



## DELAWARE COUNTY PLANNING COMMISSION

1055 E. Baltimore Pike

Media, PA 19063

Phone: (610) 891-5200

Email: [planning\\_department@co.delaware.pa.us](mailto:planning_department@co.delaware.pa.us)

### COUNCIL

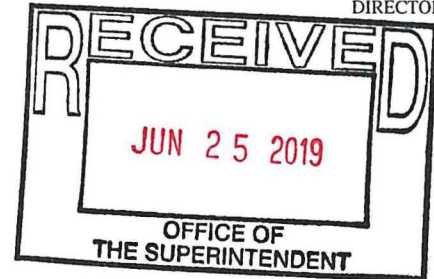
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June 20, 2019

LINDA F. HILL  
DIRECTOR



Mr. John Perfetti  
Clifton Heights Borough  
30 S. Springfield Road  
Clifton Heights, PA 19018

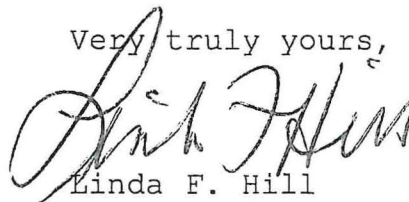
RE: Name of Dev't: UDSD Middle School Project  
DCPD File No.: 09-7470-19  
Developer: Upper Darby School District c/o Daniel McGarry  
Location: Northeast corner of Springfield Road and Oak Lane  
Recv'd in DCPD: June 3, 2019

Dear Mr. Perfetti:

In accordance with the provisions of Section 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 June 20, 2019, 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,

  
Linda F. Hill  
Director

cc: Upper Darby School District c/o Daniel McGarry  
Pennoni Engineering c/o Thomas Friesse



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Date: June 20, 2019  
File No.: 09-7470-19

PLAN TITLE: UDSD Middle School Project

DATE OF PLAN: May 22, 2019

OWNER OR AGENT: Upper Darby School District c/o  
Daniel McGarry

LOCATION: Northeast corner of Springfield  
Road and Oak Lane

MUNICIPALITY: Clifton Heights Borough

TYPE OF REVIEW: Land Development

ZONING DISTRICT: RCD

SUBDIVISION ORDINANCE: County

PROPOSAL: Develop 14.07 acres with a middle  
school, parking, and playing fields

UTILITIES: Public

RECOMMENDATIONS: Proceed to final plan submission  
contingent on incorporating staff  
comments

STAFF REVIEW BY: Michael A. Leventry

### REMARKS:

### CURRENT PROPOSAL

The applicant proposes to develop a middle school, associated parking, and multiple playing fields.



Date: June 20, 2019  
File No.: 09-7470-19

REMARKS (continued):

#### **SITE CHARACTERISTICS**

The site is located on a principal arterial roadway and neighbored by residential neighborhoods consisting of single-family detached and semi-detached dwellings.

#### **APPLICABLE ZONING**

The proposal is located within the RCD district and is subject to applicable regulations set forth by the Borough zoning code.

#### **COMPLIANCE**

The proposal appears to comply with the RCD District provisions.

#### **SITE PARKING**

Staff notes that there are multiple playing fields as well as event gathering space within the school facility. There is the strong potential for simultaneous events drawing significant attendance. While it is acknowledged that the school is within walking distance of the neighborhood and complies with parking requirements, it is also anticipated that the amount of proposed parking may still not accommodate visitors and staff if simultaneous events occur. It is recommended that the District and Borough collaborate to discuss a remedy to this potential parking situation.

#### **SITE DESIGN**

A maintenance building and associated driveway is proposed at the rear of the property along W. Wyncliffe Avenue. It is recommended that the location of this facility be reversed with the neighboring playground. The playground will be more accessible for the neighborhood and more visible if it is located along W. Wyncliffe Avenue while the maintenance building will be less prominent and less visible when moved away from the W. Wyncliffe's streetscape.

Date: June 20, 2019  
File No.: 09-7470-19

REMARKS (continued):

At the very least, the maintenance building should be extensively screened from the streetscape if kept in its current location.

**PEDESTRIAN ACCESS**

Pedestrian crossings for Springfield Road should be studied and improved as necessary at primary intersections near the school as well as mid-block areas where crossings are anticipated. The District should coordinate with PennDOT to implement traffic calming measures along North Springfield Road.

**LOADING AREA AND ACCESS**

Access to the loading area could be difficult due to a combination of factors including the width and radii of the driveway curb-cut, width of the adjoining one-way cart-way, and the proposed abutting retaining wall. The curb cut may need to be widened with a larger curb radius on the eastern side to cure the issue. It is recommended that the plan's turning template be updated to show delivery truck traffic movements, especially if any deliveries are to be made by trailered trucks.

**SHARED USE**

Shared or Joint Use Agreements are a widely promoted strategy to create opportunities for physical activity. These agreements are particularly useful for communities that want to create or retain recreational spaces. These agreements can be an important component of larger initiatives to promote healthy living, civic pride and advance health equity. It is recommended that a shared use agreement be created between the School District, Borough and other intended users of the new athletic facilities and fields.

Date: June 20, 2019  
File No.: 09-7470-19

REMARKS (continued):

#### **HIGHWAY OCCUPANCY PERMIT**

In accordance with Section 508(6) of the Pennsylvania Municipalities Planning Code, the Borough Engineer should confirm if the plan will need a highway occupancy permit(s) for access onto Springfield Road (S.R. 2009).

#### **SIDEWALKS**

The applicant should construct a sidewalk along the proposed driveway from North Oak Avenue to connect with the walking path at the playing fields. This would provide a safe means - out of the driveway - for students walking to school and for neighbors to the west to walk to the fields. The driveway from West Wynccliffe Avenue should be available for use of neighbors to walk to the walking path and playing fields.

#### **BICYCLE PARKING**

The applicant should install bicycle parking at various locations for students, staff and others using the facilities. Bike parking that secures bikes by their frames, such as inverted "U" bike docks, rather than racks that secure bikes only by their wheels, should be installed.

#### **SEWAGE FACILITIES**

The developer should contact the Pennsylvania Department of Environmental Protection regarding the need for sewage facilities planning approval.

The Borough should confirm receipt of any necessary Pennsylvania Department of Environmental Protection planning approval prior to final approval.

Date: June 20, 2019  
File No.: 09-7470-19

REMARKS (continued):

**STORMWATER MANAGEMENT**

The Borough Engineer must verify the adequacy of all proposed stormwater management facilities.

**HISTORICAL AND ARCHEOLOGICAL SIGNIFICANCE**

The proposed middle school is on land that had two 19th-century houses on it, one of which was the former Eyrie Sanitarium and the other was the Gibson House. Both buildings have been demolished, but their sites appear on the archaeology maps as being of medium potential for underground resources. During construction, if any artifacts are found, please contact the Delaware County Planning Department for a short documentary review. The rest of the property is labeled as open space, with low potential for underground resources.

**RECORDING**

In accordance with Section 513(a) of the Pennsylvania Municipalities Planning Code (MPC), final plans must be recorded within ninety (90) days of municipal approval.