



**AGENDA**  
**UPPER PROVIDENCE TOWNSHIP**  
**PLANNING COMMISSION**

**1286 Black Rock Rd**  
**Wednesday, May 1, 2024 - 7:00 PM**

**CALL TO ORDER**

**MOTION TO APPROVE MAY 1, 2024 PLANNING COMMISSION AGENDA**

**PUBLIC COMMENT FOR NON-AGENDA ITEMS**

**GENERAL DISCUSSION ITEMS:**

➤ Planning Commission Meeting Minutes to be Reviewed:

- April 3, 2024
- April 17, 2024

**APPLICATIONS TO BE HEARD ON MAY 1, 2024:**

**1. Parkhouse Residential Cluster Community Zoning Text Amendment**

Property Address: Black Rock Road, Old State Road, Vaughn Road, 2nd Avenue

Proposed Development: Proposed revision to Open Space Residential-2 (OSR-2) Zoning Section 182-63.26 through 182-63.31

Township #: 4021-0313-0003 (ZTA)

Submission Date: March 20, 2024 | MPC expiration date: NONE (Zoning text amendment)

*The date for discussion at the Board of Supervisors is to be determined.*

**DISCUSSION: FUTURE AGENDA ITEMS**

**ADJOURNMENT**

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**ACTIVE APPLICATIONS:** *Listed for reference only; possible dates to be discussed are listed below.*

**2. Iroquois Drive 3-Lot Subdivision**

Property Address: Iroquois Drive, west of Fruit Farm Road

Proposed Development: 3 single family detached units

Township #: 5018-0390-0001 (TLD)

Submission Date: March 21, 2023 | MPC expiration date: NONE (signed waiver)

*Waiting for revised plans to be submitted.*

**3. Yerkes Station Final Plan**

Property Address: Hopwood and Route 29 / Collegeville Road

Proposed Development: Apartment complex with 224 units

Township #: 7035-0341-0004 (FLD)

Submission Date: November 10, 2022 | MPC expiration date: NONE (signed waiver)

*Plans under review; date to be discussed by the Planning Commission to be determined.*

**4. Amelia Street Townhomes**

Property Address: 105 /109 Amelia Street

Proposed Development: 8 single family attached units

Township #: 3028-0373-0001 (TLD)

Submission Date: June 2, 2021, | MPC expiration date: NONE (signed waiver)

*Waiting for revised plans to be submitted.*

**5. Lovers Lane Subdivision**

Property Address: 765 S. Collegeville Road

Proposed Development: 11 single family detached homes

Township #: 3025-0387-0001 (TLD)

Submission Date: July 6, 2022 | MPC expiration date: NONE (signed waiver)

*Waiting for revised plans to be submitted.*

**6. Galman--172 Hopwood Road Final Plan**

Property Address: 172 Hopwood Road

Proposed Development: 48 single family attached units

Township #: 6033-0369-0005 (FLD)

Submission Date: October 26, 2023 | MPC expiration date: NONE (signed waiver)

*Plans under review; date to be discussed by the Planning Commission to be determined.*

**7. 1731 S. Collegeville Road Final Plan (McCauley)**

Property Address: 1731 S. Collegeville Road

Proposed Development: Two buildings with offices and 8 apartment units on the second floor

Township #: 6033-0362-0003 (FLD)

Submission Date: December 22, 2023 | MPC expiration date: NONE (signed waiver)

*Plans under review; date to be discussed by the Planning Commission to be determined.*

**8. 427 Lewis Road Townhomes (Lewis Pointe) Waiver Request**

*Under review; date to be discussed by the Planning Commission to be determined.*

**9. 1201 S. Collegeville Road, Zoning Text Amendment Map Amendment**

Property Address: 1201 S. Collegeville Road

Proposed Amendment: Amend Community and Regional Shopping Center District and Rezone 1201 S. Collegeville Road to CRSC

Township #: 3024-0600-0001 ZTA/ZMA

Submission Date: April 18, 2024 | MPC expiration date: NONE (Zoning text amendment)

*Under review; date to be discussed by the Planning Commission to be determined.*