



DELAWARE COUNTY PLANNING DEPARTMENT

COURT HOUSE/GOVERNMENT CENTER
201 W. Front St. Media, PA 19063

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LINDA F. HILL
DIRECTOR

July 28, 2014

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

RE: Name of Petition: Continuing Care Retirement Community
DCPD File No.: ZA-24-8036-14
Petitioner: Marple Township
Recv'd in DCPD: July 14, 2014

Dear Mr. Romano:

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. The attached review represents staff comments and should not be construed as an official review. The Delaware County Planning Commission will review this proposal at a meeting to be held on August 21, 2014.

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

Very truly yours,

Linda F. Hill
Director

LFH/pmg



DCPD

DELAWARE COUNTY PLANNING DEPARTMENT

Court House/ Government Center, 201 W. Front St., Media, PA 19063
Office Location: Toal Building, 2nd & Orange Sts., Media, PA 19063
Phone: (610) 891-5200 FAX: (610) 891-5203
E-mail: planning_department@co.delaware.pa.us

Date: July 28, 2014
File No.: ZA-24-8036-14

PETITION: Continuing Care Retirement
Community

DATE OF PETITION: July 11, 2014

PETITIONER: Marple Township

MUNICIPALITY: Marple Township

LOCATION: South side of Palmers Mill Road,
opposite of Martins Run Road,
bounded by Paxon Hollow Road to
the south and east, and by
residential properties of
Bridlebrook and Saddlebrook Lanes
to the west

TYPE OF REVIEW: Zoning Map Amendment
Zoning Text Amendment

PROPOSAL: Rezone 8 lots totaling 43.01 acres
from RA Residence to CCRC

Amend the text of the Township
zoning ordinance to revise
regulations within the Continuing
Care Retirement Community (CCRC)
zoning district

RECOMMENDATIONS: Zoning Map Amendment: Approval,
contingent upon incorporating the
following remarks

Zoning Text Amendment: Revise and
resubmit incorporating the
following remarks

STAFF COMMENTS

Page 1



Date: July 28, 2014
File No.: ZA-24-8036-14

STAFF REVIEW BY: Dennis DeRosa

REMARKS:

BACKGROUND

The Township established the Continuing Care Retirement Community (CCRC) zoning district in 2006, and applied this classification to the existing Martins Run Community for the elderly, which previously was zoned R-A Residence.

CURRENT PETITION

Currently, the Township proposes to rezone 8 lots of 43.01 acres from RA-Residence to CCRC. The area is located on the south side of Palmers Mill Road, opposite of Martins Run Road, bounded by Paxon Hollow Road to the south and east, and by the residential properties of Bridlebrook and Saddlebrook Lanes to the west. The zoning petition was accompanied by a conceptual plan to develop the site accordingly.

Zoning Map Amendment

The area to be rezoned from RA Residence to CCRC includes the following tax map parcel numbers: 25-33-030 (14.0 acres), 25-33-045 (2.4 acres), 25-33-046 (1.68 acres), 25-33-048 (9.93 acres), 25-33-034 (3.6 acres), 25-33-035 (1.9 acres), 25-33-049 (2.5 acres) and 25-33-038 (7.0 acres).

The Township also proposes to amend existing CCRC area and bulk regulations.

ADJACENT LAND USE

North: Low-density residential/Golf Course/Open Space
South: Medium-density residential
East: Wooded/open space/low-density residential
West: Green Bank Farm/ Open Space/low-density residential

STAFF COMMENTS

Date: July 28, 2014
File No.: ZA-24-8036-14

REMARKS continued:

ADJACENT ZONING

North: R-A/R-B Residence
South: PRD
East: Open Space
West: R-A Residence

COMPREHENSIVE PLAN

The Marple Township Comprehensive Plan (December 2006) 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, as property owned by the Archdiocese of Philadelphia is comprised of such zoning, where lands could become available for development. The proposed land use map or FLUM (Future Land Use Map) indicates the site is best suited for "residential single family detached."

Zoning Text Amendment

With regard to the zoning text amendment, the submitted petition increases the maximum height permitted from 35' to 60', "provided, however that buildings which contain a combination of any permitted use may be multi-story buildings not exceeding seven (7) stories, not including underground parking levels."

The petition also includes an increase in the minimum tract area required to construct a CCRC from 20 acres to 40 acres:

Not less than 40 acres; provided, however that adjoining parcels less than 40 acres may be added to the tract and develop as a Continuing Care Retirement Community in accordance with this section provided they are under the same ownership and control.

Date: July 28, 2014
File No.: ZA-24-8036-14

REMARKS continued:

CONCLUSION

Rezoning the subject site from R-A to CCRC appears to be generally consistent with adjacent land uses and zoning classifications, where a CCRC would be compatible. However, the FLUM within the comprehensive plan designates the subject area as best suited for "residential single family detached," while text recommendations indicate age restricted housing and retirement communities be permitted within the R-B or R-C Residence Districts. As such, the proposal is not entirely supported by the comprehensive plan. However, considering the plan is from 2006, the Township's overall vision for this area and its goals to accommodate the elderly population may have changed. Accordingly, the Township should address this issue in an updated comprehensive plan.

With regard to the proposed zoning text amendment, the proposed height maximum and increased tract area for eligibility appear to be reasonable and consistent with prevailing municipal regulations. However, the CCRC appears void of other requirements which allow for comprehensive regulations and development. Accordingly, the Township should consider the following amendments prior to adoption: inclusion of a purpose and intent for the district to clarify the reasoning of the CCRC; definitions for all pertinent permitted uses; minimum open space regulations, such as passive open space for community enjoyment, along with design standards.

In addition to buffering standards within Article X that are applicable to the CCRC, it is recommended additional standards be established, such as minimum buffering standards applied to the periphery of the development where the tract is adjacent to varying residential densities within the R-A District and adjacent to existing nonconforming or disparate land uses.

STAFF COMMENTS

Page 4

Date: July 28, 2014
File No.: ZA-24-8036-14

REMARKS continued:

For aesthetic reasons, the Township may want to consider prohibiting pylon type signage as well as internally illuminated signs. Such signage depreciates the overall aesthetic quality of the Township.

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.

**THIS REVIEW REPRESENTS STAFF COMMENTS ONLY AND SHOULD NOT BE
CONSTRUED AS AN OFFICIAL REVIEW.**

February 29, 2016

1

Delaware County Planning Commission
Court House/Government Center
201 W. Front Street
Media, PA 19063

2

Marple Township Planning Commission
227 South Sproul Road
Broomall, PA 19908

To Whom it May Concern: Re: Property bounded by Palmers Mill & Paxon Hollow Roads

It recently came to our attention that Marple Township Planning Commission may have rezoned land behind our homes, 4 Saddlebrook Circle & 1130 Paxon Hollow Rd, from residential to CCRC in order to permit Mr. Steven Sudhop to develop a large senior community to include 650 units on that land. The property we are referring to is described in an August 21, 2014 agenda as bounded on "South side of Palmers Mill Road, opposite of Martins Run Road, bounded by Paxon Hollow Road to the south and east, and by residential properties of Bridlebrook and Saddlebrook Lanes to the west". This development plan (see documents under Woodland Preserve on the Marple homepage) has a direct impact upon approximately 20 homeowners contiguous to that land. We have been unable to determine whether the requested rezoning has gone through since maps on the Marple Township website do not show that rezoning has occurred.

Since as a contiguous property to this land, we have significant interest in the planning process, my husband and I consulted a family lawyer who directed us to submit a formal request for copies of all documents relevant to this rezoning and development process. These documents would include any draft ordinances of the township, any relevant meeting notes for Marple Township Planning commission and Delaware County Planning Commission, as well as a copy of Mr. Sudhop's applications to the township. We would be happy to receive these documents in digital form or to pay for paper copies.

Thank you for your assistance in this matter.

Jeanine Czubaroff

Yal and Jeanine Czubaroff
4 Saddlebrook Circle
Media, PA 19063
610-325-3834

610-955-9569

jcubaroff@ursinus.edu (no spaces, no caps)

James & Joanne E. Armstrong
1130 Paxon Hollow Rd.
Media, PA 19063
610-353-3028

*GAVE Plaintiff Oral
3-3-2016*