

PRESENT AND PROPOSED DEVELOPMENT AS OF MARCH 2013

DEVELOPMENT TOTALS

	Residential	Retail	Office	Other nonresidential
Acres	224.6	7.5	12	8
Dwellings	529	N.A.	N.A.	0
Square feet	0	49,878	116,250	5,900

1. London Grove Village Land Development– A 329,000 s.f. shopping center on 59 acres. The developed shopping center is located at Route 41, Hepburn Road and Old Baltimore Pike. There are four restaurant “pad sites”, being approximately 30,000 s.f. of space still to be constructed.
2. Heritage Building Group/Yeatman Property Subdivision– A 374 townhouse development is proposed for 76 acres. The property is located on Glen Willow Road behind the State Police barracks. The Conditional Use Decision was granted and appealed by Heritage. The Township and the developer settled the lawsuit in early 2008. It is not known, when or if, the developer will submit subdivision plans.
3. Hills of London Grove (Pusey) Subdivision – 132 single-family detached homes are proposed on 180 acres. The property is located on State Road adjacent to Avondale Borough. Gemcraft constructed 32 homes before they had to halt construction due to the lack of sewage capacity at the London Grove Township Municipal Authority Plant. Capacity is now available and the builder has begun to construct homes.
4. Inniscrone Planned Residential Development (PRD) – Inniscrone is 505 home development that was originally approved 20 years ago; 393 homes are single-family dwellings and 112 are townhouses. The property straddles E. Avondale Road and reaches State Road as well as Garden Station Road. Phases 4 single family detached homes are under construction. An amendment to phase 3 was recently approved allowing the change from 68 age-restricted homes to 51 non-restricted single family detached dwellings.
5. Rose Hollow Subdivision – A subdivision of nine single-family homes has been approved. The 12-acre property is located on Rose Hill Road near the State Road intersection.
6. Lamborn Hunt Subdivision– Keystone Custom Homes is currently constructing homes in phase B. Approximately 15 homes of the total 106 are left to be built. The neighborhood is on State Road and S. Guernsey Road.

7. Fox Chase Subdivision – Keystone Custom Homes constructed 45 single family homes. Eight (8) homes in phase two remain to be built. The neighborhood is located on W. Avondale Road and Porter Road.
8. Village Greens Subdivision – The developer is proposing a total of 47 homes on 35 acres. Twenty-four (24) townhouses and 23 single-family homes are planned. This property is located on North Guernsey Road abutting Route 1. The final plan received approval but cannot be constructed until the developer purchases the necessary sewage capacity. It is not known when this may take place.
9. Coventry Reserve Subdivision – Keystone Custom Homes is planning 20 single-family homes on 47 acres. The property is adjacent to Kent Farms and is located on Woodview Road. The plan received conditional use approval in 2008. The preliminary subdivision plan is currently under review.
10. Powers/Dutton Subdivision – The applicant is proposing 42 lots on 47 acres. The developer and Township worked together to preserve the two historic houses and one historic barn. The preliminary plan is under review. The property owners, not a developer, are now in control of the proposed development.
11. London Grove West Land Development– A final land development plan has been approved for this 16-acre property. The developer is proposing 156, 875 s.f. of office and retail space; 116,250 s.f. of that total is office space.
12. Delchester Developers Land Development – The applicant is proposing two commercial uses on the site. There are two parcels being 2.58 acres and 0.89 acres. A bank and restaurant is being proposed with an alternate use being office space and retail space. The total square footage proposed is 9,153 s.f. The plan is under review.
13. Three Groves Ecovillage – The applicant is proposing to construct an ecovillage consisting of 37 residential units. The property is situated on the northeast corner of the intersection of State Road and Prospect Avenue. The proposed site is 7.6 acres. The subdivision/land development plan is under review.
14. Outside Unlimited – The applicant is proposing to construct a nursery/landscaping business. The total square footage proposed is 5,900 s.f. The property is located on Woodview Road and consists of 8 acres.