, Ranch style home built in 1957 and a 3-car garage. There is another smaller home at the rear of the parcel. The home at 1150 Paxon Hollow Rd. is a 9 room, brick, Colonial Revival built in 1974. Though some of these buildings meet the age criteria for the National Register of Historic Places, none appear on the Marple Historic Resources survey, nor do they appear to be National Register-eligible.