



## CONCORD TOWNSHIP PLANNING COMMISSION

GLEN MILLS, DELAWARE COUNTY, PENNSYLVANIA 19342

### MEMORANDUM

DATE: September 21, 2026

TO: Council

FROM: Ben Littell, Project Manager

RE: **The Shoppes at Concord, Concord Acquisition, LLC  
Preliminary/Final Land Development Plan**

At its public meeting on September 21, 2026, the Concord Township Planning Commission reviewed the resubmitted Land Development application for the above mentioned project, with plans associated with the resubmission originally dated May 8, 2026, and updated June 17, 2026 and July 17, 2026.

Applicant: Concord Acquisition LLC

Engineers: Bohler Engineering

Proposal: To develop the existing farmland/meadow located on Tax Map Parcel 13-00-01051-01 (±23.9 acres). The proposed development will include twelve (12) pad sites, including a grocery store, fitness club, retail, restaurants, and a car wash (±158,132 SF total), along with associated parking, lighting, stormwater management, and other site improvements.

Site: The site is located on the southwest corner of the intersection of Wilmington-West Chester Pike (SR 202) and Ridge Road (SR 3048).

Zoning: Site is located within C-2 Planned Business & Commercial Zoning District, and the Applicant is proposing a by-right use of a planned shopping center with twelve (12) building pads.

Waivers: The Applicant is requesting five (5) waivers:

- From §160-9.I(1) to allow for a joint preliminary/final land development submission.
- From §160-41.C to allow for the width of driveways to exceed the maximum widths of 11 feet in cartway width for individual driveways and 22 feet for shared driveways.
- From §160-49.F to permit filling/removal of approximately 0.1 acres of manmade (by prior earthwork operations), low quality wetlands located near the NE corner of the property as permitted by the PADEP.
- From §160-50.B and 160-50.C(b) to allow for street trees to be located more than 5 feet from the right-of-way line.

**PLANNING COMMISSION MEMBERS:** Mark S. Elser, Amy Cappelli,  
Sarita Trivedi, Benjamin Littell, Chris Markland, Jeff Santoleri, Richard Julason

- From §160-50.D to allow for the building foundation plantings to be partially located elsewhere throughout the site due to operational and pedestrian circulation needs.

Recommendation:

Based on the engineering record as currently presented and in consideration of protecting the health, welfare and safety of the community, the Concord Township Planning Commission recommends that Concord Township Council **NOT APPROVE** the preliminary/final land development plan as currently submitted at this time. In addition to the five waivers requested and noted above by the applicant, this recommendation is based on unresolved, outstanding issues that impact the ability to recommend approval, including but not limited to drainage, stormwater management, and concerns regarding safe vehicular site circulation, site access, traffic queue-blocking drives and intersections, parking counts, and the resulting impacts to off-site emergency vehicle movement.

Specific Township code sections remain unresolved, including:

- 148-14 General requirements  
F. Existing drainage discharge onto adjacent property shall not be altered in any manner without written permission from, and a maintenance access agreement with, the affected property owner(s). Such discharge shall be subject to any applicable discharge criteria specified in this chapter and still must meet the requirements of Act 167. (Comment added: Adjacent properties include both Concord Township and Chadds Ford Township parcels)
- 148-21 Stormwater peak rate controls  
D. Sites located in more than one district or watershed. For a proposed development site located within two or more stormwater management district subareas, the peak discharge rate from any subarea shall meet the management district criteria for which the discharge is located. The natural hydrology of each respective subarea shall be maintained, and drainage shall not be redirected from one subarea to another. Under circumstances where the applicant shows this cannot be accomplished, a waiver is required from the Township.
- 148-25 SWM site plan contents.  
B. Maps. Map(s) of the project area shall be submitted on twenty-four-inch-by-thirty-six-inch sheets and/or shall be prepared in a form that meets the requirements for recording at the offices of the Recorder of Deeds of Delaware County. If the SALDO has more stringent criteria than this chapter, then the more stringent criteria shall apply. The contents of the map(s) shall include, but not be limited to:  
(4) Other physical features including flood hazard boundaries, stream buffers, existing drainage courses, areas of natural vegetation to be preserved, and the total extent of the upstream area draining through the site.

- 148-27 Stormwater management (SWM) site plan review.  
B. The applicant shall respond to the Conservation District comments on the SWM site plan prior to being considered for final approval by the Township.
- 148-27 Stormwater management (SWM) site plan review.  
E. Concord Township will not grant preliminary or final approval to any subdivision or land development for regulated activities specified in this chapter if the SWM site plan has been found by the Township Engineer to be inconsistent with the stormwater management ordinance. All required permits from PADEP must be obtained prior to approval of any subdivision or land development.
- 160-12 Preliminary plan.  
C. Where any one or combination of the following items are involved, additional sets of plans shall be required and submitted for the Township Engineer and to the Township:  
(3) Retaining walls.
- 160-56 Retaining walls.  
A. All retaining walls shall be designed and approved in accordance with the following:  
(1) Such walls shall be designed by a structural engineer, whose seal shall appear on the plans.

cc: Sarita Trivedi, Co-project Manager  
Mark Elser, Chairman