



Comparison of Plans for The Shops at Brandywine Valley

EXISTING

1,635 sq. ft. single family house
2,947 sq. ft. barn
5,890 sq. ft. commercial greenhouse
and nursery

Zoning – Suburban Transition and
Commercial Regional

EXPLORATORY PLAN

Mixed Use Project consisting of:

237,000 sq. ft. retail
80,000 sq. ft. hotel (120 rooms)
210,800 sq. ft. residential (87 units)

Requesting rezoning of property to Commercial
Regional

Variance for scenic corridor of 100 ft. along Beaver
Valley Rd. and Thompson Bridge Road to maintain
25 ft. scenic corridor

COMMUNITY PROPOSAL

Mixed use project as currently
proposed, or 235,000 sq. ft. all retail
center w/o jug handle design

Conditions:

1. Community affirmatively supports rezoning of property to Commercial Regional
2. Community affirmatively supports variance from scenic corridor requirement along Beaver Valley and Thompson Bridge Rds.
3. Community affirmatively supports LOS waiver and traffic mitigation agreement if necessary
4. Community affirmatively supports relocation of historic house and barn

