

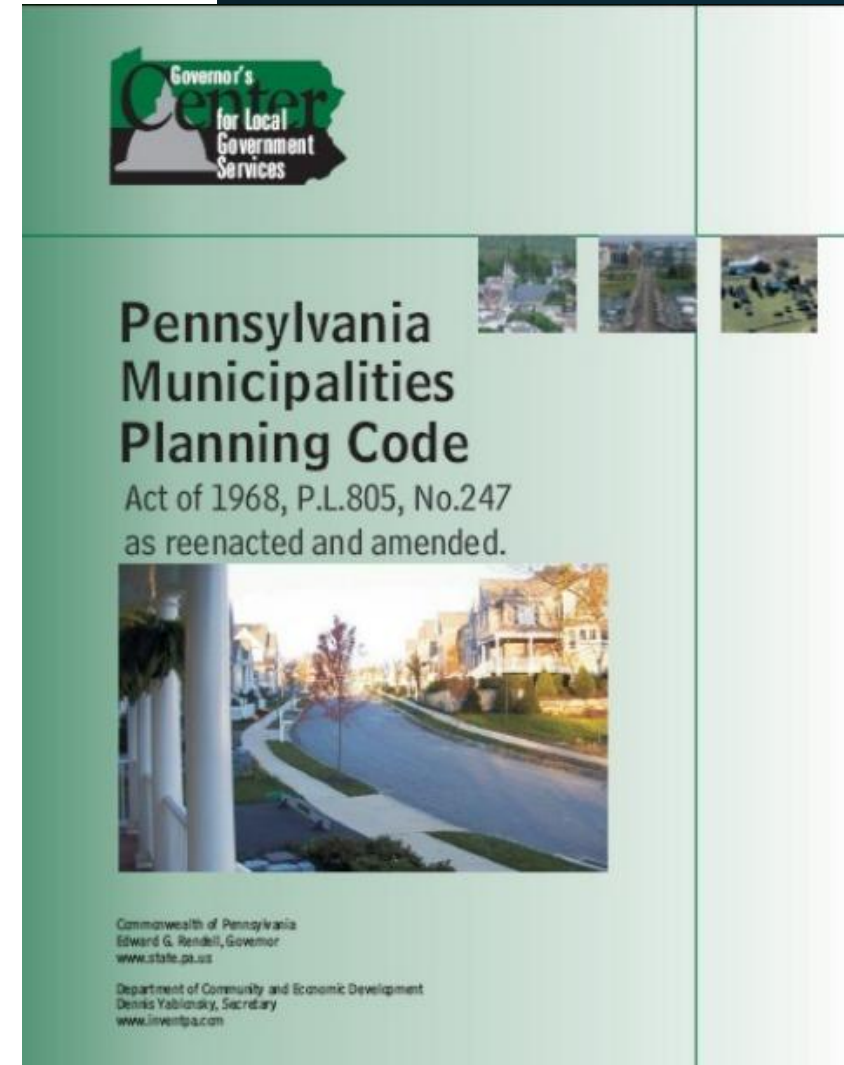
A Subdivision & Land Development Life-Cycle

Prepared by Upper Darby Township
Community & Economic Development

Planning Commission
Learning Session #2

Municipalities Planning Code (Act 247)

- A statutory uniform planning and land use enabling law for all municipalities and counties in Pennsylvania, excluding Philadelphia and Pittsburgh
- Requires local governments to utilize comprehensive plans, zoning, subdivision and land development ordinances (SALDO), planning commissions and more, to promote and protect the welfare (economic, environmental, etc.) of communities



How Do We Define a Land Development or Subdivision Plan?

- The improvement of one lot or two or more contiguous lots, tracts, or parcels of land through the construction of two or more residential or nonresidential buildings, or a single nonresidential building.
- The division or allocation of land or space for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.



Timeline

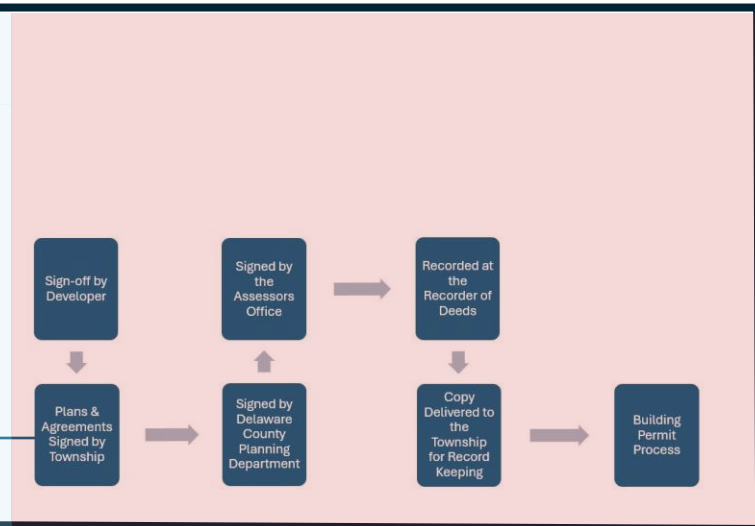
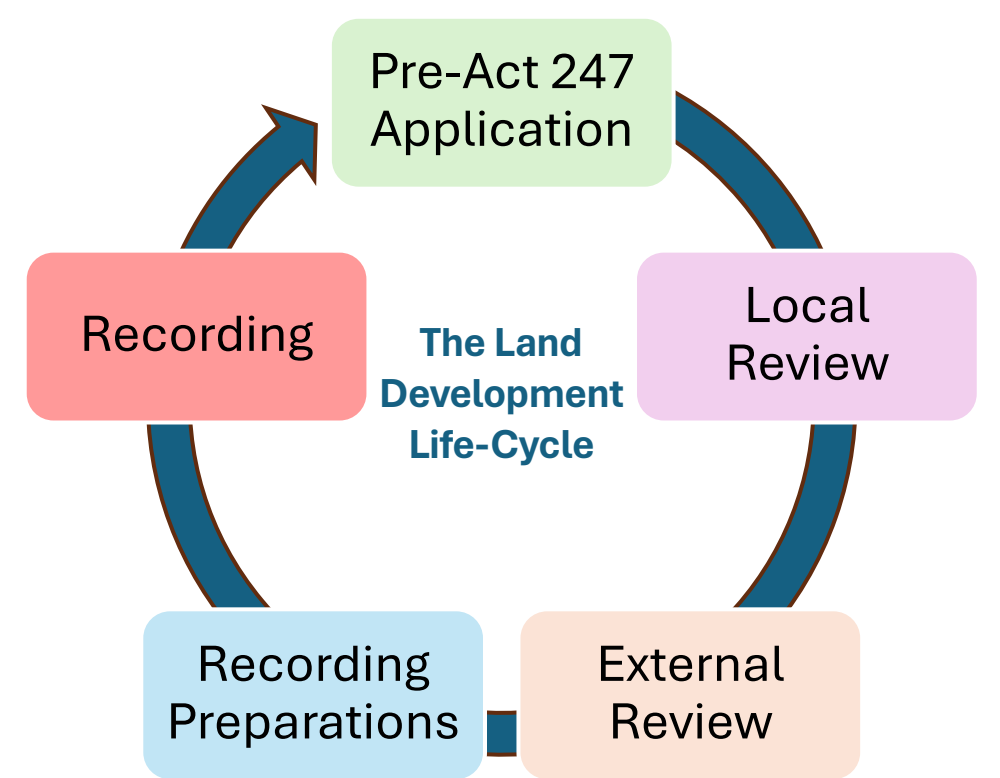
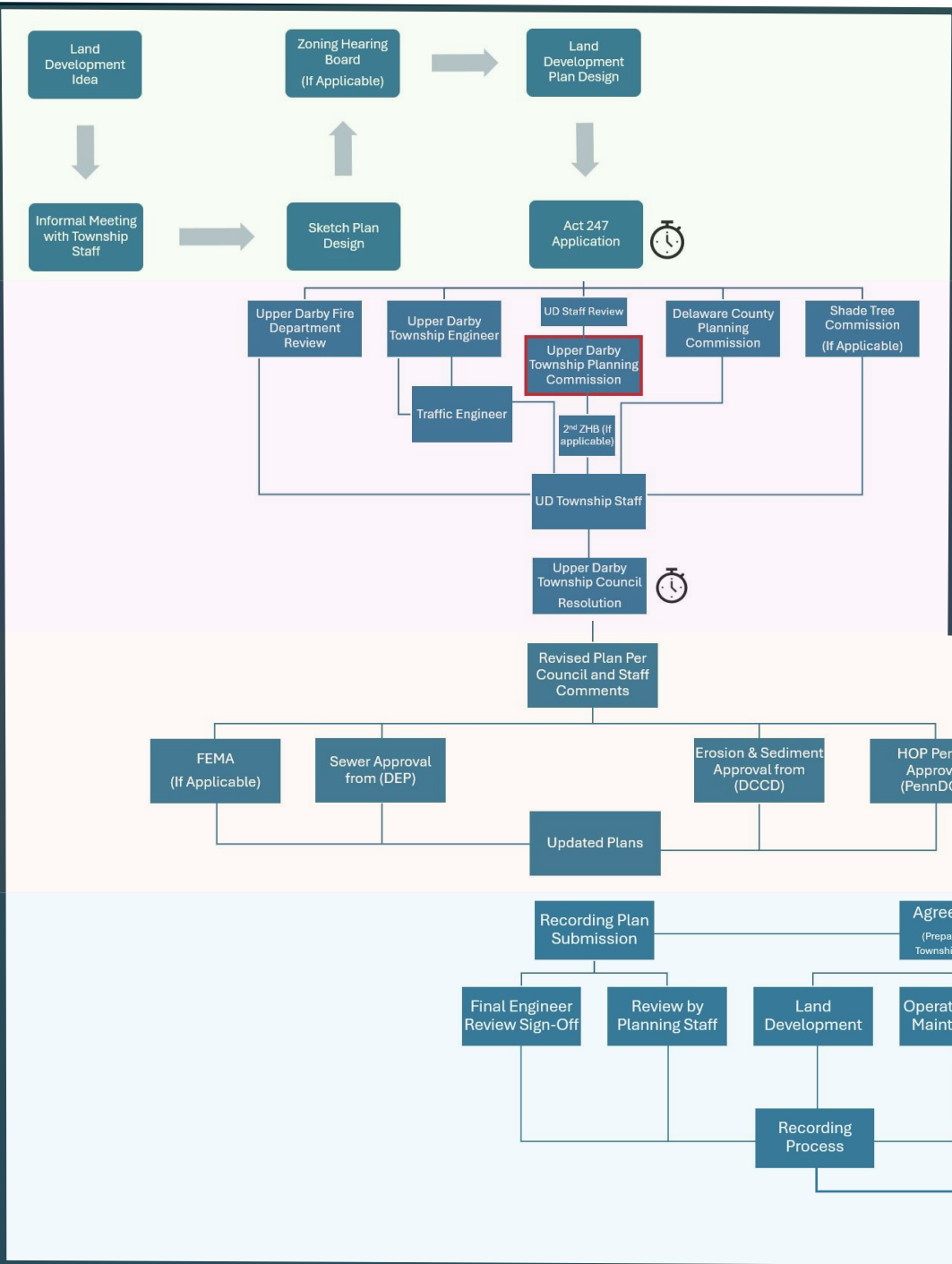
Act 247, Section 508. Approval of Plats



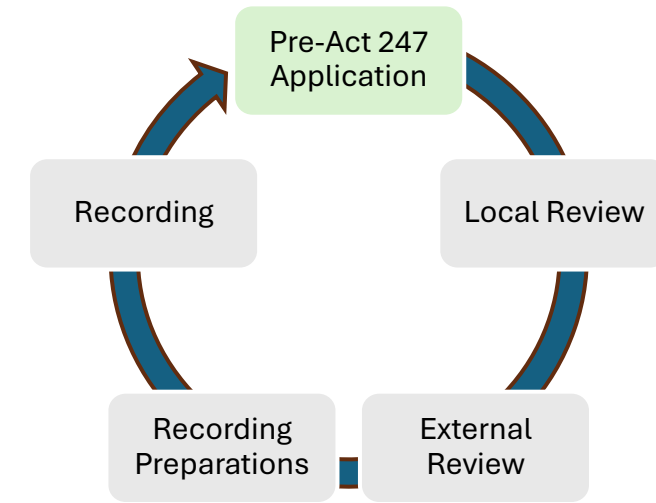
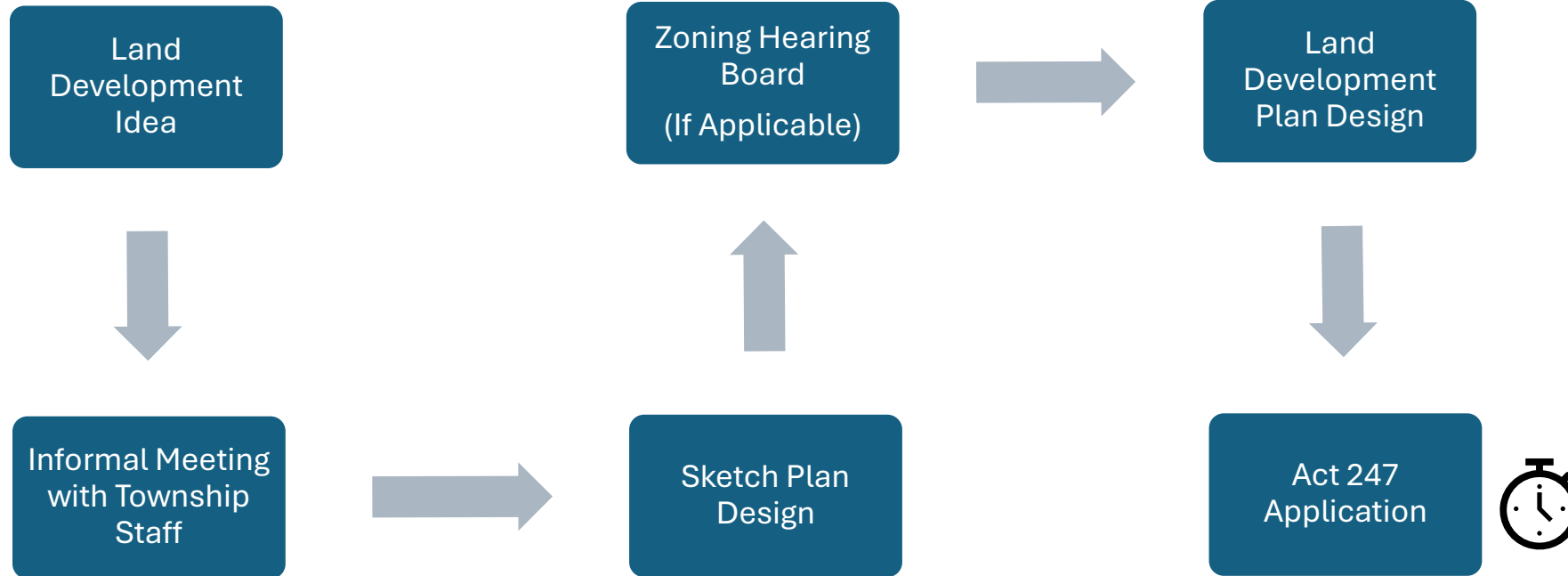
All applications for approval should be acted upon by the governing body or planning agency **no later than 90 days**, starting from the next regular meeting date after the application is filed



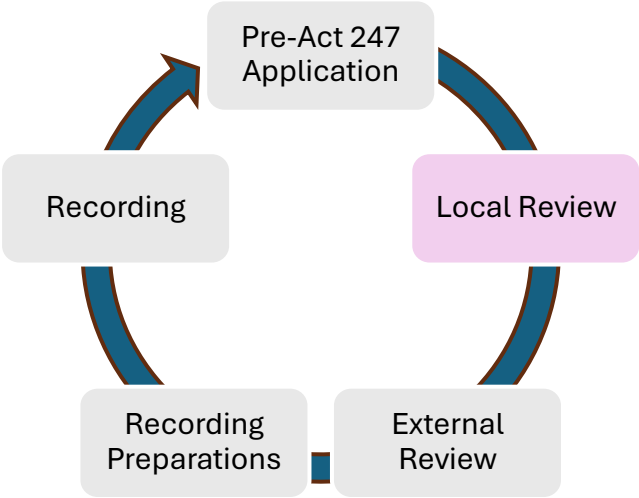
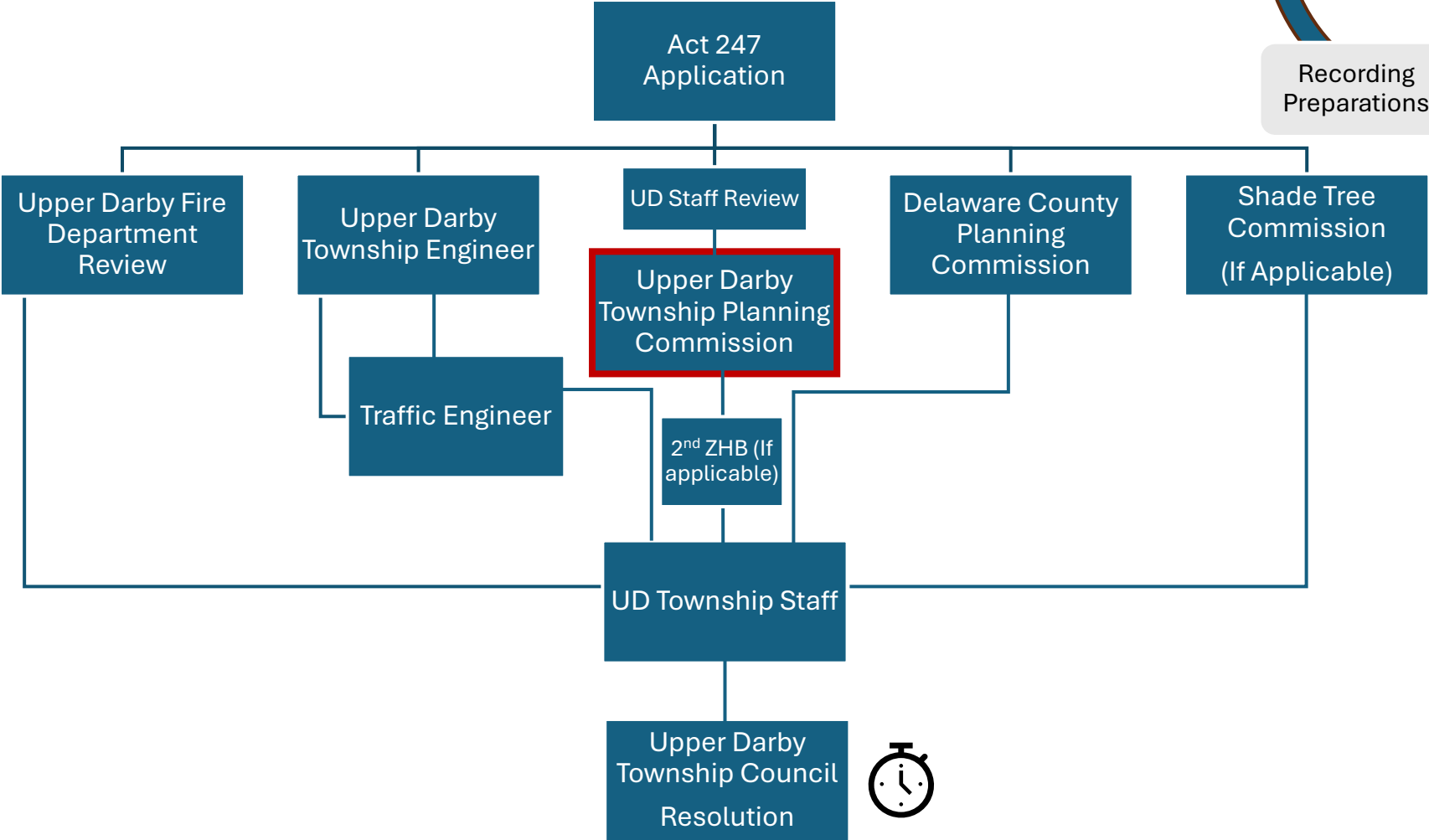
The decision of the governing body or planning agency should be in writing and communicated to the applicant **no later than 15 days** following the decision



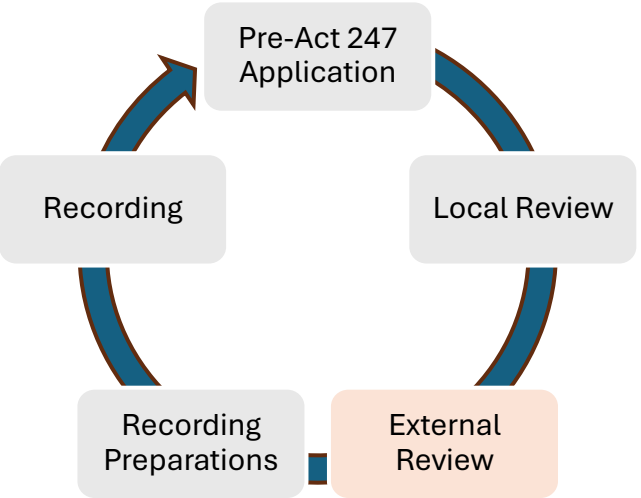
Pre-Act 247 Application



ACT 247 Process (Local Review)



Act 247 Process External Reviews



Upper Darby Township Council Decision



Revised Plan Per Council and Staff Comments

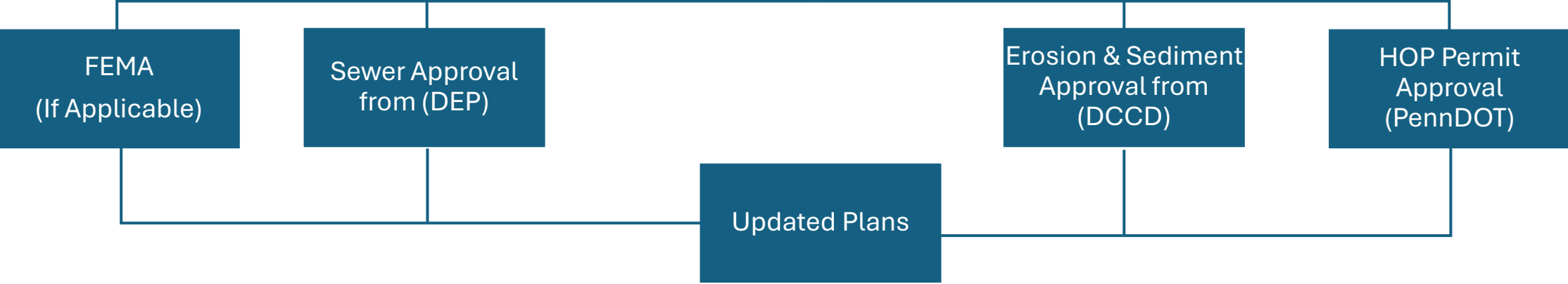
FEMA
(If Applicable)

Sewer Approval
from (DEP)

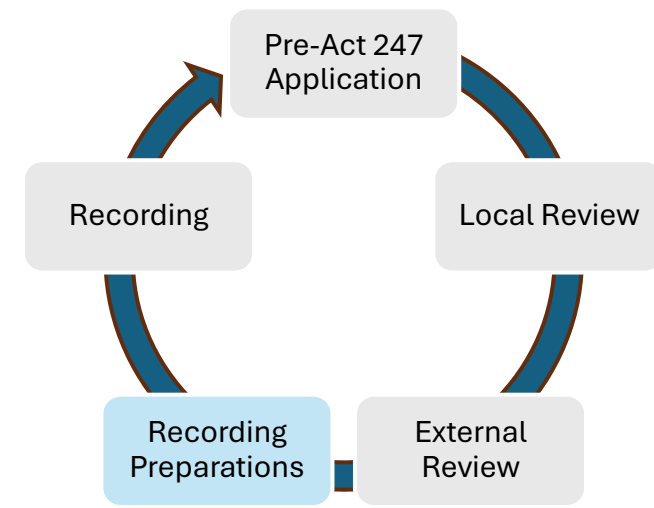
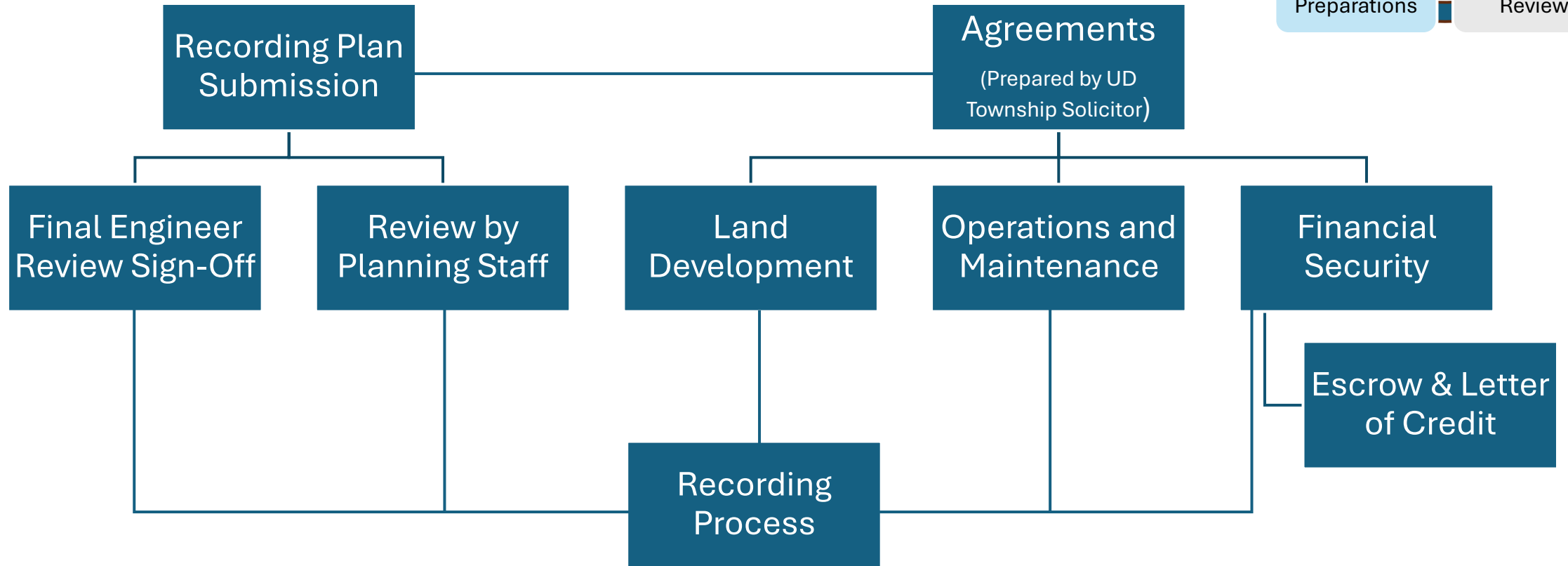
Erosion & Sediment
Approval from
(DCCD)

HOP Permit
Approval
(PennDOT)

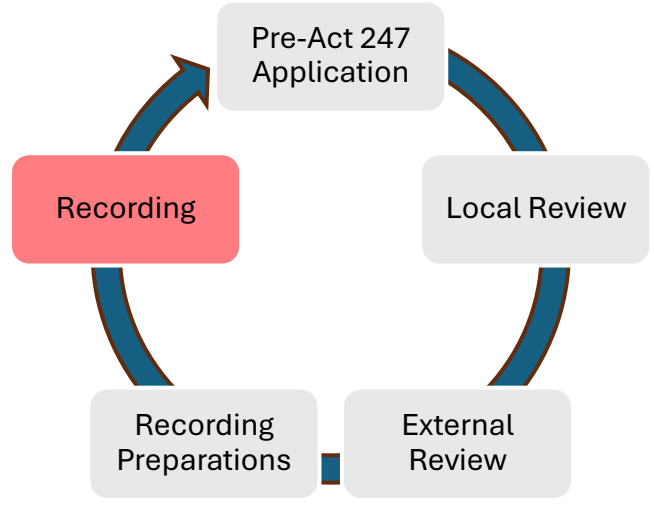
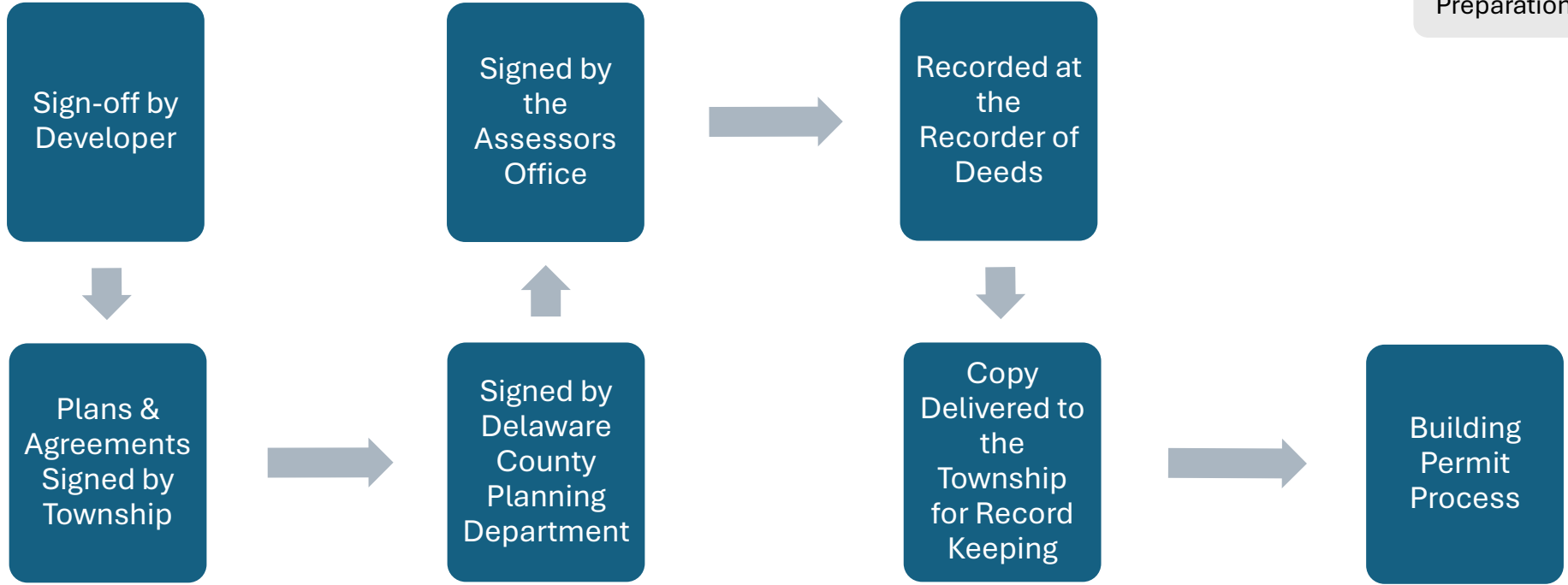
Updated Plans

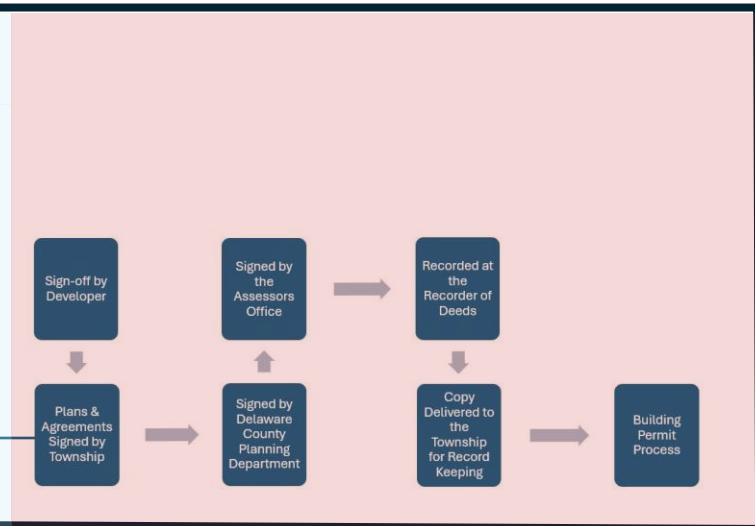
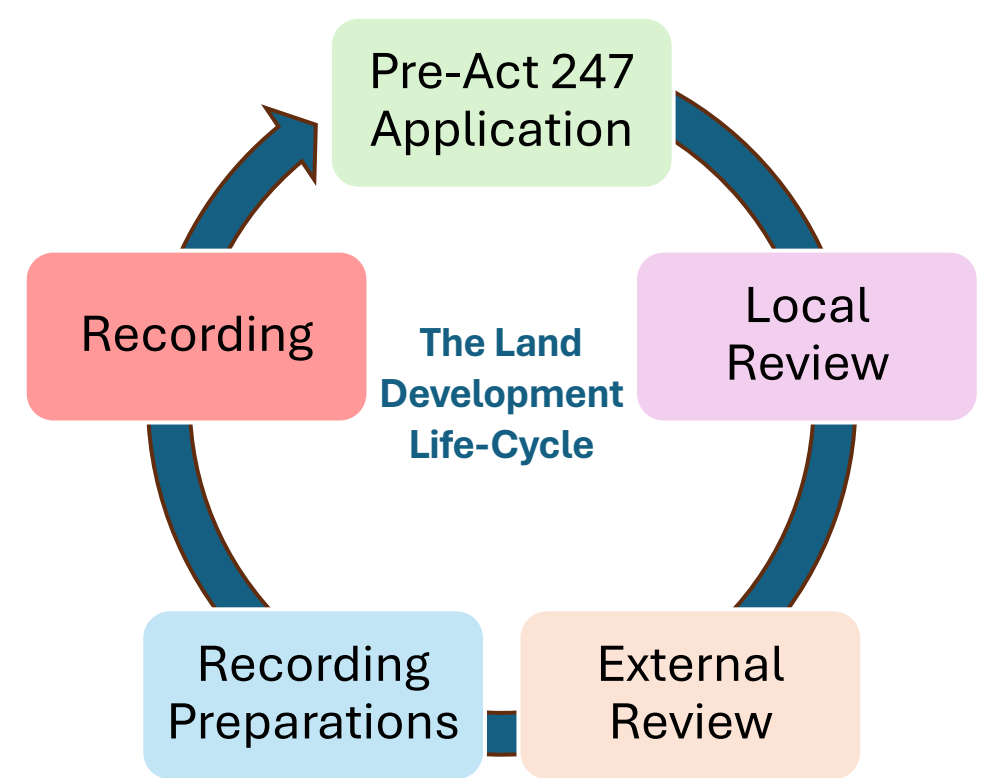
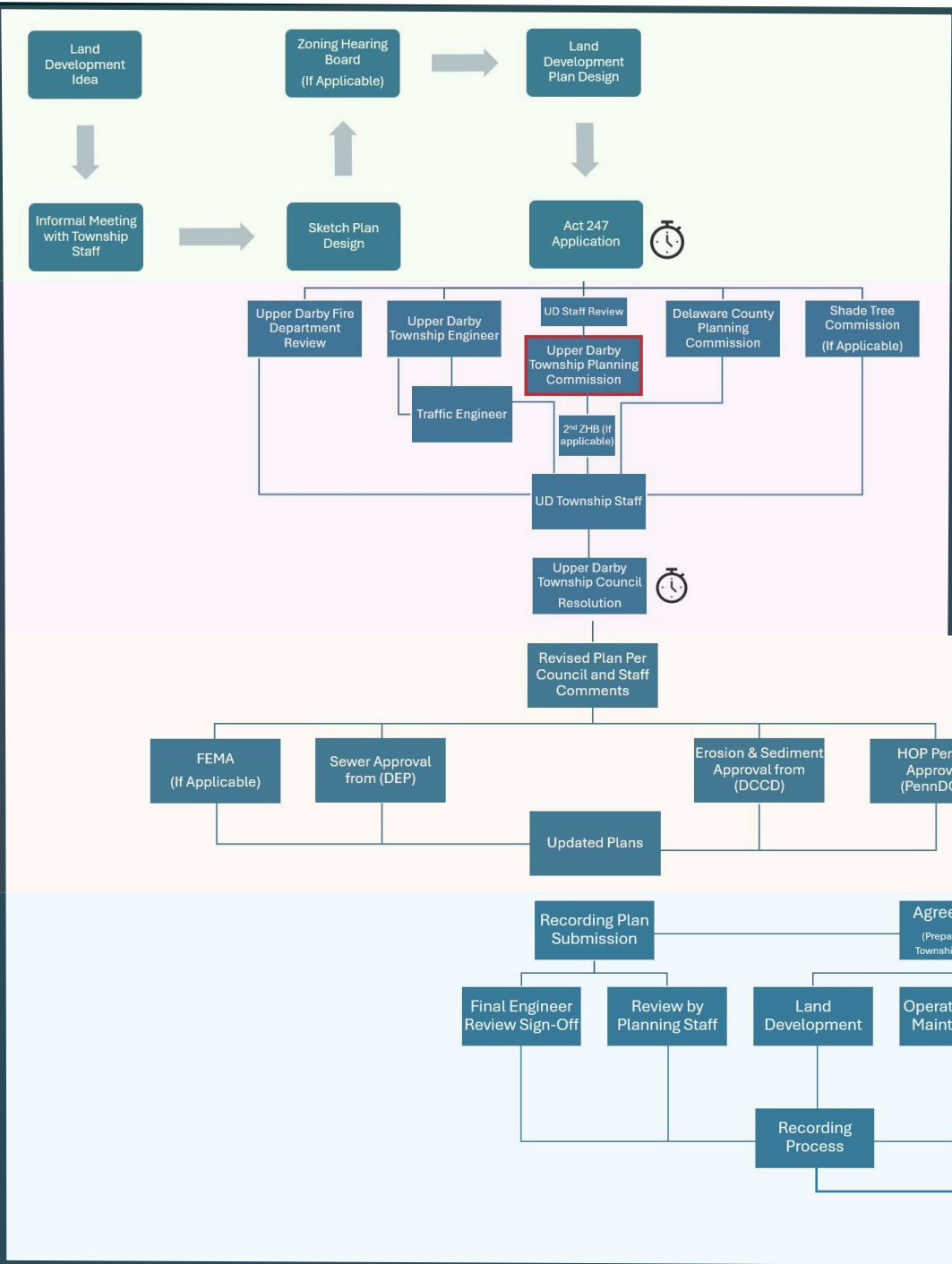


Act 247 Process (Recording Preparations)



Act 247 Process (Recording)







Questions?

