

UPPER PROVIDENCE TOWNSHIP
DEPARTMENT OF LICENSES AND INSPECTIONS
SUBDIVISION & LAND DEVELOPMENT REVIEW PERMIT
APPLICATION

SOLD 24-02

Development Name: Rose Tree Elementary School

Sight Location: 1101 First Avenue, Media, Pa 19063

Legal Property Owner's Name: Rose Tree Media School District

Address: 308 N. Olive St., Media, Pa 19063 Phone: 610-627-6001

CONTACT PERSON* (This is to Whom all correspondence will be sent)

Name: Vanessa R. Scott, Ed.D, Dir. Man. Services Email: vscott@rstmsd.org

Address: 308 N. Olive St., Media, Pa 19063

Phone: 610-627-6001 Fax: _____

Interest of applicant is: () Owner () Equitable Owner (X) Other — explain Owner's
authorized representative

Zoning Information:

District: R-6

Tax Folio # 35- SEE LIST BELOW ; Tax Map # 35- -16-400

Permitted Density: N/A Total Area: 29.688 Acres

Type of Review Requested:

Subdivision Plan Land Development Amendment

Type of Plan:

Sketch Preliminary Final

Type of Submission:

New Proposal Revised Prior Submission

RECEIVED

MAR 28 2024

UPPER PROVIDENCE TOWNSHIP
DELAWARE COUNTY

Statement of Intent:

Folio Nos. 35-00-00500-00, 35-00-00500-01, 35-00-01921-00 & 35-00-01927-00. Project entails the installation of a two (2) classroom modular structure on the east side of the existing school building.

Land use proposed # of lots/units intended use(s):

Residential _____

Commercial _____

Industrial _____

Office _____

Other School Use (Institutional) _____

Please complete the following items which are applicable to your project:

Attorney's Name: _____ Email: _____

Address: _____

Phone: _____ Fax: _____

Engineers Name: Gustave N. Houtmann, PE Email: gnh@gdhoutman.com

Address: 139 East Baltimore Pike, Media, Pa 19063

Phone: 610-565-6363 Fax: 610-565-6976

I certify that the plans submitted comply with the requirements of Article V of the Upper Providence Township Subdivision and Land Development Ordinance except as noted below (also state the reason why the subdivision does not comply with the noted exception):

Noted exception:

Plan submitted by: Vanessa R. Scott Ed.D - Director of Management Services

Applicant's signature: Vanessa R. Scott

-----FOR OFFICE USE ONLY-----

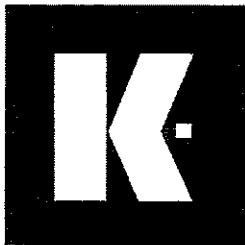
\$1000. #300323 86

Date Received: 3-28-24 Fee: 1200 Escrow: 6 5000 Rec'd by: JL

30032327 42003278

Check #: _____ Rec'd From: Houtman

Plans accepted by: _____ Date plans accepted: _____



Upper Providence Township
935 North Providence Road
Media, PA 19063

Attn: **David Unkovic**
Township Manager

April 22, 2024
File Nos: UPT 305-Dr

**Re: Land Development Permit
Proposed Modular Addition (G.D. Houtman & Son, Inc.)
1101 First Avenue – Rose Tree Elementary School
Tax Folio # 35-16-400
Upper Providence Township, Delaware County**

Dear Mr. Unkovic:

This office reviewed the subject Lot Consolidation Plan (Sheets 1 through 3), dated March 28, 2024. Titled "Overall Land Development Plan for Property of Rose Tree Elementary School", prepared by G.D. Houtman & Son, Inc. Application documents, received by the Township on March 28, 2024, are for land development of subject parcel located at 1101 First Avenue.

Based on review of the submitted documentation, land development of the subject parcel may be approved subject to the following general conditions that the applicant and/or applicant's attorney agree to upon accepting permit and commencing construction:

GENERAL

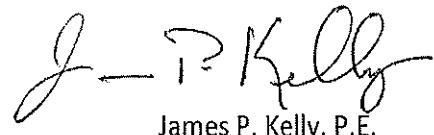
1. Section 1228.03.(25): The plans shall be revised to indicate the proposed location of the sanitary lateral to the proposed modular classrooms.
2. Section 1228.03.(26): The plans shall be revised to indicate the location of the proposed water lateral to the proposed modular classrooms.
3. The plans shall be revised to indicate the location of the infiltration testing for the proposed underground stormwater infiltration bed.
4. The plans shall be revised to include a zoning table outlining existing and proposed impervious coverage to verify compliance with maximum allowable impervious coverage in the R-6 with C-1 school use.

Upper Providence Township
RE: Stormwater Management Permit
(with Stormwater Management Facilities)
RTES - Proposed Modular Classrooms
1101 First Ave (G.D. Houtman & Son, Inc.)
April 22, 2024
Page 2

The Township reserves the right to stop work related to this permit and/or revoke this permit should any of the conditions noted here in, on the permit, permit plan, or required inspections form, not be satisfied.

If you should have any questions regarding the above, please do not hesitate to contact me.

Sincerely,
Kelly Engineers and Surveyors
Township Engineer



James P. Kelly, P.E.

cc: David Unkovic, Township Manager (via email)
Kimberly Hill, Permit Administrator (via email)
Gustave Houtman, PE (via email)
Rose Tree Elementary School (via email)
File

May 13, 2024

TO: Rose Tree Media School District

RE: Rose Tree Elementary School
Proposed Modular Classroom

We have been informed that Rose Tree Elementary School needs to add a temporary modular classroom to support the needs of increased enrollment. The question has been raised what process the Township will require to grant approval for the modular classroom.

The School was first constructed in 1950, as evidenced by the photo of the building and the photo of the date stone I have located. At the time of construction, the property was zoned residential, and it continues to be Zoned R-6 Residential, so it exists as a legal non-conforming use under the Zoning Code.

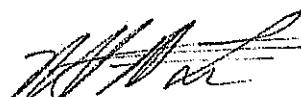
Over the years various additions to the building were added as follows:

1960 – Major New Classroom Wing
1995 – 9,739 S.F. Addition
2018 – 1,986 S.F. Modular Classroom

In 2018, the County Planning Commission recommended the Township rezone the property to eliminate the non-conformity, but we are unaware of any action that took place to pursue that direction.

Based upon the history of this property, and prior approvals, as the Township Zoning Officer I am going to classify this project as a straightforward building permit application for a modular classroom, I do not feel it requires Conditional Use Approval, but will require a Land Development Approval, including any required new stormwater management improvements.

Respectfully submitted,

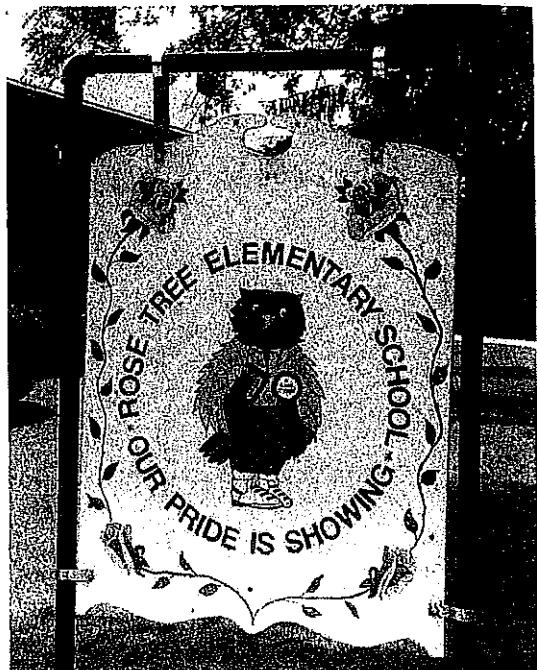


Robert H. Linn, AIA
Zoning Officer
Upper Providence Township

RHL/dr

Enclosures: 1950 Picture
1960 Picture
2018 County Planning Commission Review

By 1947, the number of students had increased to the point where a new building was needed and the first section of Rose Tree School was built in 1950. The School Board bought additional land behind the new building for a football field, because long-range planning included a possible merger with Media. In that event, Rose Tree would become a junior high school. However, the Economy League, a tax-conscious citizens' group, after studying a survey of predicted school population and related factors, decided against the merger. Media and Upper Providence remained separate districts, although a majority of Township students in grades seven through twelve attended Media High School.⁹

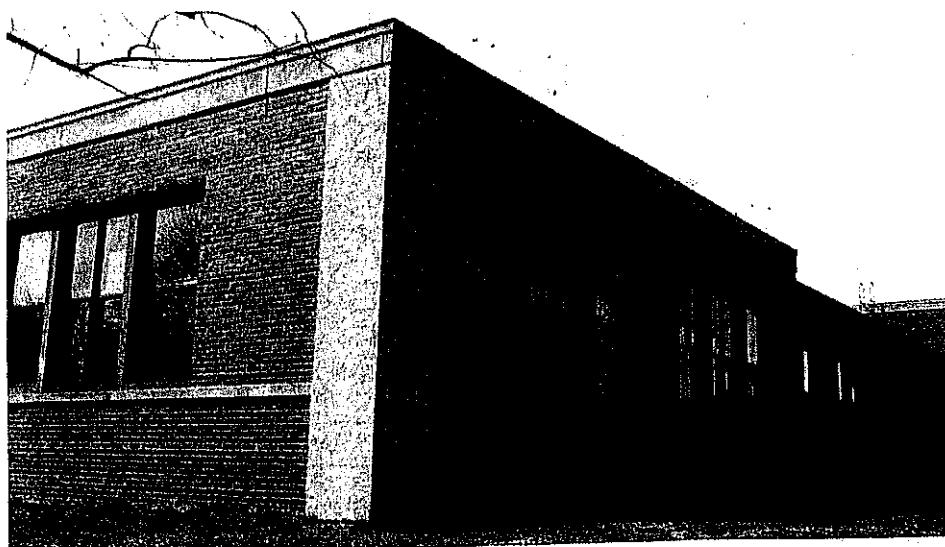


1950 dedication ceremony for Rose Tree Elementary School. Donald Snively is third from the left. (A History of Rose Tree Media School District).

⁹ A History of Rose Tree Media School District, published by the school district administration in 1983, is a useful overview.



Rose Tree Elementary School facing 1st Avenue. (A.Potts Jr. 1992)



1960 addition to Rose Tree Elementary School, Evans street side. (S.Alan Martinson).



DELAWARE COUNTY PLANNING COMMISSION

CC: Council
JP KELLY
BETHN-B

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

COUNCIL

JOHN P. MCBLAIN
CHAIRMAN

COLLEEN P. MORRONE
VICE CHAIRMAN

MICHAEL F. CULP
KEVIN M. MADDEN
BRIAN P. ZIDEK

Office Location: Coal Building, 2nd & Orange Sts., Media, PA 19063
Phone: (610) 891-5200 FAX: (610) 891-5203
E-mail: planning_department@co.delaware.pa.us

LINDA F. HILL
DIRECTOR

June 21, 2018

RECEIVED

JUN 27 2018

**UPPER PROVIDENCE TOWNSHIP
DELAWARE COUNTY**

Mr. Gregory C. Lebold
Upper Providence Township
935 N. Providence Road
Media, PA 19063

RE: Name of Dev't: Rose Tree Elementary School
DCPD File No.: 48-3774-95-18
Developer: Rose Tree School District c/o Grace Eves
Location: Northeast corner of School Lane and Evans
Boulevard
Recv'd in DCPD: May 31, 2018

Dear Mr. Lebold:

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 21, 2018, 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: Rose Tree School District c/o Grace Eves
G. D. Houtman and Son



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: June 21, 2018
File No.: 48-3774-95-18

PLAN TITLE: Rose Tree Elementary School
DATE OF PLAN: May 31, 2018
OWNER OR AGENT: Rose Tree School District c/o Grace Eves
LOCATION: Northeast corner of School Lane and Evans Boulevard
MUNICIPALITY: Upper Providence Township
TYPE OF REVIEW: Land development
ZONING DISTRICT: R-6 Residential
SUBDIVISION ORDINANCE: Local
PROPOSAL: Further develop 19.345 acres with a 1,986 sq. ft. modular classroom building
UTILITIES: Public
RECOMMENDATIONS: Approval, with consideration given to staff comments
STAFF REVIEW BY: Michael A. Leventry
REMARKS:

PREVIOUS ACTION

A plan for the site was last reviewed by the Delaware County Planning Commission at its meeting on May 18, 1995, as a land development. The applicant proposed to further develop the



Date: June 21, 2018
File No.: 48-3774-95-18

REMARKS (continued):

elementary school with a 9,739 sq. ft. addition. The Planning Commission recommended approval, contingent upon resolving the nonconforming use issue.

CURRENT PROPOSAL

The applicant proposes to install a 1,986 sq. ft. modular classroom building on the school's playground to expand the facility's learning space.

SITE CHARACTERISTICS

The site is an existing elementary school and primarily bounded by residential development.

APPLICABLE ZONING

The proposal is located within the R-6 Residential district and is subject to applicable regulations set forth in the Municipality's zoning code.

NONCONFORMITIES

The site's existing use does not appear to comply with the regulations established in the Municipality's zoning code. It is suggested that the municipality rezone the property to make the school use and this proposed expansion zoning compliant.

COMPLIANCE

Upon the applicant obtaining the required zoning variance approvals, the proposal appears to comply with the R-6 district provisions.

Date: June 21, 2018
File No.: 48-3774-95-18

REMARKS (continued):

SEWAGE FACILITIES

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

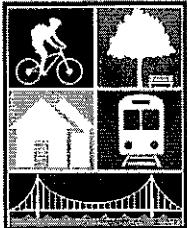
The Municipality should confirm receipt of any necessary Pennsylvania Department of Environmental Protection planning approval prior to final approval.

STORMWATER MANAGEMENT

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

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.



DELAWARE COUNTY PLANNING DEPARTMENT

2 W. Baltimore Avenue – Suite 202
Media, PA 19063
Phone: (610) 891-5200
Email: planning_department@co.delaware.pa.us

April 19, 2024

Ms. Mareile Watson
Upper Providence Township
935 N. Providence Road
Media, PA 19063

RE: Name of Dev't: Rose Tree Elementary School
DCPD File No.: 48-3774-95-18-19-24
Developer: Rose Tree School District
Location: Northeast corner of School Lane and Evans
Boulevard
Recv'd in DCPD: March 28, 2024

Dear Ms. Watson:

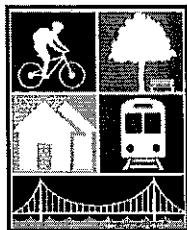
In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, the above-described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on April 18, 2024, the Commission took action as shown in the recommendation of the attached review.

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

Very truly yours,

Gina Burritt
Director

cc: Rose Tree School District
G. D. Houtman and Son



DELAWARE COUNTY PLANNING DEPARTMENT

2 W. Baltimore Avenue – Suite 202

Media, PA 19063

Phone: (610) 891-5200

Email: planning_department@co.delaware.pa.us

Date: April 19, 2024

File No.: 48-3774-95-18-19-24

PLAN TITLE: Rose Tree Elementary School

DATE OF PLAN: March 28, 2024

OWNER OR AGENT: Rose Tree School District

LOCATION: Northeast corner of School Lane and Evans Boulevard

MUNICIPALITY: Upper Providence Township

TYPE OF REVIEW: Final Land Development

ZONING DISTRICT: R-6 - Residential

SUBDIVISION ORDINANCE: Local

PROPOSAL: Further develop 29.688 acres with an additional two-classroom modular building

UTILITIES: Public

RECOMMENDATIONS: Approval, contingent upon addressing staff comments

STAFF REVIEW BY: Kelsey Stanton Murphy

REMARKS:

PREVIOUS ACTION

A plan for the site was last reviewed by the Delaware County Planning Commission at its meeting on March 21, 2019, as a Final Land Development Plan. The applicant proposed to further develop 29.688 acres with additional parking.

Date: April 19, 2024
File No.: 48-3774-95-18-19-24

REMARKS (continued):

CURRENT PROPOSAL

The plan proposes to expand the existing Rose Tree Elementary School with an additional 1,780-square-foot, 2-classroom modular building, which would be located on the east side of the existing school building.

SITE CHARACTERISTICS

The site's existing conditions include a one-story brick school building, modular classroom building, concession stand and sheds, parking lots, playgrounds, football field, and softball fields. The site has frontages on First Avenue to the west and on Evans Boulevard to the south.

APPLICABLE ZONING

The proposal is located within the R-6 district and is subject to applicable regulations set forth by the Municipal zoning code.

NONCONFORMITIES

The site's existing front yard, buffers, and parking lot driveway width do not appear to comply with the regulations as established within the Municipal zoning code. The existing nonconformities would appear to remain unchanged by the proposal.

COMPLIANCE

In accordance with Section 1280.04 of the Municipal zoning code, school uses within residential districts are designated as conditional uses and require a conditional use permit prior to being improved. With exception to existing nonconformities and upon the applicant obtaining the required conditional use permit, the proposal appears to comply with the R-6 district.

Date: April 19, 2024
File No.: 48-3774-95-18-19-24

REMARKS (continued):

HIGHWAY OCCUPANCY PERMIT

In accordance with Section 508(6) of the Pennsylvania Municipalities Planning Code, the Township Engineer should confirm if the plan will need a highway occupancy permit for access onto First Avenue.

SEWAGE FACILITIES

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

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

STORMWATER MANAGEMENT

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

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.