



DELAWARE COUNTY PLANNING COMMISSION

2 W. Baltimore Avenue – Suite 202

Media, PA 19063

(610) 891-5200

Email: planning_department@co.delaware.pa.us

GINA BURRITT

DIRECTOR

Planning Department

July 17, 2026

Ms. Amanda Serock
Concord Township
43 Thornton Road
Glen Mills, PA 19342

RE: Name of Dev't: The Shoppes at Concord
DCPD File No.: 12-5943-05-06-07-25-26
Developer: Concord Acquisition LLC
Location: Southwest corner of Ridge Road and Route
202
Recv'd in DCPD: June 22, 2026

Dear Ms. Serock:

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 July 16, 2026, the Commission took action as shown in the recommendation of the attached review.

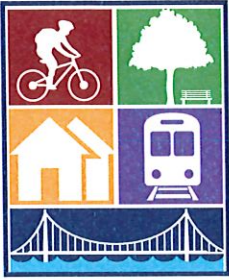
Please refer to the DCPD file number shown above in any future communications related to this application.

Very truly yours,

A handwritten signature in blue ink that reads "Gina Burritt".

Gina Burritt
Director

cc: Concord Acquisition LLC
Bohler Engineering



DELAWARE COUNTY PLANNING DEPARTMENT

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Media, PA 19063-3740

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Date: July 17, 2026

File No.: 12-5943-05-06-07-25-26

PLAN TITLE: The Shoppes at Concord

DATE OF PLAN: August 22, 2025 (revised May 8, 2026)

OWNER OR AGENT: Concord Acquisition LLC

LOCATION: Southwest corner of Ridge Road and Route 202

MUNICIPALITY: Concord Township

TYPE OF REVIEW: Final Land Development

ZONING DISTRICT: C-2

SUBDIVISION ORDINANCE: Local

PROPOSAL: Develop 25.897 acres with 158,132 sq. ft. of retail/restaurant space

UTILITIES: Public Water & Sewer

RECOMMENDATIONS: Revise and resubmit (per override vote by the Planning Commission)

STAFF REVIEW BY: Michael Leventry

REMARKS:

PREVIOUS ACTION

A plan for the site was last reviewed by the Delaware County Planning Commission at its meeting on October 16, 2025, as a land development. The applicant proposed a shopping center that included a supermarket as well as various other retail & restaurant

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REMARKS (continued):

uses. Access was proposed via two-way driveways on Ridge Road (S.R. 3048) and Wilmington-West Chester Pike (U.S. 202). The Planning Commission recommended approval contingent upon obtaining the necessary conditional use approval.

CURRENT PROPOSAL

The prior plan has been resubmitted with modifications that include but are not limited to: removal of the proposed gas pumps, modifications to the footprints of buildings, minor adjustments to parking and drive isle configurations, adjustments to the stormwater management system, and a modest increase in overall building coverage. Significant improvements were made to the site's overall pedestrian connectivity and safety. An additional community patio is added (two total).

SITE CHARACTERISTICS

The site is an undeveloped lot bounded by retail centers and residences to the north and east, a car dealership to the south, and open space to the west and southwest. Existing conditions include small areas of woodland and steep/very steep slopes near the west and south property lines, as well as wetlands in the northeast property corner.

APPLICABLE ZONING

The proposal is located within the C-2 district and is subject to applicable regulations set forth by the Municipal zoning code.

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REMARKS (continued):

NONCONFORMITIES

Zoning - Proposed Unaddressed Nonconformities:

- Conditional Uses: The project proposes multiple uses which require conditional use approval from the Township per Section 210-127D of the Township Code: a drive-through restaurant (D(2)), car wash (D(10)), and seasonal outdoor restaurant seating (D(11)). Additionally, any establishment that receives a transfer of a liquor license would also require conditional use approval (D(9)).

COMPLIANCE

The proposal appears to comply with the SALDO code; however, the proposal must address or obtain code relief for the above listed zoning nonconformities.

EMERGENCY VEHICLE ACCESS FOR PADS 8-10A

The Site Plan indicates two driveways connecting Pads 8, 9, and 10A that are to be striped and posted with signs for emergency and authorized vehicles only. However, staff note that Truck Turning Plans (sheets C-904 and C-905) appear to indicate that the driveways would be unable to accommodate fire trucks and other emergency vehicles such as ambulances. Staff recommend that the Township Fire Marshal comment on the adequacy of emergency vehicle access.

PADS 8 AND 9 VEHICULAR CIRCULATION

Staff recommend the following to improve vehicular circulation:

- Providing a "bailout" lane for the proposed car wash at Pad 9 to allow vehicles wishing to exit the stacking lanes prior to paying without disrupting traffic flow.

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REMARKS (continued):

LOADING AREAS FOR MULTI-TENANT RETAIL / RESTAURANT USES

The plan proposes loading areas for Pads 7-8 and 10B-13 that are designed for box trucks. Staff note that tractor trailers are frequently used to deliver supplies to restaurants and retail uses and recommend that the applicant provide additional information confirming that the proposed loading areas provide sufficient space for deliveries. Staff notes that the loading zones for Pads 12 and 13 have been eliminated. Loading logistics should be addressed for the previously noted pads.

RIDGE ROAD AND ROUTE 202 IMPROVEMENTS

The plan indicates roadway improvements that are to be completed as part of a separate construction project, including additional lanes, pedestrian crosswalks and islands, and redesigned entrance drives for the Olde Ridge Village Shoppes opposite Ridge Road from the site. The applicant should coordinate with PennDOT and with the Township to ensure that necessary roadway and access improvements are phased properly to ensure that safe access is provided to the site and adequate capacity is maintained in proximity to the site.

RIDGE ROAD LANDSCAPE BUFFERING

The Landscape Plan proposes Leatherleaf Viburnum, which grows to a mature height of 6-10 feet, to screen dumpster enclosures next to pad 12 from view of Ridge Road. By contrast, 'PJM' Rhododendrons, which have a mature height of 3-6 feet, are proposed to screen two dumpster enclosures next to Pad 13 from the road. Staff recommend that the Township evaluate the adequacy of the proposed buffering.

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REMARKS (continued):

STEEP SLOPES

The Township Engineer must verify the extent of steep slopes (15% to 25%) and very steep slopes (25% and greater) at the site and ensure compliance with the Municipality's slope regulations.

WETLANDS

The Township Engineer and the PA Department of Environmental Protection, Southeast Regional Office, Soils and Waterways Section, Water Management Program, must verify the extent of wetlands at the site as well as any permitting requirements necessary prior to any earthmoving activities.

HIGHWAY OCCUPANCY PERMIT

In accordance with Section 508(6) of the Pennsylvania Municipalities Planning Code, the plan will need highway occupancy permits for access onto Ridge Road (S.R. 3048) and Wilmington-West Chester Pike (S.R. 202).

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.

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REMARKS (continued):

MUNICIPAL BOUNDARY CONFIRMATION

The municipal engineers for Concord and Chadds Ford Townships should coordinate/collaborate to confirm the accuracy of the plan depicted municipal line.

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.