



PC MONTHLY MEETING
UPPER DUBLIN TOWNSHIP PLANNING COMMISSION
TUESDAY, DECEMBER 17, 2024 | 7:00 PM
520 Virginia Drive Fort Washington PA 19034



The agenda may be amended during the meeting to add or delete items, change the order of agenda items, or discuss any other business deemed necessary at the time of the meeting.

CALL TO ORDER AND ROLL CALL

ACTION ITEMS

1. Review and Approve Minutes from the November 19, 2024 Meeting
2. Review of [UD Plan- Final Draft](#), Upper Dublin Township's 2025 Comprehensive Plan Update
3. Third Review of Proposed Text Amendment for OC – Office Center Mixed-Use District affecting 2101 Welsh Road, a/k/a Prudential Tract, and The Promenade, UD #24-07
4. Review of Sketch Plan Application for "Fly Thru" Remodel at 1145 Virginia Drive, Fort Washington a/k/a/ Wawa Inc., UD #24-14
5. Review of Request for Waiver of Land Development for a Shed Installation at 1300 Jennifer Drive, a/k/a Dublin Terrace, UD #24-15

NEXT MEETING

Tuesday, January 21, 2025

ADJOURN

Planning Commission Agenda Item Report

Meeting Date: December 17, 2024

Agenda Section: ACTION ITEMS

Subject:

Review and Approve Minutes from the November 19, 2024 Meeting

Attachments:

[MinutesPC-20241119.pdf](#)

A meeting of the Planning Commission (PC) of Upper Dublin Township (UDT) was held on Tuesday, November 19, 2024, at 7:00 p.m., at 520 Virginia Drive, Michael Cover presiding.

In attendance were members of the Planning Commission: Pricilla McDonald, Dr. Paul Halpern, Robert Winegrad, Gary Weaver, Michael Cover, Roger Willcox, and Marc Osias. Zoning Officer Alison Giles, Township Engineer Thomas Fountain, and Township Solicitor David Brooman were also present.

REVIEW AND APPROVAL OF MINUTES:

Mr. Weaver motioned, with Mr. Willcox seconding, to approve the minutes of October 15, 2024 without reading.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Mr. Cover announced that they will first begin with the Willow Grove Baptist Church agenda item.

PLAN REVIEW AND DISCUSSIONS:

Review of Request for Waiver of Land Development for Willow Grove Baptist Church of 3600 Welsh Road, Willow Grove, UD #24-13:

Mr. Fountain summarized the project and stated that Township asked the applicant to apply for a waiver of land development, due to the non-residential zoning, to construct a shed which would be used for storage purposes.

John Zimmer, Church Council Member, stated that originally, they were looking to utilize the shed for a pantry, but have since decided to only utilize the shed for additional storage to free up space inside the church.

Mr. Weaver motioned with Mr. Willcox seconding, to recommend to the Board of Commissioners approval of the Waiver Application for Willow Grove Baptist Church – Storage Shed Waiver UD #24-13 with the following conditions:

- The recommendations presented in the Townships Engineer letter dated October 30, 2024.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Review of Final Land Development Application for 1840 Norristown Drive., Maple Glen, a/k/a the Goodman Tract, UD #22-11:

Christen Pionzio, Attorney, introduced the applicant team and proposal and summarized their project updates concerning road and intersection improvements but stated the development plans have not changed. Ms. Pionzio then reviewed items they will comply with from the following review letters: Shade Tree Commission, Environmental Protection Advisory Board,

Montgomery County Planning Commission, Township Landscape Architect, and the Township Traffic Engineer.

Ms. Pionzio reviewed the Township Engineer's review letter to address items that needed further discussion including decks, setbacks, impervious coverage, road improvement installation timing, and maintenance of frontage improvements.

Ms. Giles asked the applicant to talk about where property accessory uses and structures (gazebos or benches) and maintenance areas (dumpsters and snow collection) would be located.

Eric A. Britz, Bohler Engineering, stated a gazebo and benches are proposed at the southeast corner of the property along Norristown Road and along the path following the basin leading into the public area. Waste collection will be curbside pick-up so there are no dumpsters proposed and snow would be piled between houses and at the end of cul-de-sacs.

Ms. Giles stated that the submitted renderings were missing code-required shutters and mullions and should be updated to reflect such.

Ms. Pionzio stated that they would comply with the maximum building height of 35-feet.

Ms. Giles asked the applicant to: forward their draft of the HOA Maintenance and Operations Common Facilities Plan; identify on the plan the 5-foot-wide grass strips separating sidewalks from adjacent internal streets; and asked to see final monument sign renderings before final land development.

Ms. Pionzio stated for the record that the monument signs have not been designed yet and the applicant would either comply or go before the Zoning Hearing Board for variances.

Mr. Fountain stated that the issue of the covenant will need to be worked out; the Bucks County Water and Sewer Authority off-site force main improvement is still an outstanding issue; and expressed concern for the timing of the Bulter Pike and Norristown Road intersection improvements, Norristown Road and Welsh Road intersection improvements, and Norristown Road frontage road improvements which are all now being conducted by PennDOT, but need to be completed before building permits can be issued.

Ms. Pionzio expressed that the applicant has done their part by funding their part of the improvements and should not be delayed for an off-site project when their pedestrian connections work regardless of the completion of the PennDOT projects.

Matt Hammond, Traffic Planning & Design, summarized how they worked with PennDOT and the Township to coordinate the intersection improvements along Norristown Road and stated that they have submitted the HOP plans to PennDOT but have not yet received the permit.

Mr. Weaver asked whether the developer addressed if the HOP plan and construction of the applicant's portion of the development would be done prior to issuance of the building permits for safety reasons?

Mr. Fountian stated that it would be secured with escrow in order to ensure its completion.

Ms. Pionzio clarified that the building could be under construction with building permits, and rather, the building could not be occupied until PennDOT says the intersections are substantially complete, the site is secure, and access on Norristown Road is allowed to be utilized.

Mr. Weaver asked the applicant to agree on the record that they are okay with not receiving the Certificate of Occupancy until the site is secure.

Ms. Pionzio agreed stating they would comply and not seek Certificate of Occupancy until PennDOT allows utilization of the access.

Mr. Weaver asked whether a pump station permit has been submitted.

Mr. Britz stated that they do not need permits because they are tying into an existing gravity line.

Ms. McDonald asked for clarification on the access point across from Chaucer Drive.

Ms. Pionzio explained that a pork chop would be installed in the access point across from Chaucer Drive, which is a center concrete divider placed in the driveway forcing drivers to turn either left or right and deters them from going straight across.

Mr. Osias asked how specifically the Norristown and Limekiln intersections would be improved.

Mr. Smyth answered that PennDOT is addressing all three Maple Glen Triangle intersections and will install a three-lane cross section so that there are left turn lanes. Mr. Smyth stated that there will be quarterly meetings to ensure the projects are well coordinated between the two projects and believes 2027 is an achievable timeframe for PennDOT.

Discussion further ensued regarding the various intersection improvement projects.

Mr. Winegrad expressed concern for lack of street lighting and asked if it could be expanded to better light sidewalk areas around the Bulter and Norristown sides, especially for school children, and to better illuminate the towpath.

Ms. Pionzio stated that the applicant will take a look at this matter further.

Public Comment for Review of Final Land Development Application for 1840 Norristown Drive., Maple Glen, a/k/a the Goodman Tract, UD #22-11:

Thomas Reed, 1820 Thornbury Drive, expressed concern for cut through on Chaucer Drive and concern for youth hanging out in the cul-de-sac, and requested the feature be taken out of the plan.

Maryellen Daley, 532 Dogwood Drive, inquired whether a double tree line between the Goodman property and the Meadowview Estates property will be incorporated because they currently get a lot of stormwater runoff from the Goodman property due to the clearing of trees which causes her backyard to be heavily saturated. Ms. Daley additionally asked whether turn arrow lights will be incorporated into the intersections and whether a no turn on red light would be installed for right turns onto Limekiln.

Mr. Cover responded that during development, the property must meet certain grading requirements by the Township Engineer and address stormwater management to prevent any runoff from happening.

Mr. Smyth responded that the no turn on red and turn arrows will be matters reviewed and addressed by PennDOT with specific criteria, but that he would raise the concerns with PennDOT.

Susannah McCarthy, 1718 E Butler Pike, thanked all parties involved for their work to increase safety in the project, and asked for confirmation that both intersection projects will need to be finished before a Certificate of Occupancy is issued to the development.

Mr. Smyth responded that they are pushing PennDOT to complete the intersection designs so that construction can start in 2026, but understands the concern and will continue to push the project.

Mina Merizalde, 521 Dogwood Drive, asked whether any of the surviving trees would be cut down to follow through with the additional tree buffer that is being proposed; asked whether the cul-de-sac would be promoted as a resident picnic area and if so, would like neighbors on the other side of that property line be notified of the noise level; and asked whether the current grading between the Dogwood side and the Goodman property would change?

Mr. Britz, responded that currently about an acre of the northwest corner of the site drains to the west towards Meadowview which will be corrected to dramatically decrease that drainage which will also improve the drainage towards Dogwood, however some of the trees will need to be cut down in order to grade that area but they will be replaced with a double row. The cul-de-sac is not a promoted residential area, but rather an area for vehicles to turn around and include some additional parking.

Ms. Daley asked whether the towpath along Welsh Road is being installed in conjunction with the Goodman property and inquired how it would be maintained.

Mr. Fountain responded that the path being installed from the Goodman Tract to Bulter Pike is motivated as part of the development of the Goodman property; the maintenance of this path would either be by the HOA or the Township and would not be the responsibility of any Meadowview residents.

Mr. Weaver motioned, with Mr. Willcox seconding, to recommend to the Board of Commissioners approval of the Final Land Development Application for 1840 Norristown Drive., Maple Glen, a/k/a the Goodman Tract, UD #22-11 with the following conditions:

- The recommendations presented in the Steve Stone, Shade Tree Commission, email dated October 25, 2024.
- The resolution of the recommendations presented in the Richard Collier, Township Landscape Architect, letter dated October 9, 2024.
- The resolution of the recommendations presented in the Tom Fountian, Township Engineer, letter dated November 4, 2024.
- The resolution of the recommendations presented in the Alison Giles, Township Planner, letter dated February 16, 2023.
- The Township Solicitor will review the provisions of the amended covenants to assure any township concerns have been resolved.
- The developer agrees that no Certificates of Occupancies will be issued until the developer's HOP has progressed to the point that PennDOT can allow safe access into the site for the public.
- All permits for the project have been approved and copies submitted to the Township.
- The developer's engineers will review the lighting concerns raised by the Planning Commission.
- The resolution of the recommendations presented in the Jack Symth, Township Traffic Engineer, letter dated November 12, 2024.

VOTE ON MOTION

ALL YES

MOTION CARRIED

The Planning Commission took a five-minute break.

Review of Sketch Plan submitted by Commerce Pursuit Capitol, L.P., for 1635-47 N Limekiln Pike, UD #24-12:

Rob Gundlach, Attorney, introduced the applicant team, stated that they are only looking for feedback from the Board, and provided an overview of the project highlighting the history of the Tai Tract, existing structures which are in poor condition, a proposed sketch plan of 22 townhomes, and potential roadway connections.

Mr. Cover asked what the benefit would be to connecting the Dreshertown Shopping Plaza entrance through to the proposed community.

Mr. Gundlach stated that the applicant prefers it to not connect through to the shopping center allowing for a quieter self-contained community, however, BET prefers the roadway connection.

Ms. Giles made the point that a café is proposed for the shopping center nearby which could cause an increase of morning traffic.

Mr. Gundlach stated the proposed townhomes will be a high-end, walkable community with 3-story townhome dimensions of 24x40, no basement, and an estimated cost of around \$800,000.

Mr. Smyth stated that he is not in favor of connecting the access road straight through to the shopping plaza, to Trilogy and out to Susquehanna due to it bisecting the community; and stated that with the option of two access points, the challenge would be the northern one due to overlapping left turns; and encouraged the applicant to start communication with PennDOT early on in the project.

Discussion continued for the various potential access point configurations.

Mr. Winegrad posed the idea of a pedestrian crossing with a flashing light for people walking straight across the road to the shopping plaza.

Ms. Giles stated the MD District requires an active recreation area and expressed she is not necessarily in favor of where it currently is located on the design.

Mr. Gundlach stated they supported the county's suggestions on architectural design and on/off-site pedestrian connectivity.

Ms. McDonald asked whether a U-shape configuration of the houses with only one entrance would be possible to give more space within the community.

Mr. Gundlach stated they tried several configurations but due to the triangular shape and the 50/25-foot setback requirements, the usable area was limited; however, they would take another look after consulting PennDOT on the driveways.

Mr. Cover suggested to the applicant to speak with staff to work out details so the Planning Commission can receive more solid information.

Mr. Willcox expressed his opinion that there is no vehicular need to connect to Trilogy.

Public Comment Review of Sketch Plan submitted by Commerce Pursuit Capitol, L.P., for 1635-47 N Limekiln Pike, UD #24-12:

Mark Cuker, 1469 Golden Drive, asked for clarification on the proposed square footage of the townhomes; stated he supports townhomes rather than retail; stated he supports no connection with Trilogy to eliminate cut through potential; and hopes the existing vegetation can be preserved and enhanced between the proposed property and Golden Drive.

NEXT MEETING:

Tuesday, December 17, 2024 at 7:00 PM.

ADJOURNMENT:

There being no further business to discuss, the meeting was adjourned by a motion made by Mr. Weaver and seconded by Ms. McDonald.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Respectfully submitted,

Katherine Stein, Recording Secretary

Attest:

Michael Cover, Chairperson

Planning Commission Agenda Item Report

Meeting Date: December 17, 2024

Agenda Section: ACTION ITEMS

Subject:

Review of [UD Plan- Final Draft](#), Upper Dublin Township's 2025 Comprehensive Plan Update

Attachments:

[Memo - Draft Comp Plan Review \(1\).pdf](#)

[DONOTPRINT_UDT_Planning Commission Slide Deck \(1\).pdf](#)

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO Box 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 8, 2024

SUBJECT: Upper Dublin Draft Comprehensive Plan Review

TO: Alison Giles, Zoning Officer & Planning Coordination, Upper Dublin Township

FROM: Claire Warner, Senior Community Planner, Montgomery County Planning Commission

Upper Dublin Comprehensive Plan Review Notes

As requested, we have reviewed the Draft Upper Dublin Township Comprehensive Plan. Overall, the comprehensive plan thoughtfully and thoroughly covers important topics. In particular, we commend the in-depth discussion of housing affordability and the need to diversify housing types throughout the township. The following memo provides input that the township and comprehensive plan consultants may want to consider. In addition, when warranted, we provide specific recommendations that we feel could strengthen the plan elements.

Planning Considerations:

Focus Area: Accessible Neighborhoods

- *Priority Bike Routes.* Figure 15: Multi-Modal Transportation Network (page 15) shows priority bike routes through the township, and Limekiln Pike is shown as a priority route. It appears that the routes are based on the Bike Montco Planned Bicycle Network map, in which Norristown Road is also identified as a priority route. If the township aims to reflect the priority routes of Bike Montco, Norristown Road could be included on the map.
- *Bus Routes.* Figure 15: Multi-Modal Transportation Network (page 15) shows the Bus Routes in the township, including Route 94 (along Bethlehem Pike) and Route 95, which travels through Upper Dublin en route between Norristown and Willow Grove. The map also shows Route 201, the connector route between the Fort Washington regional rail station and the Fort Washington Office Park. These bus routes may be impacted by SEPTA's Bus Revolution, the context and impacts of which could be discussed in the plan alongside the map. We recognize that Bus Revolution is mentioned in the Appendices on page 177, but we feel that it is important to acknowledge this in the *Upper Dublin Tomorrow* section of the plan as well. We recommend coordinating with SEPTA on the recently approved Bus Revolution plans.

Focus Area: Vibrant & Connected Community Spaces

- *Cross County Trail.* The development status and regional significance of the Cross County Trail (XCT) could be discussed in more detail.
 - It may be helpful to include an update on the trail project under Action CC2.A. Engineering work for the portion of the XCT through the Welsh Road and Blair Mill Road intersection will begin soon. Once complete, the XCT will be an important connector through the areas identified in Action CC2.A., and the Township Centers on the Future Land Use Map.

- In the last paragraph on page 24, it may strengthen the trail-related recommendations to include a reference to the regional significance of the XCT and the ability of the trail to connect people to other places and trails in surrounding communities (such as the Liberty Bell Trail), as well as within the township.

Focus Area: Adaptive and Resilient Environment

- *Stormwater Management* is a critical component of any development, especially those with environmentally sensitive areas, and we appreciate the attention spent on the sustainability and resiliency section of the plan. We think that it would benefit the township to include a brief section addressing maintenance and inspection of stormwater management facilities. With an increased reliance on these facilities, it is important to outline a process for their long-term functionality.

Future Land Use Considerations. The map seems generally consistent with the surrounding communities and the township's goals. The future land use categories are flexible, and addresses issues related to housing type, open space preservation, pedestrian connectivity, and the relationship to land use distribution. The following section addresses the Future Land Use map and categories:

- *Transit-Oriented Development.* The importance of TOD could be emphasized in the Future Land Use category, "Commercial Corridor". With the understanding that the station is in Whitemarsh Township, it may still be beneficial to identify the areas appropriate for TOD on the Upper Dublin side of the municipal boundary. The potential for TOD around the Fort Washington Regional Rail Station is discussed under Action CC 2.B on page 65, but we feel that the importance of TOD and the opportunity for activating the station area could be further highlighted. MCPC created a [TOD guidebook and model ordinance](#) that could be a useful reference.
- *Coordinate with Horsham Township.* The Maple Glen area, identified in the Future Land Use map as the Township Center future land use category, shares a commercial corridor surrounded by residential neighborhoods with Horsham Township. Horsham is also undergoing a comprehensive planning process. Considering the connections with Horsham Township and the PennDOT projects in the area, we feel it may be appropriate to consider future multi-municipal coordination on developments and projects in the Maple Glen area.
- *Industrial Properties.* In the Future Land Use map of the draft comprehensive plan, the area between the Turnpike and the train tracks is classified as Industrial. While the Future Land Use map aligns with the current zoning map, that particular section of the land between the Turnpike and the train tracks area appears to be heavily wooded. The 2023 [Open Space Plan](#) identifies the area between the Turnpike and train tracks, south of Limekiln Pike/Susquehanna Road as a "property of interest" (#27 and #34). The Open Space Plan's Properties of Interest Prioritization Worksheet was developed as a support to the decision-making process if a property were to become available for acquisition or easement. We feel that this inconsistency between the two plans should be addressed.

Copy Edits. One minor edit of note is on the first sentence of the second paragraph on page 26. The sentence beginning with "Increasing usage of trails, especially among a variety user groups..." is unclear and reads as if a word is missing or that it should be rewritten for clarity.



UPPER DUBLIN
— T O W N S H I P —
COMPREHENSIVE PLAN

December 17, 2024
Planning Commission Public Meeting

Presentation Overview

Purpose & Planning Process

Draft Plan Components

Accessible Neighborhoods Goals & Actions

Vibrant & Connected Communities Goals & Actions

Adaptive & Resilient Environment Goals & Actions

Future Land Use

Adoption Process & Questions

PURPOSE & PROCESS

Comprehensive Plan Purpose

A comprehensive plan is...

- A documentation of the community's shared vision for future preservation and growth.
- A guiding document with recommendations for policies and projects that realize the vision.
- Required by the PA Municipalities Planning Code.

A comprehensive plan is implemented by...

- A regulatory document for land use (i.e., zoning and SALDO).
- Detailed master plan for sites.
- Capital improvements.
- Updated policy, etc.

Update Purpose

UD Plan examines the priorities of the Township from 2010 and updates them by:

Considering changing trends and needs that have changed or been modified since 2010.

- Changes in how and where we work, resulting in changing commuting patterns and reducing demand for office space.
- Household size is decreasing, the population is aging, and the Township's households' median incomes are increasing.
- Climate change is occurring, felt through more frequent and severe weather events.

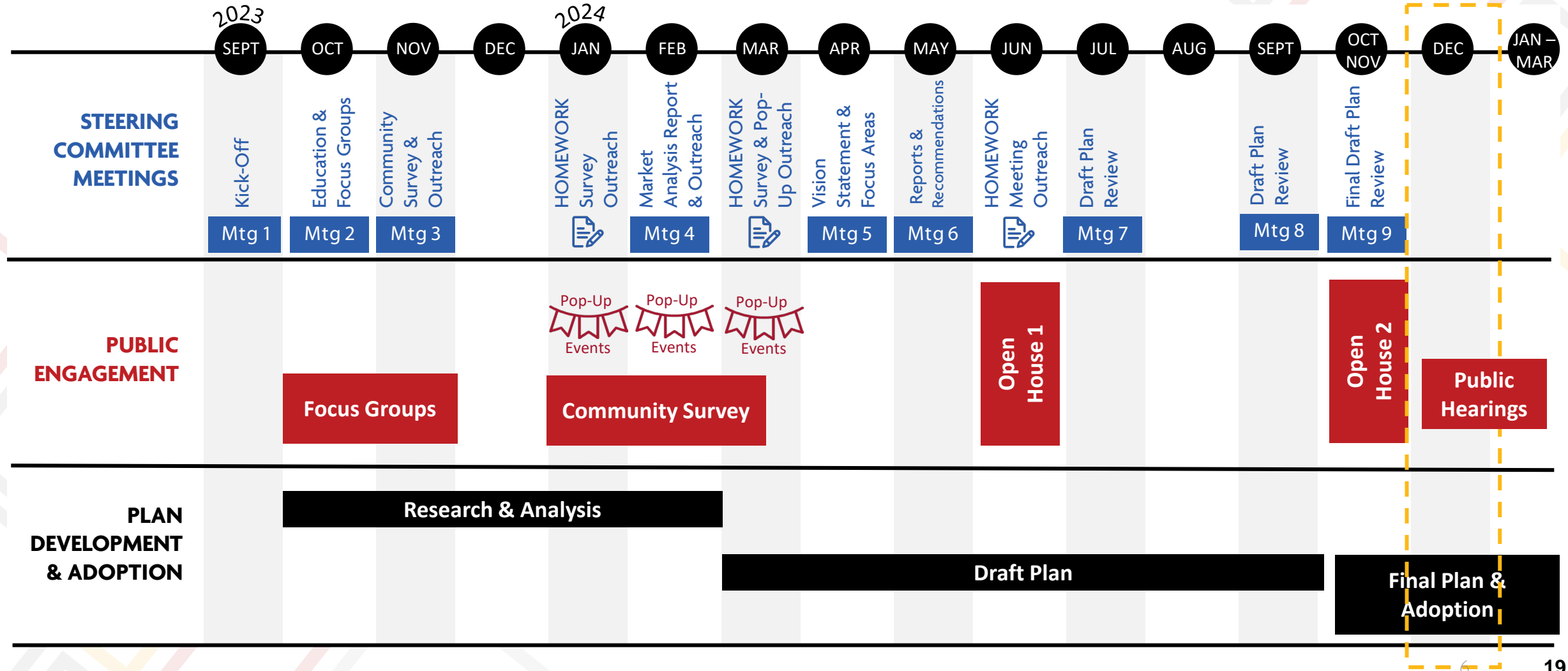
Incorporating the pulse of the community.

- New residents and changes in needs of long-time residents.
- Learned about the priorities of residents through a community-wide survey and pop-up engagement events.

Focusing on implementation.

- Implementable Comprehensive Plan Model supported by the Pennsylvania Department of Community and Economic Development (DCED).
- Focuses on top community priorities that practical and workable recommendations can address.
- Planning elements are all interrelated. The three Focus Areas (the three top priorities) require actions from multiple planning elements to accomplish their goals.
- Each action will be accompanied by a user-friendly implementation framework.

Process



Process Materials

Focus Group Summary

November 2023



Community Engagement Report

April 2024



UPPER DUBLIN TOWNSHIP COMPREHENSIVE PLAN UPDATE Market and Real Estate Analysis



Prepared For:
Upper Dublin Township

Prepared By:
4ward Planning Inc.
May 2024 | Updated on August 1, 2024



June 13, 2024
Open House

PLAN COMPONENTS

Components

Upper Dublin Today

EXISTING TRENDS, ASSETS, AND CHALLENGES

How we got here, what we are today, and how our community assets and challenges provide direction for the future. It is important to understand how the community evolved to its current state and the characteristics of today's Upper Dublin to establish a foundation for how to move forward. We know that trends impacting the Township today need to be considered in planning efforts.

Upper Dublin Tomorrow

VISION

What Upper Dublin Township wants to be in ten years. The vision provides direction for the plan's goals and paints a picture of the future if all the goals are accomplished.

GUIDING PRINCIPLES

The value system that guides the plan and future actions. Principles that serve as the foundation for aligning decisions in Upper Dublin with shared community values and the future vision. The guiding principles apply to all focus areas and goals.

FOCUS AREAS

Community Priorities. A framework to organize the plan's goals and actions based on priorities identified by community feedback. The focus areas demonstrate how elements of a comprehensive plan (e.g., housing, transportation, natural resources, etc.) are interrelated in accomplishing the Township's vision.

GOALS

What the plan is accomplishing. Goals outline what the plan's actions will accomplish. These are the outcomes that the Township are striving to achieve to realize its vision for the future. The outcomes have associated measurable milestones to track progress.

ACTIONS

How it is happening. Actions are the implementable steps that will accomplish the goals. Actions have specific outputs, such as a policy, program, or project.

IMPLEMENTATION

The details. The Implementation chapter includes detailed guidance for the plan's goals and actions, such as partners, funding sources, and time frame.

FUTURE LAND USE

Putting it on the map. The Future Land Use section includes an annotated Future Land Use Map which will be used to guide future land use decision making. The future land use map reflects the goals and actions of the plan. This section also includes a fiscal analysis of proposed mixed-use areas in the Township.

Plan Website & PDF



DRAFT PLAN 09.13.24

[Home](#)

[Overview](#)

[Process](#)

[UD Today](#)

[UD Tomorrow ▾](#)

[Appendices](#)

[View Draft Plan PDF](#)

OVERVIEW

[Overview](#)

Learn more about the purpose of the plan and how to navigate it.

PROCESS

[Process](#)

Learn about the plan process and community engagement initiatives.

UD TODAY

[Upper Dublin Today](#)

Learn about existing assets and challenges that guide the plan.

UD TOMORROW

[Upper Dublin Tomorrow](#)

Learn about the vision for Upper Dublin's future.

ACCESSIBLE

VIBRANT &

ADAPTIVE &

UD Tomorrow Vision “Upper Dublin Connections”

What Upper Dublin Township wants to be in ten years. The vision provides direction for the plan's goals and paints a picture of the future if all the goals are accomplished.

Upper Dublin Township is a diverse and sustainable community that blends preservation of the cherished character of our neighborhoods with an embrace for positive change that responds to existing and future community needs. Upper Dublin recognizes and respects that land use, the environment, and residents' quality of life are interconnected.

Connections are the forefront of planning initiatives; neighborhoods are well-connected physically with safe routes; the wider Upper Dublin community is connected through vibrant neighborhood and commercial spaces. The School District is an interconnected asset within the community, providing educational excellence and serving as a partner in the Township. Communities are engaged in environmental stewardship with the Township and wider region.

Upper Dublin prioritizes actions that develop new connections between the Township, residents, community organizations, institutions, the business community, and more to champion a resilient and engaged community.

UD Tomorrow

Guiding Principles

*The value system that guides the plan and future actions.
Principles that serve as the foundation for aligning decisions in
Upper Dublin with shared community values and the future vision.
The guiding principles apply to all focus areas and goals.*

Promoting community for all.

Upper Dublin will...

- Acknowledge the conditions that economically/socially marginalized populations in the Township face and prioritize actions that adjust imbalances between those in Upper Dublin. Imbalances may be in access to housing, education, amenities and services and a sense of safety.
- Work with communities, especially those that have been historically economically/socially marginalized, to understand their needs and engage these communities in decision making processes.

Centering environmental sustainability and resilience.

Upper Dublin will...

- Advance initiatives that protect neighborhoods from the impacts of climate change and make the Township more resilient in the face of natural disasters.
- Prioritize environmental protection and preservation in new development and redevelopment.
- Collaborate with residents and regional partners to advance initiatives that make Upper Dublin more environmentally sustainable.

Facilitating coordinated development.

Upper Dublin will...

- Encourage redevelopment over developing existing open space and focus on sustainable and smart growth.
- Promote collaboration among residents to guide planning and development.
- Upgrade Township infrastructure to match needs of new developments.
- Make complementary land use decisions, such as using compact urban form to reduce carbon and protect open space.

Accessible Neighborhoods



AN Goal 1: Create safe and accessible multi-modal connections.



AN Goal 2: Prioritize housing that meets the varying needs of all existing and future community members.

AN Goal 1: Create safe and accessible multi-modal connections.

Action AN 1.A

Improve safety conditions for all roadway users across the Township.

Action AN 1.B

Implement Community Connectivity goals & objectives from the Upper Dublin Open Space plan to fill gaps and resolve barriers in the pedestrian and bicycle network created by missing connections.

Action AN 1.C

Provide streetscaping and beautification improvements along key neighborhood corridors.

Action AN 1.D

Establish a community bike training and access program.

A Note on Implementation

Accessible Neighborhoods Implementation Framework



AN GOAL 1:

Create safe and accessible multi-modal connections.

OUTCOMES

- Safer streets for all users.
- Connections between neighborhoods.
- Greater bike connectivity.
- Greater accessibility.

TYPE	ACTION	MILESTONES	LEAD & PARTNERS	FUNDING SOURCES	TIME FRAME	OUTPUTS
Infrastructure Upgrade	AN 1.A Improve safety conditions for all roadway users across the Township.	<ul style="list-style-type: none"> • Roadway assessment. • Detailed site surveying. • Cost estimates. • Approval for funding and construction. 	<ul style="list-style-type: none"> • UDT Engineer (Lead) • UDT Public Works • UDT Community Planning & Zoning 	<ul style="list-style-type: none"> • DVRPC Transportation and Community Development Initiative (TCDI) • Private developers 	Long	<ul style="list-style-type: none"> • Roadway assessment findings. • Site designs. • Cost estimates. • Completed safety improvements.
Infrastructure Upgrade	AN 1.B. Implement Community Connectivity goals and objectives from the Upper Dublin Open Space Plan to fill gaps and resolve barriers in the pedestrian and bicycle network created by missing connections.	<ul style="list-style-type: none"> • Update Missing Connections map. • Detailed site surveying. • Cost estimates. • Approval for funding and construction. 	<ul style="list-style-type: none"> • UDT Engineer (Lead) • UDT Parks & Recreation • UDT Public Works • UDT Community Planning & Zoning 	<ul style="list-style-type: none"> • PennDOT and DVRPC Transportation Alternatives Set Aside (TASA) • DVRPC Competitive Congestion Mitigation and Air Quality Improvement Program (CMAQ) • Commonwealth Financing Agency (CFA) Multimodal Transportation Fund • PA Department of Health (DOH) WalkWorks • AARP Community Challenge Grant • Private developers 	Medium to Long	<ul style="list-style-type: none"> • Updated Missing Connections map. • Site designs. • Cost estimates. • Built connections.
Policy	AN 1.C Provide streetscaping and beautification improvements along key neighborhood corridors.	<ul style="list-style-type: none"> • Develop design guidelines. • Approval from Board of Commissioners. • Incorporate guidelines into development review. 	<ul style="list-style-type: none"> • UDT Engineer (Lead) • UDT Public Works • UDT Community Planning & Zoning • UDT Planning Commission 	<ul style="list-style-type: none"> • PA DOH WalkWorks • Commonwealth Financing Agency (CFA) Multimodal Transportation Fund • AARP Community Challenge Grant 	Medium to Long	<ul style="list-style-type: none"> • Streetscaping design guidelines. • Adoption resolution.
Program	AN 1.D Establish a bike training and access program.	<ul style="list-style-type: none"> • Establish program task force. • Develop program report. • Coordinate with stakeholders for approval and funding. • Implement program. 	<ul style="list-style-type: none"> • UDT Community Planning & Zoning (Lead) • UDT Public Works • MCPC • DVRPC • GVF-TMA 	<ul style="list-style-type: none"> • PA DOH WalkWorks • DVRPC CMAQ • Commonwealth Financing Agency (CFA) Multimodal Transportation Fund • AARP Community Challenge Grant • DVRPC TCDI 	Long	<ul style="list-style-type: none"> • Bike training and access program report. • Established program. • Reduction in vehicle trips.

AN Goal 2: Prioritize housing that meets the varying needs of all existing and future community members.

Action AN 2.A

Adopt a zoning ordinance with form-based zoning principles.

Action AN 2.B

Encourage residential development proposals that incorporate missing middle housing types and affordable options.

Action AN 2.C

Connect residents to funding programs to support housing maintenance and repairs.

Action AN 2.D

Maintain and protect existing Historic Resources.

Action AN 2.E

Review and update permitting processes for residential renovations and repairs.

Action AN 2.F

Provide education on permitting processes.

Vibrant & Connected Communities



CC Goal 1: Cultivate neighborhood hubs.



CC Goal 2: Invest in community-serving commercial and mixed-use districts.



CC Goal 3: Support and encourage local business.

CC Goal 1: Cultivate neighborhoods hubs.

Action CC 1.A

Permit small, low-impact, neighborhood-serving retail uses in portions of residential districts along main corridors.

Action CC 1.C

Invest in upgrades to North Hills Community Center and celebrate its historic and cultural significance.

Action CC 1.E

Continue investing in the Upper Dublin Township Library as a community hub.

Action CC 1.B

Develop a neighborhood placemaking grant to encourage and fund beautification, streetscaping, and community building in neighborhoods and around community amenities.

Action CC 1.D

Implement the Upper Dublin Open Space Plan's Open Space and Natural Resources Objective by prioritizing Properties of Interest for Township Parks and Recreation to expand access to parks.

CC Goal 2: Invest in community-serving commercial and mixed-use districts.

Action CC 2.A

Develop focused and phased improvement plans for neighborhood shopping centers.

Action CC 2.B

Incorporate transit-oriented development along Pennsylvania Avenue to create a corridor with services and amenities for residents and commuters.

Action CC 2.C

Develop a phased implementation approach to creating a mixed-use, walkable Greater Fort Washington District.

Action CC 2.D

Implement a Transportation Demand Management ordinance to help manage traffic impacts of new development.

CC Goal 3: Support and encourage local business.

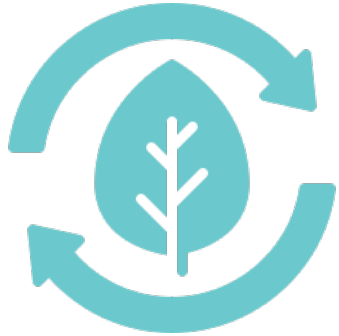
Action CC 3.A

Identify barriers to home-based businesses in the existing zoning ordinance.

Action CC 3.B

Connect local businesses with existing Township institutions for recruitment and job training.

Adaptive & Resilient Environment



RE Goal 1: Build environmental sustainability and resiliency.



RE Goal 2: Increase community-wide participation in environmental stewardship.

RE Goal 1: Build environmental sustainability and resiliency.

Action RE 1.A

Continue investing in the Township tree canopy to reduce risk to extreme heat.

Action RE 1.B

Continue participation in the Wissahickon Clean Water Partnership and implement the Water Quality Improvement Plan.

Action RE 1.C

Conduct and implement a stormwater and stormwater facilities study and evaluate stormwater management improvements.

Action RE 1.D

Adopt an Official Map to proactively plan for the preservation of parks, recreation, and open spaces, missing connections improvements, and stormwater management improvements.

RE Goal 1: Build environmental sustainability and resiliency. (continued)

Action RE 1.E

Continue to review and update floodplain and stormwater management ordinances to reduce flood risk in the Township.

Action RE 1. F

Implement recommendations identified in the Renewable Energy Transition Plan for Upper Dublin Township Municipal Operations.

Action RE 1.G

Implement recommendations identified in the 2022 Montgomery County Hazard Mitigation Plan.

Action RE 1.H

Pursue Gold Sustainable PA certification.

RE Goal 2: Increase community-wide participation in environmental stewardship.

Action RE 2.A
Implement a Sustainable Property Program.

Action RE 2.B
Establish a “Green Points” Green Building Incentive Program for property owners.

Action RE 2.C
Provide incentives for developments that meet or exceed a specific LEED or Energy Star rating.

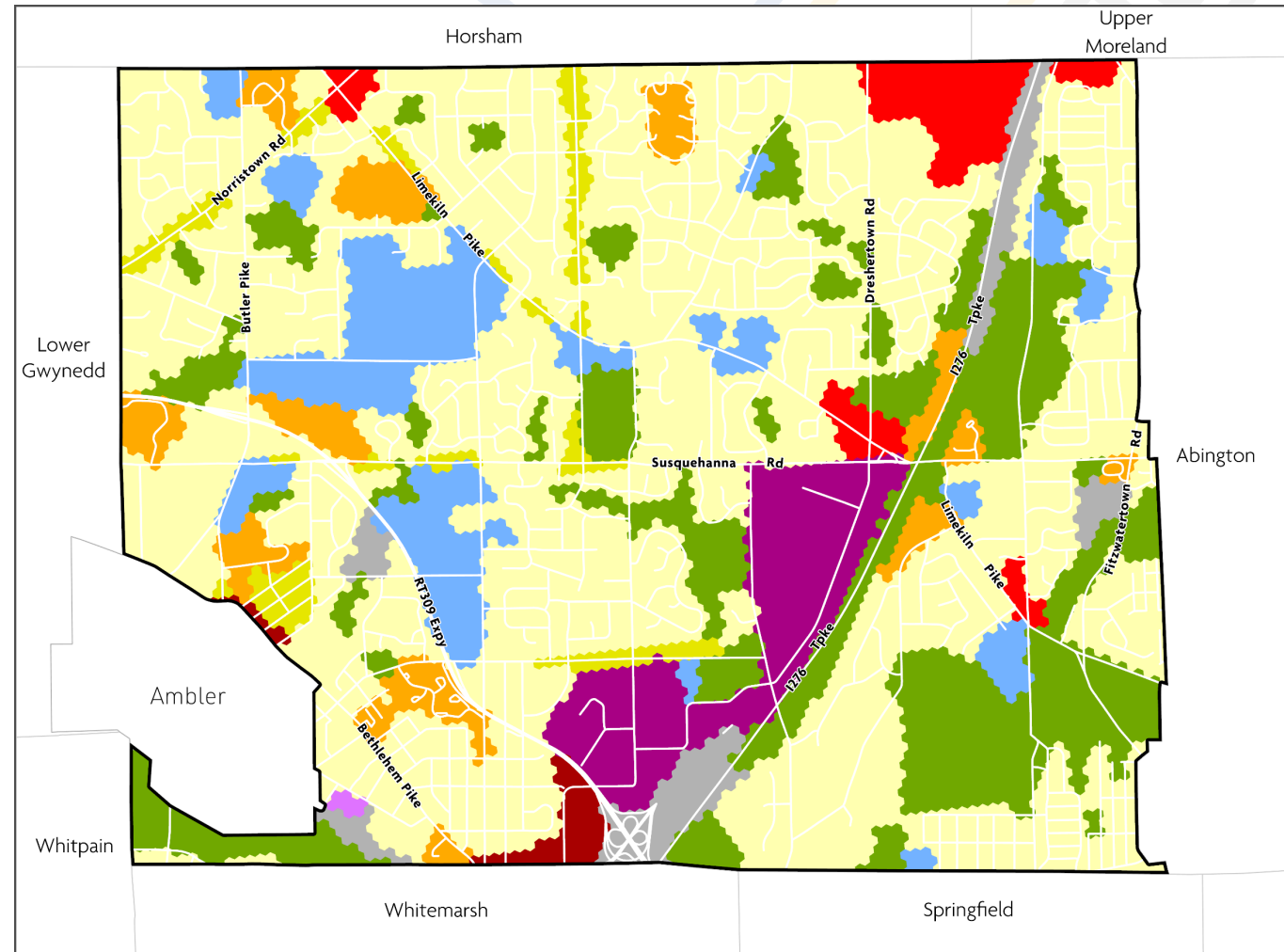
Action RE 2.D
Review Township ordinances to ensure they promote environmentally sustainable practices.

Action RE 2.E
Position the Township as a champion of environmental stewardship that guides residents and businesses in energy sources and usage.

FUTURE LAND USE

Future Land Use

Density/ Intensity	Special District Place Types	Residential Place Types	Mixed-Use Place Types
<div> <div>Low</div> <div>↑</div> <div>↓</div> <div>High</div> </div>	Open Space & Recreation	Residential Neighborhood	Township Center
	Community Institution	Residential Transition	Commercial Corridor
	Utilities & Public Works Facilities	Apartment & Townhouse Communities	Regional Activity Center
	Industrial		



- A reflection of the plan's vision, goals, and actions.
- Conceptual in nature.
- NOT a regulatory document.
- NOT parcel specific.

Future Land Use

Commercial Corridor

Commercial Corridors provide for floor residential uses along major roads. They provide a buffer from busy roads and surrounding residential neighborhoods. These corridors provide residents and visitors with a convenient way to travel from the corridor or walking from the neighborhood to the corridor. They are characterized by a mix of single-story buildings with adequate setbacks and sidewalk network that can accommodate auto-oriented building, access to the rear of the building supports.

Illustrative Examples of



Regional Activity Center

The Regional Activity Center is the heart of the Greater Fort Washington District. It is meant to be a walkable, sustainable variety of uses. The variety of uses includes commercial, residential, institutional, private recreational, office, and light industrial. These spaces are meant to serve residents within a "work-live-play" neighborhood as the wider Township and communities. This place type puts building form that encourages an active frontage (minimal setbacks, ground-floor commercial, etc.). The vibrancy of the area is enhanced by streetscapes that accommodate pedestrians and bicyclists while providing circulation of vehicles towards the center. Landscaping and street furniture are situated at the rear of the building to create a cohesive area identity. Furthermore, the area is supported by a robust stormwater management network of green infrastructure which addresses infrastructure needs while contributing to the landscaping of the area.

Illustrative Example of Place Type



Open Space and Recreation

The open space and recreation place type is characterized by natural areas, green spaces with tree canopy, and active uses where appropriate. These spaces are meant to provide recreation and recreation (e.g., trails, etc.). Active uses minimize impact.

Illustrative



Residential Neighborhood

Residential neighborhoods make up the majority of Upper Dublin. These are low-density neighborhoods with a variety of housing types at different price points to serve residents with a diversity of needs, ages, incomes, and lifestyles. Neighborhoods are characterized by low-rise residential buildings that can include single-family homes, duplexes, townhomes, and small apartment buildings. While the primary use is residential, neighborhoods often include open spaces and recreational resources and can be served by neighborhood-scale community institutions, such as day cares or churches. Commercial activities are limited in neighborhoods. They surround all other places in the township, including institutional, commercial, and recreational places, and provide safe and accessible connections to these places.

Illustrative Examples of Place Type



Place Type Characteristics

Place Type Characteristics

Building Form: Many of the individual neighborhoods have unifying characteristics, such as setbacks, building heights, that have been maintained as were originally developed. A common characteristic of Upper Dublin is each home having a front lawn and back yard. Typical buildings are single-family residential building up to 2 or 3 stories. Townhomes can have several units depending on size and lot. The size of civic and institutional buildings varies based on context and accessibility. Development should be conscious of sensitive environmental resources and may be clustered to protect these resources.

Land Uses: Primarily residential, with a mix of uses within the surrounding area providing connections to goods and services. Housing includes small apartments, condominiums, townhouses, senior residences, single-family duplexes, accessory dwelling units and tiny homes. Other uses include neighborhood-scale community institutions, such as day cares or churches, and commercial activities within neighborhood-scale.

Mobility: Neighborhoods are characterized by connected local streets providing safe and access throughout and between neighborhoods and other places. The street network includes access points, helping disperse vehicular traffic, allowing residents to safely walk or bike to destinations. Off-road connections are provided between neighborhoods for bike and pedestrian access. All of these connections allow safe access to nearby parks and services.

Open Spaces: Residential neighborhoods include a variety of open spaces and natural resources including parks, community gardens, and are found throughout neighborhoods, especially along sidewalks. Neighborhoods may encompass neighborhood parks or may have access to community or regionally used parks. Private yards and improved common areas are also typical green spaces throughout neighborhoods.

Township Center

Township centers provide a pedestrian-friendly focal point of neighborhood activity where nearby residents can access daily shopping needs and services within a five-to-ten-minute walk or a short drive. These places will accommodate a mix of uses, incorporating residential options within community shopping centers. Township centers are characterized by low-rise commercial, residential, civic/institutional, and mixed-use buildings in a pedestrian-oriented environment. These will be small, walkable mixed-use areas that provide convenient access to goods, services, dining, and recreational resources. Low-density residential buildings can be incorporated into shopping centers to connect people directly to these resources. In Upper Dublin, this could be achieved in the Maple Glen, Fairway, Upper Dublin, and Dreshertown shopping centers.

Illustrative Examples of Place Type



Photo Credit: Congress for New Urbanism

Place Type Characteristics

Building Form: These areas often have a typical suburban strip-mall design now but should transition to more walkable building placement and design, with infill development of more buildings and structured parking where feasible. Township centers are characterized by low-rise buildings with some limited mid-rise buildings in some areas. Buildings are designed with active ground floor uses to support a vibrant pedestrian environment.

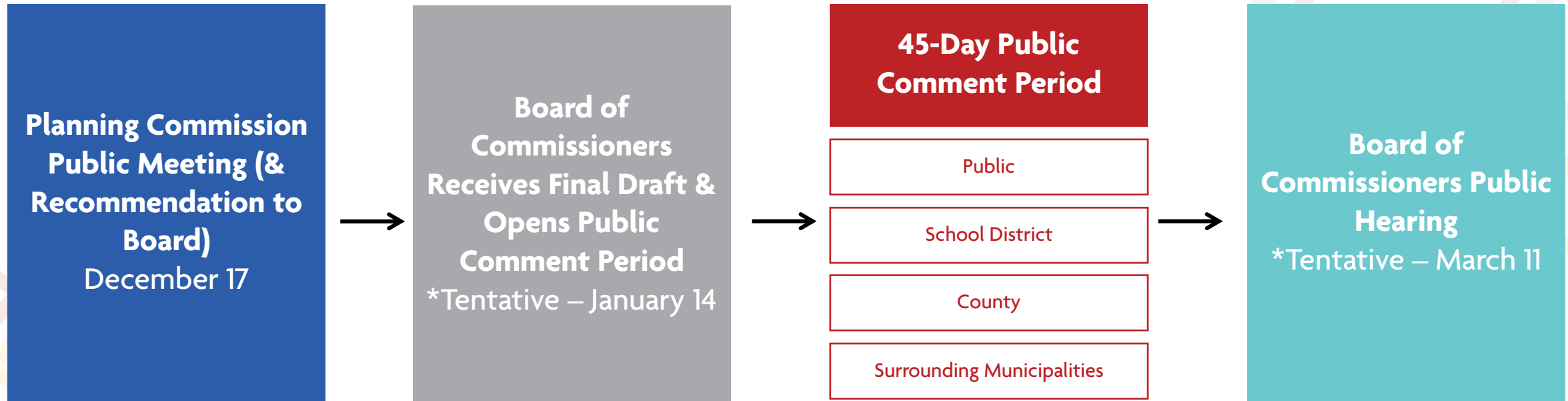
Land Uses: Uses can include retail, restaurants, pharmacies, banks, offices, community centers, institutional, and multi-family residential options.

Mobility: Currently, these areas are often designed around cars, but should transition to improve accessible connections for pedestrians and cyclists. Township centers will be easily and directly accessible from nearby neighborhoods with safe pedestrian facilities leading to and within the sites.

Open Spaces: Walkable connections to nearby recreation and open space resources are essential. Township Centers should include improved open spaces such as plazas, patios, and courtyards that may include landscaping. They should also preserve existing trees and environmental features and plant additional trees and vegetation where possible.

ADOPTION PROCESS & QUESTIONS

Adoption Process





QUESTIONS?

Planning Commission Agenda Item Report

Meeting Date: December 17, 2024

Agenda Section: ACTION ITEMS

Subject:

Third Review of Proposed Text Amendment for OC – Office Center Mixed-Use District affecting 2101 Welsh Road, a/k/a Prudential Tract, and The Promenade, UD #24-07

Attachments:

[Letter to Upper Dublin Twp re_ petition for amendment\(164679706.1\)-C.pdf](#)

[Bet_Prudential- Final MCPC Application\(164818416.1\)-C.pdf](#)

[BET_Promenade East- EXECUTED Petition- 11.11.2024\(164804347.1\)-C.pdf](#)

[BET_Upper Dublin- Legal Notice PDF\(164600140.2\)\(164606576.1\)-C.pdf](#)

[200 Dryden Road- Vesting Deed - As to Fee \(5990-2129\)\(164591603.1\)-C.pdf](#)

[2101 Welsh Road- Recorded Deed\(164591604.1\)-C.pdf](#)

[2101 Welsh Road 500 ft Notice DEC.pdf](#)

[NeighborLetterRcvd12.10.24.pdf](#)

[BET_Prudential - Rendered Site Plan \(11_4_24\)\(164636536.1\)-C.pdf](#)



Stone Manor Corporate Ctr.
2800 Kelly Road Suite 200
Warrington, PA 18976
☎ 215.345.7500 📠 215.345.7507
WWW.FOXROTHSCHILD.COM

CARRIE B. NASE-POUST
Direct No: 215.918.3646
Email: cnase-poust@foxrothschild.com

November 12, 2024

VIA HAND DELIVERY

Kurt Ferguson, Township Manager
Upper Dublin Township
370 Commerce Drive
Fort Washington, PA 19034

**Re: The Promenade East: 200 Dryden Road and 2101 Welsh Road
Petition for Amendment to Zoning Ordinance**

Dear Mr. Ferguson:

As you are aware, this office represents the owners of the above-referenced properties in connection with the redevelopment thereof. Our clients are proposing to redevelop this property as a Mixed Use Development under the OC zoning district, with a few modifications. To that end, enclosed please find the following

1. Eighteen (18) copies of a Petition for Amendment to the Upper Dublin Township Zoning Ordinance, along with a proposed Ordinance Amendment, amending certain provisions of the Mixed Use Development standards.
2. Eighteen (18) copies of a plan titled Sketch Plan – The Promenade East, dated November 4, 2024, consisting of one (1) sheet, depicting how the Property could be developed if the Ordinance Amendment is adopted.
3. A copy of the Deed for each Property, confirming ownership thereof.
4. A check in the amount of \$250 representing the filing fee and a check in the amount of \$5,000 representing the required escrow.
5. A complete copy of an application to the Montgomery County Planning Commission (“MCPC”) for review of the proposed Ordinance Amendment.

A Pennsylvania Limited Liability Partnership

California Nevada Colorado New Jersey Delaware New York District of Columbia North Carolina Florida Oklahoma Georgia **Pennsylvania** Illinois South Carolina Massachusetts Texas Minnesota Missouri Washington

164577070 1



Kurt Ferguson
November 12, 2024
Page 2

In accordance with Section 609 of the Municipalities Planning Code ("MPC"), please submit the proposed Ordinance Amendment to the Township Planning Commission and the Montgomery County Planning Commission at least 30 days prior to the hearing for their review.

Please note that, under the MPC, the Board of Commissioners is required to hold a "public hearing" on the Ordinance Amendment pursuant to "public notice" (as those terms are defined in Section 107 of the MPC). A draft of the public notice is attached hereto. Prior to the hearing, the Township must publish the proposed Amendment in accordance with Section 610 of the MPC.

I am requesting that the enclosed Petition to amend the Zoning Ordinance be placed on the agenda for review by the Township Planning Commission at their next meeting; and a hearing then be scheduled before the Board of Commissioners after the Planning Commission makes its recommendation.

Please feel free to contact me should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Carrie B. Nase-Poust", with a long horizontal line extending from the end of the signature.

Carrie B. Nase-Poust

CBN

Enclosures

cc: David Brooman, Esquire (w/encs. – via email)
Michael Markman (w/encs.)
Peter Clelland (w/encs.)
Eric Clase, P.E. (w/encs.)

Applicant Request for County Review

This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.



Date: 11/7/2024
Municipality: Upper Dublin Township
Proposal Name: Petition for Amendment to Zoning Ordinance
Applicant Name: BT Welsh BT 213 Properties LLC, BT Dryden LP
Address: 200 Dryden Road, Suite 2000
City/State/Zip: Dresher, PA 19025
Phone:
Email:

Applicant's Representative: Carrie B. Nase-Poust, Fox Rothschild LLP
Address: 2800 Kelly Road, Suite 200
City/State/Zip: Warrington, PA 18976
Business Phone (required): 215-918-3646
Business Email (required): cnase-poust@foxrothschild.com

Type of Review Requested:

(Check All Appropriate Boxes)

- ☐ Land Development Plan
☐ Subdivision Plan
☐ Residential Lot Line Change
☐ Nonresidential Lot Line Change
☒ Zoning Ordinance Amendment
☐ Zoning Map Amendment
☐ Subdivision Ordinance Amendment
☐ Curative Amendment
☐ Comprehensive / Other Plan
☐ Conditional Use
☐ Special Review*

*(Not included in any other category - includes parking lot or structures that are not associated with new building square footage)

Type of Plan:

- ☐ Tentative (Sketch)
☐ Preliminary / Final

Type of Submission:

- ☒ New Proposal
☐ Resubmission*

* A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago.

Zoning:

Existing District:

Special Exception Granted ☐ Yes ☐ No
Variance Granted ☐ Yes ☐ No For

Plan Information:

Tax Parcel Number(s)
Welsh Road Property: No. 54-00-16672-00-5
Dryden Road Property: No. 54-00-16675-00-2
Location: 2101 Welsh Road, Upper Dublin / 200 Dryden Road
Nearest Cross Street
Total Tract Area: 114.958 acres
Total Tract Area Impacted By Development

(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)

Land Use(s)	Number of New		Senior Housing		Open Space Acres*	Nonresidential New Square Feet
	Lots	Units	Yes	No		
Single-Family			<input type="radio"/>	<input type="radio"/>		
Townhouses/Twins			<input type="radio"/>	<input type="radio"/>		
Apartments			<input type="radio"/>	<input type="radio"/>		
Commercial						
Industrial						
Office						
Institutional						
Other						

*Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.

Additional Information:

RESET

Effective 5/1/18

UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS
PETITION FOR AMENDMENT TO ZONING ORDINANCE

1. BT Welsh BT 213 Properties, LLC, a Pennsylvania Limited Liability Company and BT Welsh TLC-Reedman LLC, a Pennsylvania limited liability company, as tenants in common (collectively, “***BT Welsh***”), each with an address of c/o 200 Dryden Road, Suite 2000, Dresher, PA 19025, are the legal owners of Tax Map Parcel No. 54-00-16672-00-5, located at 2101 Welsh Road in Upper Dublin Township, Montgomery County, Pennsylvania (the “***Welsh Road Property***”).

2. BT Dryden, LP, a Pennsylvania Limited Partnership, with an address of c/o 200 Dryden Road, Suite 2000, Dresher, PA 19025 (together with BT Welsh, collectively, “***Petitioners***”) is the legal owner of Tax Map Parcel No. 54-00-16675-00-2, located at 200 Dryden Road in Upper Dublin Township, Montgomery County, Pennsylvania (the “***Dryden Road Property***”).

3. The Welsh Road Property consists of approximately 89.674 acres and is zoned OC Office Center.

4. The Dryden Road Property consists of approximately 25.284 acres and is zoned OC Office Center.

5. The Welsh Road Property and the Dryden Road Property consists of a total of 114.958 acres (collectively, the “***Property***”).

6. Petitioners propose to redevelop the Property as a Mixed Use Development, consisting of offices, commercial uses (including but not limited to, retail and restaurants), apartments, residential dwellings in the form of townhouses and stacked townhouses, a senior assisted living facility, a hotel, common space areas (including green space), and accessory parking.

7. Pursuant to Chapter 255, Article XXVII, § 255-200 of the Upper Dublin Township Zoning Ordinance, Petitioners are requesting the Board of Commissioners to amend certain provisions

relating to a Mixed Use Development in the Upper Dublin Township Zoning Ordinance, all as set forth in more detail within the proposed Zoning Ordinance Amendment attached hereto as Exhibit "A".


8. Pursuant to Section 609 of the Municipalities Planning Code, Petitioners request that this Petition be forwarded to the Upper Dublin Township Planning Commission and the Montgomery County Planning Commission so that they may provide their review of this proposed Zoning Ordinance Amendment.

WHEREFORE, Petitioner respectfully requests a public hearing on this Petition for Zoning Ordinance Amendment be scheduled before the Upper Dublin Township Board of Commissioners.

200 Dryden Road Owner:

BT Dryden, LP,
a Pennsylvania limited partnership

By: **BT Dryden GP, LLC,**
a Pennsylvania limited liability
company, its General Partner

By: 


Michael P. Markman
Manager

2101 Welsh Road Owners, as Tenants in Common:

BT Welsh BT 213 Properties, LLC, a
Pennsylvania limited liability company

By: **BT 213 Properties, LP,** a Pennsylvania
limited partnership, its Sole Member

By: **BT 213 Properties GP, LLC,**
a Pennsylvania limited liability
company, its General Partner

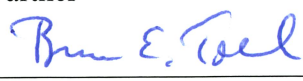
By: 

Michael P. Markman
Manager

BT Welsh TLC-Reedman, LLC, a
Pennsylvania limited liability company

By: **TLC-Reedman, LP,** a Pennsylvania
limited partnership, its Authorized Member

By: **TLC-Reedman General
Partner, Inc.,** a Pennsylvania
corporation, its General
Partner

By: 

Bruce E. Toll
President

Exhibit “A”

Zoning Ordinance Amendment

[attached]

**UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 255 (ZONING) OF
THE UPPER DUBLIN TOWNSHIP CODE OF ORDINANCES
TO ADD A NEW STACKED TOWNHOUSE USE AND
TO AMEND THE REGULATIONS FOR A MIXED USE
DEVELOPMENT IN THE OC OFFICE CENTER DISTRICT**

WHEREAS, the Code of Upper Dublin Township, Chapter 255, Zoning Article XXVII, Section 255-200 of the Upper Dublin Township Zoning Ordinance and Section 609 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10609, authorize the Board of Commissioners of Upper Dublin Township to enact amendments to the Upper Dublin Township Zoning Ordinance;

WHEREAS, the Board of Commissioners has determined that it is in the best interests of the municipality to adopt this ordinance amending the Upper Dublin Township Zoning Ordinance;

WHEREAS, the Board of Commissioners has determined that this Ordinance is generally consistent with the Upper Dublin Township Comprehensive Plan;

WHEREAS, a public hearing was held, following public notice, for the purpose of considering this amendment to the Upper Dublin Township Zoning Ordinance; and

WHEREAS, the Board of Commissioners after the public hearing held pursuant to public notice, and after receipt of recommendations from the Upper Dublin Township Planning Commission and the Montgomery County Planning Commission, deems it appropriate and proper that the Zoning Ordinance be amended to add a stacked townhouse use and to amend certain regulations of the Mixed Use Development as a conditional use in the OC Office Center District, subject to certain conditions and requirements, and that such amendment is in accordance with the spirit and the intent of the Upper Dublin Township Zoning Ordinance and Comprehensive Plan.

NOW, THEREFORE, the Board of Commissioners of the Township of Upper Dublin Township hereby ordains:

SECTION 1. The Code of Upper Dublin Township, Chapter 255, Zoning, Article 1, **Section 255-7**, Definitions, shall be amended to create the following new definitions under the definition of **DWELLING – C. MULTIPLE DWELLING**:

- (8) **STACKED TOWNHOUSE DWELLING** – Two (2) single-family attached dwellings that are arranged vertically, typically two (2) stories for each dwelling unit, with each dwelling unit having independent outside access. Such unit may be independently owned or may be rented as in an apartment development. In addition,

appurtenant areas may or may not be owned, rented or held in some form of community ownership.

SECTION 2. The Code of Upper Dublin Township, Chapter 255, Zoning, Article IX, OC Office Center District, **Section 255-61.1.B**, shall be amended by adding certain permitted uses in a Mixed Use Development in the OC Office Center District, as follows:

A. Retail and Commercial Uses. Section 255-61.1.B(1) setting forth the permitted retail and commercial uses permitted shall be amended by adding a new subsection (h), as follows:

(h) Hotel.

B. Residential Uses. Section 255-61.1.B(2) setting forth the permitted residential uses shall be amended by adding a new subsection (c), as follows:

(c) Stacked Townhouse Dwellings.

C. Accessory Uses. Sections 255-61.1.B(3)(c) and (d) setting forth the permitted accessory uses shall be deleted in their entirety and restated, as follows:

(c) Drive-thru service, as an accessory use to any permitted use, provided (i) the drive-thru is internal to the site with no direct access onto a public street, (ii) is intended for vehicular access only and does not include walk-up and/or order pick-up areas; and (iii) no more than three (3) drive-thru facilities shall be permitted within a Mixed-Use Development.

(d) Outdoor seating and/or dining areas, provided that no outdoor seating or dining shall occur after 11:00 p.m. each day.

D. Institutional Uses. A new Section 255-61.1.B(4) setting forth the institutional uses permitted shall be added, as follows:

(4) Institutional Uses:

(a) Senior Assisted Living Residence.

E. Municipal Uses. A new Section 255-61.1.B(5) allowing municipal uses as a permitted uses shall be added, as follows:

(5) Municipal Uses.

SECTION 3. The Code of Upper Dublin Township, Chapter 255, Zoning, Article IX, OC Office Center District, **Section 255-61.1.C**, shall be amended by amending certain development requirements in a Mixed Use Development in the OC Office Center District, as follows:

A. Road Frontage. Section 255-61.1.C(2) setting forth the road frontage requirements in a Mixed Use Development shall be deleted in its entirety and restated as follows:

- (2) Road frontages. The site, which may include adjacent parcels under common control, shall have frontage on and road access to at least two (2) public roads. The grant of an irrevocable access easement over and across an adjacent property to a public road, shall constitute frontage and road access.

B. Mix Requirements. Section 255-61.1.C(3) setting forth the mix requirements for Mixed Use Development shall be deleted in its entirety and restated as follows

- (3) Mix Requirements. Every Mixed Use Development shall provide a mix of three (3) or more uses, including office, commercial, residential, institutional and/or municipal uses, and no one use may utilize more than eighty percent (80%) of the building area. Accessory parking, including any parking garage, shall not be included as a separate use and its square footage shall not be counted in the calculation of the mix requirements.

C. Neighborhood Open Space. Section 255-61.1C(5) setting forth the Neighborhood Open Space requirements shall be amended to include a new subsection (b) as follows:

- (b) A Mixed Use Development which includes Stacked Townhouse Dwellings, shall provide a minimum of 200 square feet per Stacked Townhouse Dwelling (i.e., 400 square feet per stack of 2 dwellings) of outdoor courtyard space between the buildings containing such Stacked Townhouse Dwellings, which shall be improved with a minimum of one (1) bench for every five (5) Stacked Townhouse Dwellings with additional landscaping. Such space is separate from, and in addition to, the overall Mixed Use Neighborhood Open Space otherwise required in subsection C.5(a) above and shall be improved and arranged in a manner to encourage outdoor recreation among the residents whether passive or active in nature.

SECTION 4. The Code of Upper Dublin Township, Chapter 255, Zoning, Article IX, OC Office Center District, **Section 255-61.1.D**, shall be amended by amending certain area and bulk requirements in a Mixed Use Development in the OC Office Center District, as follows:

A. Building Height. Section 255-61.1.D(3) setting forth the building height requirements in a Mixed Use Development shall be deleted in its entirety and restated as follows:

- (3) Building Height. The maximum building height of any residential or mixed use building or structure within a Mixed Use Development shall be sixty-five (65) feet, in accordance with the requirements under § 255-61.F. Notwithstanding the foregoing, the

maximum height of any mixed use building containing a commercial use on the first floor and residential uses above and/or an apartment building may be increased to seventy-five (75) feet if the building is located at least 500 feet from the boundary of a residential zoning district. The maximum building height for a single-story commercial use shall be thirty-five (35) feet.

B. Parking. Section 255-61.1.D(6)(b) setting forth the parking requirements for residential uses in a Mixed Use Development shall be deleted in its entirety and restated as follows:

(b) Residential Uses:

(i) Townhouses and Stacked Townhouses: Two (2) parking spaces per dwelling unit, provided that (i) a garage shall be considered one (1) parking space and (ii) overflow parking shall be provided at a ratio of 0.5 parking spaces per dwelling unit.

(ii) Apartment Buildings (including the residential component of a mixed use building): One (1) parking space per bedroom.

SECTION 5. The Code of Upper Dublin Township, Chapter 255, Zoning, Article IX, OC Office Center District, **Section 255-61.1.E(1)(b) and (c)**, regarding certain design standards in a Mixed Use Development in the OC Office Center District, are hereby deleted in their entirety and restated as follows:

(b) Primary Façade. Any building façade with a customer or visitor entrance shall be treated as a primary façade. On non-residential or mixed use buildings at least fifty percent (50%) of the length of the ground floor of primary façades shall consist of windows, glass doors, or other transparent or semi-transparent building surfaces. Mirrored glass is prohibited. Walls or portions of walls where windows are not provided shall have architectural treatments and details, such as a change in building material or color, lighting fixtures, decorative tiles, hanging planters, awnings and/or similar features.

(c) Secondary Façade. All other building façades shall be treated as a secondary façade. Secondary façades must have architectural treatments and building materials that are complimentary to the primary façade. On secondary facades visible from a public or private street, or drive aisle blank walls are prohibited.

SECTION 6. The Code of Upper Dublin Township, Chapter 255, Zoning, Article IX, OC Office Center District, **Section 255-61.1** is hereby amended by adding a new subsection (F), as follows:

F. Special Conveyancing. When a parcel or parcels are developed as a mixed-use development pursuant to this Section 255-61.1, then the creation of and conveyance of a lot or parcel(s) within such mixed-use development shall be permitted upon compliance with the following conditions:

- (a) Irrevocable cross-easements in favor of, and duly binding on, all title owners within the area of the mixed-use development, their successors and assigns, with respect to use, control and maintenance of the common areas including access, green space, and parking areas are in effect and recorded. All easements shall be submitted to the Township Solicitor for review prior to recording of same.
- (b) The application of zoning regulations including, but not limited to, building coverage, impervious coverage, parking, loading and landscaping, as well as required area, width and yard regulations, shall apply to the overall approved mixed-use development and the individual lots or parcels created pursuant to this section need not comply with such zoning requirements.

SECTION 7. To the extent that the provisions of this Ordinance Amendment are inconsistent or conflict with any other provision of Chapter 255, the Upper Dublin Township Zoning Ordinance, the specific regulations contained in this Ordinance Amendment shall control and take precedence over such other regulations.

SECTION 8. The provisions of this Ordinance Amendment are severable, and if any sentence, clause, section or part of the ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, or invalidity shall not affect or impair any of the remaining provisions, sentences, or parts of this ordinance. It is hereby declared to be the express intent of the Board of Commissioners that this Ordinance Amendment would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or parts thereof had not been included herein.

SECTION 9. This Ordinance Amendment shall take effect and be in force from and after its approval as required by law.

ENACTED by the Board of Commissioners of Upper Dublin Township, this ____ day of _____, 2024.

ATTEST:

**BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN**

Kurt Ferguson, Secretary and
Township Manager

Ira S. Tackel, President

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Township of Upper Dublin will hold a public hearing on _____ at _____ at the Upper Dublin Library, located at 520 Virginia Drive, Fort Washington, PA 19034, in order to consider the following:

The Township will consider for adoption an Ordinance to amend the Upper Dublin Township Zoning Ordinance to amend certain regulations for a Mixed Use Development in the OC Office Center District.

The Ordinance contains several background paragraphs which set forth, among other things, the Township's authority to amend its Zoning Ordinance; the Township's conclusions as to the best interests of the Township with respect to the passage of the proposed Ordinance amendment; the consistency of the Ordinance with the Township's Comprehensive Plan; and the public hearing and notice procedures followed in connection with the hearing on the Ordinance.

The Ordinance provides that Chapter 255, Zoning, Article IX, OC Office Center District, Section 255-61.1.B of the Code of Upper Dublin Township is amended to allow certain uses within Mixed Use Developments, including (a) retail and commercial establishments to include hotels, (b) residential uses to include stacked townhouse dwellings, (c) institutional uses to include senior assisted living residences, and (d) municipal uses. The Ordinance amends accessory uses provided in Section 255-61.1B by amending the regulations relating to drive-thru services and outdoor dining areas. The Ordinance amends Section 255-61.1.C to (a) amend the road frontage requirements, (b) amend the mix requirements for Mixed Use Developments, by requiring a mix of three (3) or more uses, and (c) adding a requirement that Mixed Use Developments including stacked townhouse dwellings provide a minimum of 200 square feet of outdoor courtyard space per stacked townhouse dwelling. The Ordinance amends Section 255-61.1.D regarding certain area and bulk requirements in a Mixed Use Development, including (a) allowing a mixed use building, containing a commercial use on the first floor and residential uses above and/or an apartment building, to have a maximum building height of seventy-five (75) feet provided the building is located at least 500 feet from the boundary of a residential zoning district, (b) amending the parking requirements for townhouses, stacked townhouses and apartment buildings. The Ordinance amends Section 255-61.1.E(1)(b) and (c) to amend certain design standards in a Mixed Use Development, relating to the primary facades and secondary facades. The Ordinance adds a new Section 255-61.1 to allow the creation of and conveyance of a lot or parcel(s) within a mixed use development upon compliance of conditions as set forth in the Ordinance.

The Ordinance also contains a conflict clause, a severability clause, a repealer clause and an effective date after adoption of the ordinance by the Board of Commissioners.

Copies of the full text of the proposed Ordinance are available for inspection by any interested party at the offices of Upper Dublin Township, 370 Commerce Drive, Fort Washington, PA 19034, the Montgomery County Law Library, Montgomery County Courthouse, 2 East Airy Street, Norristown, PA 19401, and the Times Herald, 410

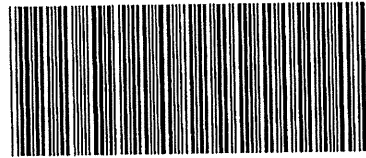
Markley Street, Norristown, PA 19401, where copies of the proposed Ordinance may be obtained for a charge not greater than the cost of copying during normal business hours. All interested parties are invited to attend the hearing. If any person who wishes to attend the public hearing has a disability and/or requires auxiliary aid, service or other accommodations to observe and/or participate in the proceedings, please contact the Township at (215) 643-1600, to arrange accommodation.



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 5990 PG 02129 to 02135
INSTRUMENT # : 2016014662
RECORDED DATE: 03/02/2016 11:16:56 AM



3308564-0022Q

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 7

Document Type: Deed
Document Date: 02/26/2016
Reference Info:

Transaction #: 3341123 - 2 Doc(s)
Document Page Count: 6
Operator Id: sford

RETURN TO: (Simplifile)
Land Services USA
1835 Market St., Suite 420
Philadelphia, PA 19103
(215) 563-5468

PAID BY:
LAND SERVICES USA

*** PROPERTY DATA:**

Parcel ID #: 54-00-16675-00-2
Address: 200 DRYDEN RD

Municipality: PA
Upper Dublin Township (100%)
School District: Upper Dublin

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$5,825,000.00
TAXABLE AMOUNT: \$5,825,000.00

FEES / TAXES:
Recording Fee: Deed \$95.00
Additional Pages Fee \$4.00
Affordable Housing Pages \$8.00
State RTT \$58,250.00
Upper Dublin Township RTT \$29,125.00
Upper Dublin School District RTT \$29,125.00
Rejected Document Fee \$10.00
Total: \$116,617.00

DEED BK 5990 PG 02129 to 02135
Recorded Date: 03/02/2016 11:16:56 AM

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office in
Montgomery County, Pennsylvania.



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

Prepared by:

BET INVESTMENTS, INC.
200 Witmer Road, Suite 200
Horsham, Pennsylvania 19044
Attn: Gregory F. Gambel, Jr., General Counsel
Tel: (215) 938-7300

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
54-00-16675-00-2 UPPER DUBLIN TOWNSHIP
200 DRYDEN RD
PRUDENTIAL INS CO OF AMERICA
B 012 L 2 U 039 4336 03/02/2016

\$15.00
ND

Return to:

LAND SERVICES USA, INC.
1835 Market Street, Suite 420
Philadelphia, Pennsylvania 19103
Attention: Jenna Lampe, Commercial Title Officer
Tel: (215) 964-6613

Tax Map Parcel Nos.: 54-00-16675-00-2

SPECIAL WARRANTY DEED

THIS INDENTURE as executed this 26th day of February in the year 2016 but made effective the 29th day of February in the year 2016 between **THE PRUDENTIAL INSURANCE COMPANY OF AMERICA**, a New Jersey Corporation ("**Grantor**"), and **BT DRYDEN, LP**, a Pennsylvania limited partnership ("**Grantee**").

WITNESSETH, that the said Grantor, in consideration of Five Million Eight Hundred Twenty Five Thousand Dollars and 00/100 (\$5,825,000.00) and other good and valuable consideration, lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does, grant, bargain and sell, alien, enfeoff, release and confirm in fee simple to the said Grantee, its successors and assigns, with the intent to be legally bound,

ALL THAT CERTAIN tract of land situated in the Township of Upper Dublin, County of Montgomery, Commonwealth of Pennsylvania, as bounded and described in those certain Deeds dated January 3, 1978, recorded among the land records of the County of Montgomery in Record Book 4274, Page 525 *et seq.* and dated September 21, 1981, recorded among the land records of the County of Montgomery in Record Book 4660, Page 453 *et seq.* and as legally described on **Exhibit A** attached hereto and made a part hereof, wherein Grantor was granted its interest, **LESS ANY AND ALL**, if any, conveyances of portions thereof subsequent to the date said Deed was recorded in the land records.

UNDER AND SUBJECT to easements, restrictions, conditions, and agreements of record

insofar as they may lawfully affect the property.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the revisions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said tract of land above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only property use and behoof of the said Grantee, its successors and assigns, forever.

UNDER AND SUBJECT AS AFORESAID.

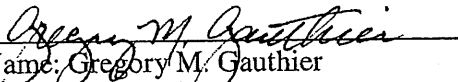
AND the said Grantor, for itself, its successors and/or assigns does by these presents, covenant, grant and agree, to and with the Grantee, its successors and assigns that it, the said Grantor, its successors and/or assigns, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, its successors and/or assigns and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part hereof, by, from or under him, her, them or any of them shall and will **WARRANT** and **DEFEND**.

Grantee's fee simple title to the property and Grantee's leasehold interest in the Property shall not merge, but shall remain separate and distinct unless, and until, Grantee, at its election and in its sole and absolute discretion, execute a written instrument effecting such merger and such merger is duly recorded in the land records.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed and made effective the day and year above written.

**THE PRUDENTIAL INSURANCE COMPANY
OF AMERICA**, a New Jersey corporation

By: 
Name: Gregory M. Gauthier
Title: Vice President, Corporate Real Estate

STATE OF NEW JERSEY

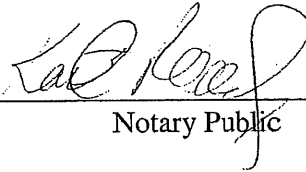
)

) ss:

COUNTY OF ESSEX

)

On this, the 26th day of FEBRUARY, 2016, before me, the undersigned officer, personally appeared, GREGORY M. GAUTHIER, who acknowledged himself to be VICE PRESIDENT, CORPORATE REAL ESTATE of The Prudential Insurance Company of America, a New Jersey corporation, the Grantor herein, and in that capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained.



Notary Public

MY COMMISSION EXPIRES: 6/8/2017

CERTIFICATE OF ADDRESS

Grantee hereby certifies that its precise address is:

c/o BET Investments, Inc.
200 Witmer Road, Suite 200
Horsham, Pennsylvania 19044

Date: February 29, 2016

BT DRYDEN, LP,
a Pennsylvania limited partnership

By: BT Dryden GP, LLC,
a Pennsylvania limited liability company,
its General Partner

By:



Michael P. Markman, Manager

Exhibit A**PREMISES "A"**

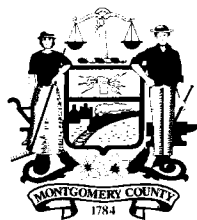
ALL THAT CERTAIN piece or parcel of ground located in Upper Dublin Township, Montgomery County, Pennsylvania being identified as TMP 54 00 16675 00 2 (formerly known as Block 12, Lot 2) as shown on a plan entitled in part "ALTA/ACSM Land Title Survey for Fort Washington Phase II Associates, L.P.," as prepared by Van Cleef Engineering Associates dated February 18, 2005 and more particularly described as follows:

BEGINNING at a point, said point being a common corner between Block 12, Lots 2 and 3 at its intersection with the Westerly sideline of Welsh Road and running thence; (1) along the Westerly sideline of Welsh Road the following 8 courses, South 53 degrees 45 minutes 58 seconds East a distance of 203.56 feet to a concrete monument to be set, (2) thence, North 36 degrees 14 minutes 02 seconds East a distance of 16.70 feet to a concrete monument to be set, (3) thence, South 53 degrees 42 minutes 02 seconds East a distance of 240.00 feet to a concrete monument to be set, (4) thence, North 36 degrees 17 minutes 58 seconds East a distance of 5.00 feet to a concrete monument to be set, (5) thence, South 53 degrees 42 minutes 02 seconds East a distance of 250.00 feet to a concrete monument to be set, (6) thence, South 36 degrees 17 minutes 58 seconds West a distance of 10.00 feet to a concrete monument to be set; (7) thence, South 53 degrees 42 minutes 02 seconds East a distance of 116.16 feet to a point, (8) thence, South 54 degrees 16 minutes 02 seconds East a distance of 301.24 feet to a point, (9) thence, along a common line between Block 12, Lots 2 and 1 and the following 10 courses, South 36 degrees 45 minutes 47 seconds West a distance of 428.42 feet to a point, (10) thence, North 38 degrees 57 minutes 41 seconds West a distance of 133.37 feet to a point of curvature, (11) thence, on curve to the left, having a radius of 250.00 feet, a length of 327.87 feet and whose chord bears North 76 degrees 31 minutes 58 seconds West a distance of 304.87 feet to a point of tangency, (12) thence, South 65 degrees 53 minutes 45 seconds West a distance of 173.38 feet to a point of curvature, (13) thence, on a curve to the left, having a radius of 150.00 feet, a length of 108.75 feet and which chord bears South 45 degrees 07 minutes 33 seconds West a distance of 106.39 feet to a point of tangency, (14) thence, South 24 degrees 21 minutes 20 seconds West a distance of 229.17 feet to a point of curvature, (15) thence, on a curve to the right, having a radius of 300.00 feet, a length of 215.35 feet and whose chord bears South 44 degrees 55 minutes 12 seconds West a distance of 210.76 feet to a point of tangency, (16) thence, South 65 degrees 29 minutes 05 seconds West a distance of 188.68 feet to a point, (17) thence, on a curve to the right, having a radius of 450.00 feet, a length of 159.90 feet and whose chord bears of South 17 degrees 52 minutes 00 seconds East a distance of 159.06 feet to a point, (18) thence, on a curve to the left, having a radius of 432.00 feet, a length of 236.14 feet and which chord bears South 74 degrees 34 minutes 23 seconds West a distance of 233.21 feet, to a point, (19) thence, along a common line between Block 12, Lots 2 and 5, North 29 degrees 16 minutes 23 seconds West a distance of 384.06 feet to a point, (20) thence, along a common line between Block 12, Lots 2 and 4 at right then Lot 3, as it follow the approximate centerline of Prudential Road (private), on a curve to the left, having a radius of 650.00 feet, a length of 329.70 feet and whose chord bears North 26 degrees 41 minutes 07 seconds East a distance of 326.18 feet to a point of reverse curvature, (21) thence, along a common line between Block 12, Lots 2 and 3, as it follow the approximate centerline of Prudential Road (private), on a curve to the right, having a radius of 1,200.00 feet, a length of 515.41 feet and which chord bears North 24 degrees 27 minutes 31 seconds East a distance of 511.46 feet to a point of tangency, (22) thence, North 36 degrees 45 minutes 47 seconds East a distance of 646.29 feet to the point and place of beginning.

CONTAINING an area of 25.284 acres or 1,101,352 square feet, more or less.

BEING known as 200 Dryden Road.

BEING Tax Parcel #54-00-16675-00-2.



RECORDER OF DEEDS
MONTGOMERY COUNTY

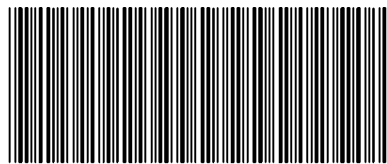
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6287 PG 02729 to 02735

INSTRUMENT # : 2022065274

RECORDED DATE: 06/17/2022 03:25:01 PM



6120180-0021E

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 7

Document Type: Deed
Document Date: 06/14/2022
Reference Info:

Transaction #: 6606507 - 1 Doc(s)
Document Page Count: 6
Operator Id: dkrasley

RETURN TO: (Simplifile)
Land Services USA
1835 Market St., Suite 420
Philadelphia, PA 19103
(215) 563-5468

PAID BY:
LAND SERVICES USA

*** PROPERTY DATA:**

Parcel ID #: 54-00-16672-00-5
Address: 2101 WELSH RD

PA
Municipality: Upper Dublin Township (100%)
School District: Upper Dublin

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$30,250,000.00
TAXABLE AMOUNT: \$30,250,000.00

FEES / TAXES:

Recording Fee:Deed	\$86.75
Additional Pages Fee	\$4.00
Affordable Housing Pages	\$4.00
State RTT	\$302,500.00
Upper Dublin Township RTT	\$151,250.00
Upper Dublin School District RTT	\$151,250.00

Total: \$605,094.75

DEED BK 6287 PG 02729 to 02735
Recorded Date: 06/17/2022 03:25:01 PM

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office in
Montgomery County, Pennsylvania.



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION**

Prepared by:

BET INVESTMENTS, INC.
200 Dryden Road, Suite 2000
Dresher, Pennsylvania 19025
Attn: Gregory F. Gambel, Jr., VP, General Counsel
Tel: (215) 938-7300, Ext. 111
Fax: (215) 938-8651
Email: ggambel@betinvestments.com

Return to:

LAND SERVICES USA, INC.
1835 Market Street, Suite 420
Philadelphia, Pennsylvania 19103
Attention: Jenna Lampe, Commercial Title Officer
Tel: (215) 964-6613
Fax: (215) 568-8219
Email: jlampe@lsutitle.com

Tax Map Parcel No.:

54-00-16672-00-5

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
54-00-16672-00-5 UPPER DUBLIN TOWNSHIP
2101 WELSH RD
PRUDENTIAL INSURANCE COMPANY OF AMERICA \$15.00
B 012 L 1 U 002 4336 06/15/2022 JU

LSU FILE NO. PAFA22-0523

SPECIAL WARRANTY DEED

THIS INDENTURE as executed this 14th day of June in the year 2022 but made effective the 14th day of June in the year 2022 between **THE PRUDENTIAL INSURANCE COMPANY OF AMERICA**, a New Jersey corporation ("**Grantor**"), and **BT WELSH TLC-REEDMAN, LLC** ("**BWT**"), a Pennsylvania limited liability company, and **BT WELSH BT 213 PROPERTIES, LLC** ("**BWB**"), a Pennsylvania limited liability company, (collectively, the "**Grantees**").

WITNESSETH, that the said Grantor, in consideration of **THIRTY MILLION TWO HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$30,250,000.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does, grant, bargain and sell, alien, enfeoff, release and confirm in fee simple to the said Grantees, their respective successors and assigns, as tenants in common in the shares and proportions set forth below, with the intent to be legally bound,

ALL THOSE CERTAIN lots or parcels of land situate in Upper Dublin Township, Montgomery County, Pennsylvania, bounded and described as more particularly set forth in

{00432864;1}

EXHIBIT "A" attached hereto and made a part hereof.

UNDER AND SUBJECT to easements, restrictions, conditions, and agreements of record insofar as they may lawfully affect the hereby granted property.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said lots or parcels of land above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their respective successors and assigns, to and for the only proper use and behoof of the said Grantees, their respective successors and assigns, forever, as tenants in common in the following shares and proportions: as to BWT a 32.088% undivided interest; and as to BWB a 67.912% undivided interest.

UNDER AND SUBJECT AS AFORESAID.

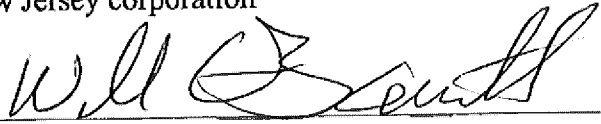
AND the said Grantor, for itself, its successors and/or assigns does by these presents, covenant, grant and agree, to and with the Grantees, their respective successors and assigns that it, the said Grantor, its successors and/or assigns, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their respective successors and assigns, against it, the said Grantor, its successors and/or assigns and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part hereof, by, from or under him, her, them or any of them shall and will **SPECIALLY WARRANT** and **DEFEND**.

[SIGNATURE PAGE TO FOLLOW]

{00432864;1}

IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed and made effective the day and year above written.

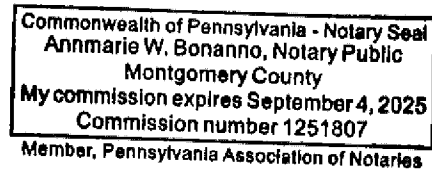
The Prudential Insurance Company of America,
a New Jersey corporation

By: 
William E. Barrett,
Vice President, Real Estate

STATE OF ^{Pennsylvania} ~~NEW JERSEY~~)
) ss:
COUNTY OF ^{Montgomery} ~~Montgomery~~)

On this, the 14th day of June 2022, before me, the undersigned officer, personally appeared, **William E. Barrett**, who acknowledged himself to be a Vice President, Real Estate of The Prudential Insurance Company of America, a New Jersey corporation, the Grantor herein, and in that capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained.


Notary Public



CERTIFICATE OF ADDRESS


Grantee hereby certifies that its precise address is:

c/o BET Investments, Inc.
200 Dryden Road, Suite 2000
Dresher, Pennsylvania 19025

Date: June 14, 2022

BT WELSH BT 213 PROPERTIES, LLC,
a Pennsylvania limited liability company

By: _____


Michael P. Markman
Authorized Person

BT WELSH TLC-REEDMAN, LLC,
a Pennsylvania limited liability company

By: _____

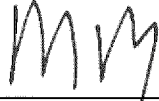

Michael P. Markman
Authorized Person

EXHIBIT "A"**LEGAL DESCRIPTION**

ALL THAT CERTAIN Lot or piece of land situate in the Township of Upper Dublin, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Plan for The Prudential Insurance Company of America Eastern Home Office prepared by Paulus Sokolowski and Sartor, consulting engineers, dated 12/18/1998, last revised 5/1/2001 and recorded in Montgomery County in Plan Book L-5 page 364, as follows, to wit:

BEGINNING at a point of intersection of the Southwesterly side of Welsh Road and the Northwesterly side of the Pennsylvania Turnpike; thence extending along the Northwesterly side of the Pennsylvania Turnpike South 55 degrees 24 minutes 23 seconds West 1,735.17 feet to a point of curvature (erroneously stated in Plan Book L-5, page 364 as 1,774.62 feet to a point of curvature), a corner of lands now or late of Lots of Dublin Hunt, II; thence Southwesterly on the arc of a circle curving to the left having a radius of 11,559.19 the arc distance of 645.24 feet to a point, a corner of lands now or late of Lots of Dublin Hunt II; thence extending along the same North 53 degrees 21 minutes 12 seconds West 728.73 feet to a point; thence extending South 37 degrees 12 minutes 48 seconds West 566.22 feet to a point; thence extending North 52 degrees 58 minutes 12 seconds West 779.75 feet to a point, a corner of lands of Phase 5, Lot 5, as shown on said Plan; thence extending along the same the three following courses and distances, viz: 1) North 37 degrees 12 minutes 48 seconds East 695.32, 2) North 69 degrees 57 minutes 26 seconds East 279.67 feet to a point of curve and 3) Northeastwardly on the arc of a circle curving to the right having a radius of 432.00, the arc distance of 457.22 feet to a point of curve in the bed of Crossroad Drive (private road); thence extending Northwestwardly on an arc of a circle curving to the left having a radius of 450.00, the arc distance of 159.90 feet to a point of intersection in the bed of Crossroad Drive and Corporate Center Boulevard (private road); thence extending along the bed of said Corporate Center Boulevard the seven following courses and distances, viz: 1) North 65 degrees 29 minutes 05 seconds East 188.68 feet to a point of curve, 2) Northeastwardly on the arc of a circle curving to the left having a radius of 300.00 the arc distance of 215.35 feet to a point of tangent, 3) thence extending North 24 degrees 21 minutes 20 seconds East 229.17 to a point of curve, 4) Northeastwardly on the arc of a circle curving to the right having a radius of 150.00, the arc distance of 108.75 feet to a point of tangent; 5) thence extending North 65 degrees 53 minutes 45 seconds East 173.38 feet to a point of curve, 6) Southeastwardly on the arc of a circle curving to the right having a radius of 250.00 the arc distance of 327.87 feet to a point of tangent and 7) South 38 degrees 57 minutes 41 seconds East 133.37 feet to a point; thence extending North 36 degrees 45 minutes 47 seconds East 428.42 feet to a point on the Southwesterly side of Welsh Road; thence extending along the same the six following courses and distances, viz: 1) South 54 degrees 16 minutes 02 seconds East 31.88 feet to a point, 2) North 35 degrees 43 minutes 58 seconds East 10.00 feet to a point, 3) South 54 degrees 16 minutes 02 seconds East 160.01 feet to a point, 4) South 54 degrees 10 minutes 02 seconds East 541.81 feet to a point, 5) thence extending South 54 degrees 01 minutes 02 seconds East 592.98 feet to a point and 6) South 53 degrees 48 minutes 32 seconds East 149.54 feet to the first mentioned place of beginning.

CONTAINING 89.674 acres, more or less.

{00432864;1}

BEING Lot 1, Phase II, as shown on above mentioned Plan.

BEING known as 2101 Welsh Road.

BEING Tax Parcel No. 54-00-16672-00-5.

BEING PART Of, the same premises which Reuben Denker and Philip S. Seltzer, Trustees under Agreement of Trust dated 11/2/1976 for Shareholders of Community Life Insurance Company, by Deed dated 1/3/1978 and recorded 1/18/1978 in Montgomery County in Deed Book 4274 page 525 conveyed unto Prudential Insurance Company of America, a New Jersey corporation, in fee.

ALSO BEING PART Of, the same premises which Reuben Denker and Philip S. Seltzer, Trustees under Agreement of Trust dated 11/2/1976 for Shareholders of Community Life Insurance Company by Deed dated 9/21/1981 and recorded 9/21/1981 in Montgomery County in Deed Book 4660 page 453 unto Prudential Insurance Company of America, a New Jersey corporation, in fee.

{00432864;1}



Upper Dublin Township Community Planning and Zoning

To: Property owners within 500 feet of 2101 Welsh Road

From: Alison Giles, Zoning Officer/Planning Coordinator
215-643-1600 Ext. 3213 / agiles@upperdublin.net

Date: December 5, 2024

Subject: UD# 24-07: Third Review of Proposed Text Amendment for Upper Dublin Township Zoning Code Section 255-61.1., OC- Office Center Mixed-Use Developments



Please be advised the subject Proposed Text Amendment application is scheduled for review at the Tuesday, December 17, 2024 Upper Dublin Township Planning Commission meeting. The meeting will begin at 7:00 PM, and will be held at the Public Library, 520 Virginia Drive, Fort Washington, PA 19034, in the Shanis Auditorium.

The Applicant, BET Investments, Inc., is returning to the Planning Commission to discuss the latest revisions to the proposed text amendment for the OC- Office Center, Mixed-Use Developments Section of the Zoning Code, which would be applicable to 2101 Welsh Road, a/k/a/, "Prudential Tract", and 200 Dryden Road, a/k/a/, "The Promenade". In summary, the Applicant seeks to add definitions for stacked townhomes, institutional/senior assisted living, municipal, and a hotel use, to add special conveyancing provisions, to increase allowed building height for buildings containing commercial on the first floor and residential above from 65' to 75', to increase the number of drive-thrus from two to three, to add common space design requirements, and to modify mixed-use allocations, façade elements, parking requirements, outdoor dining, and accessways. As a reminder, the text amendment is proposed in conjunction with a concept plan for a mixed-use development project at 2101 Welsh Road (Prudential Tract), which currently contains an approximately 902,000 gross square-foot office building formerly occupied by Prudential Insurance Company. The total area of the parcel is approximately 89.67 acres, and is proposed to contain a mix of uses including: retail/restaurant (approx. 87,000 GSF), office (approx. 100,000 GSF), hotel (approx. 120,000 GSF, 200 rooms), attached single-family housing (158 units), multi-family housing (600 one & two-BR units), age-restricted housing (120 units), trails, community green space, and a potential police satellite office.

This item is scheduled for review and discussion, with possible recommendation action by the Planning Commission. A tentative hearing date where the applicant will seek formal approval of the amendment is scheduled for Tuesday, January 14, 2025, subject to public notice in which further details will be provided.

The agenda and related materials will be available on the Township's website a few days prior to the meeting: <https://www.upperdublin.net/government/township-meetings>. Comments may be emailed to meeting@upperdublin.net by 5:00 PM the day of the meeting, and time for public comment will be reserved after the presentation. *More details, along with all submitted documents, are available upon request. If you have any questions or want to discuss the matter further, please contact the Zoning & Planning Dept. directly at 215-643-1600 Ext. 3213 or agiles@upperdublin.net*

BT WELSH TLC-REEDMAN LLC &
200 DRYDEN RD STE 2000
DRESHER PA 19025

MEYER JEANETTE M
300 DRYDEN RD
DRESHER PA 19025

MAHER THOMAS & JEANNE
513 GALLERIA ST
DRESHER PA 19025

BT DRYDEN LP
200 WITMER RD STE 200
HORSHAM PA 19044

KATZ ROBERT & STACY
301 DRYDEN RD
DRESHER PA 19025

MARKMAN JOHN K
517 GALLERIA ST
DRESHER PA 19025

BT DRYDEN LP
200 DRYDEN RD STE 2000
DRESHER PA 19025

FOX WILLIAM & KAREN PRESSMAN
304 DRYDEN RD
DRESHER PA 19025

SELDITCH HAL & BENDYNA MARLENE
313 DRYDEN RD
DRESHER PA 19025

TOLL PA XVI LP
250 GIBRALTAR RD
HORSHAM PA 19044

MILLER MARCI L & STEVEN C
604 ARCADE WAY
DRESHER PA 19025

HORENSTEIN KENNETH & KATHY L
521 GALLERIA ST
DRESHER PA 19025

TOLL PA XVI LP
250 GIBRALTAR RD
HORSHAM PA 19044

MA DONGLING & SUN QING
601 ARCADE WAY
DRESHER PA 19025

SEIDMAN ROBERT & LINDA
13295 AVILA BEACH COVE
DELRAY BEACH FL 33446

TOLL PA XVI LP
250 GIBRALTAR RD
HORSHAM PA 19044

COOK ELLIS & LYNN
308 DRYDEN RD
DRESHER PA 19025

BURDO ROBERT M & EILEEN K
321 DRYDEN RD
DRESHER PA 19025

TOLL PA XVI LP
1140 VIRGINIA DR
FORT WASHINGTON PA 19034

SCHIFF STEVEN M & LISA
305 DRYDEN RD
DRESHER PA 19025

SCHLEIFER CHARLES & WILLIAMS MELISSA
520 GALLERIA ST
DRESHER PA 19025

MILLS CRAIG & MARY KAY L
600 ARCADE WAY
DRESHER PA 19025

PADGEON MICHAEL PATRICK & SUSAN E
505 GALLERIA ST
DRESHER PA 19025

SETTER SUSAN J
528 GALLERIA ST
DRESHER PA 19025

TOLL PA XVI LP
250 GIBRALTAR RD
HORSHAM PA 19044

BAILEY WAYNE E & SUSAN H
509 GALLERIA ST
DRESHER PA 19025

SAIDEL DANIEL H & JOY B
524 GALLERIA ST
DRESHER PA 19025

TOLL PA XVI LP
1140 VIRGINIA DR
FORT WASHINGTON PA 19034

KUSHNER NEAL K & YVONNE
309 DRYDEN RD
DRESHER PA 19025

SCHIEHSE GUY A & MARCINE L
325 DRYDEN RD
DRESHER PA 19025

LUFT TODD & LUFT GERALDINE
329 DRYDEN RD
DRESHER PA 19025

RANIERI JOSEPH & LORI
444 PIAZZA WAY
DRESHER PA 19025

SILVERMAN ROBERT & ALISON

GOLDBERG SCOTT & LINDA S
437 PIAZZA WAY
DRESHER PA 19025

ROGERS JAMES OWEN & MARGARET M
440 PIAZZA WAY
DRESHER PA 19025

SILVERMAN ROBERT & ALISON

EXAR ETHELYNN
429 PIAZZA WAY
DRESHER PA 19025

REES-JONES ROBERT W &
341 DRYDEN RD
DRESHER PA 19025

SILVERMAN ROBERT & ALISON
833 REDGATE RD
DRESHER PA 19025

POLLOCK STEPHEN G & MARJORIE L
433 PIAZZA WAY
DRESHER PA 19025

KELBICK STEPHEN A & ELAINE H
344 DRYDEN RD
DRESHER PA 19025

ROZIER VICTORIA & BAZILE JEFFERSON
844 REDGATE RD
DRESHER PA 19025

CONLIN KENNETH & LYNN

LAMBERG DAVID H & ERICA M
852 REDGATE RD
DRESHER PA 19025

YUSCHAK JAMES V & SUSAN L
829 REDGATE RD
DRESHER PA 19025

CONLIN KENNETH & LYNN
845 REDGATE RD
DRESHER PA 19025

GUO CHANGJIE & ZHANG WENQI
345 DRYDEN RD
DRESHER PA 19025

TANG XUN & YAN SUN
749 CASTLEWOOD DR
DRESHER PA 19025

GOODMAN STEVEN H & JANIS H
333 DRYDEN RD
DRESHER PA 19025

STEINBERG HILARY C & MOTELSON PETER
S
837 REDGATE RD
DRESHER PA 19025

LEWIN RACHEL & GROSS COREY
753 CASTLEWOOD DR
DRESHER PA 19025

PURI TRIBHUVAN N & MADHU
849 REDGATE RD
DRESHER PA 19025

FAWLEY NANCY E
349 DRYDEN RD
DRESHER PA 19025

KIM STEPHEN H & JENNIFER M
745 CASTLEWOOD DR
DRESHER PA 19025

HALTZMAN JONATHAN C & SHELLY B
841 REDGATE RD
DRESHER PA 19025

PENNSYLVANIA RAILROAD
PO BOX 8499
PHILADELPHIA PA 19101

PFEFFER SCOTT & MARGIE

MEI-LING SHIEH JANET REVOC TRUST &
337 DRYDEN RD
DRESHER PA 19025

BERLIN JOSHUA
848 REDGATE RD
DRESHER PA 19025

HELFAND SARAH & ALEX
757 CASTLEWOOD DR
DRESHER PA 19025

YIM IN SUN
840 REDGATE RD
DRESHER PA 19025

WOLFF WILLIAM J & JOAN V
836 REDGATE RD
DRESHER PA 19025

DWOSKIN HOWARD P & LINDA B
744 CASTLEWOOD DR
DRESHER PA 19025

MOSS MICHAEL & WEISSMAN TEMMA
741 CASTLEWOOD DR
DRESHER PA 19025

JONES SALLY J
725 CASTLEWOOD DR
DRESHER PA 19025

LIN QIAN & WANG JING NA
1831 LONDON RD
ABINGTON PA 19001

BENDER EUGENE C II & DIANE BIZ

SCHLACKMAN ROBERT J & ELLEN S
721 CASTLEWOOD DR
DRESHER PA 19025

SEIDMAN RHONDA P & MICHAEL J
740 CASTLEWOOD DR
DRESHER PA 19025

KINDLICK TORY DAVID &
761 CASTLEWOOD DR
DRESHER PA 19025

CANTRELL TODD D & NICOLE MARIE
1800 TWINING RD
WILLOW GROVE PA 19090

ANNINOS PETER J JR & SUZANNE A

BLITZER SANFORD J & AMY R

FAHEY JOANN & COSTANZO SAVERIO
1804 TWINING RD
WILLOW GROVE PA 19090

ANNINOS PETER J JR & SUZANNE A
752 CASTLEWOOD DR
DRESHER PA 19025

BLITZER SANFORD J & AMY R
737 CASTLEWOOD DR
DRESHER PA 19025

GUARNACCIA EDWARD JR

KAUFMAN ALEX & DEBBIE
736 CASTLEWOOD DR
DRESHER PA 19025

WITTENSTEIN MARK N & AMY H
733 CASTLEWOOD DR
DRESHER PA 19025

GUARNACCIA EDWARD JR
1334 ROBERTS AVE
FEASTERVILLE TREVOS PA 19053

NORTON CHARLES ALVIN JR &
828 REDGATE RD
DRESHER PA 19025

UPPER DUBLIN TOWNSHIP
801 LOCH ALSH AVE
FORT WASHINGTON PA 19034

KLINE KEVIN N & DANIELLE A
832 REDGATE RD
DRESHER PA 19025

BURMAN SUDHIR & SNEH P
821 REDGATE RD
DRESHER PA 19025

CRUISE DANNY D/EGLER-CRUISE SUSAN M
729 CASTLEWOOD DR
DRESHER PA 19025

HARPER PETER A & ELLEN
833 FIRETHORN CIR
DRESHER PA 19025

GOLDSTEIN MARC A & SHELLEY

HALL RAKIN & MAKAYLA
825 REDGATE RD
DRESHER PA 19025

MABEL ROBERT M & BEIDNER MICHELLE B
829 FIRETHORN CIR
DRESHER PA 19025

FISHMAN DANIEL & WILDMAN AMANDA
732 CASTLEWOOD DR
DRESHER PA 19025

MCNULTY JOSEPH F JR & PATRICIA
728 CASTLEWOOD DR
DRESHER PA 19025

PARTHIPAN LOGANATHAN & SUMATHY

ZIMMERMAN ZACHARY & MICHEAL ASHLEY
LEAH
816 REDGATE RD
DRESHER PA 19025

OCONNOR NIAL J & CARRIE
1827 TWINING RD
WILLOW GROVE PA 19090

PARTHIPAN LOGANATHAN & SUMATHY
813 REDGATE RD
DRESHER PA 19025

SCHWARTZ MICHAEL & TERRI J
720 CASTLEWOOD DR
DRESHER PA 19025

HUYNH JUDY

BRENNER ANDREW & KAREN
820 REDGATE RD
DRESHER PA 19025

BLANK MICHAEL R & RANDE F
721 EASTWIND CIR
DRESHER PA 19025

HUYNH TAM & TRANG THANH
1831 TWINING RD
WILLOW GROVE PA 19090

LEITER HAROLD E III & TOCCARA
1843 TWINING RD
WILLOW GROVE PA 19090

UPPER DUBLIN TOWNSHIP
801 LOCH ALSH AVE
FORT WASHINGTON PA 19034

FISHER LEN A & LIU HONGXI
724 CASTLEWOOD DR
DRESHER PA 19025

PFEFFER DODD & ERIN
824 FIRETHORN CIR
DRESHER PA 19025

CIMINI PHILIP E & BERNADETTE A

TRAN TOAN
1835 TWINING RD
WILLOW GROVE PA 19090

MINTZ RICHARD I & MARY TERESA
809 REDGATE RD
DRESHER PA 19025

CIMINI PHILIP E & BERNADETTE A
1851 TWINING RD
WILLOW GROVE PA 19090

KAZATSKY ERIC & ROBYN D
824 REDGATE RD
DRESHER PA 19025

LIPPO LOUIS F & PATRICIA M

TREAT STEPHEN R & ELIZABETH B
717 EASTWIND CIR
DRESHER PA 19025

YOHLIN JOSEPH M & PAMELA J
817 REDGATE RD
DRESHER PA 19025

LIPPO LOUIS F & PATRICIA M
1847 TWINING RD
WILLOW GROVE PA 19090

SKALSKI GILBERT & SUSANNE M
812 REDGATE RD
DRESHER PA 19025

GONZALEZ JACKHAYRA
1839 TWINING RD
WILLOW GROVE PA 19090

FARBER WILLIAM
805 REDGATE RD
DRESHER PA 19025

DANIEL SANISH & THOMAS TEENA
1855 TWINING RD
WILLOW GROVE PA 19090

PARTHIPAN LOGANATHAN & SUMATHY

ADONI MURRAY R & DEVORA L
725 EASTWIND CIR
DRESHER PA 19025

VOTER WARREN E & NANCY L
713 EASTWIND CIR
DRESHER PA 19025

GOODMAN PROPERTIES
636 OLD YORK ROAD
JENKINTOWN PA 19046

GENERAL AUTO OUTLET
636 OLD YORK RD 2ND FL
JENKINTOWN PA 19046

GENERAL AUTO OUTLET
636 OLD YORK RD 2ND FL
JENKINTOWN PA 19046

GENERAL AUTO OUTLET LP
636 OLD YORK RD
JENKINTOWN PA 19046

GENERAL AUTO OUTLET
636 OLD YORK RD 2ND FL
JENKINTOWN PA 19046

GENERAL AUTO OUTLET
636 OLD YORK RD 2ND FL
JENKINTOWN PA 19046

GENERAL AUTO OUTLET
636 OLD YORK RD 2ND FL
JENKINTOWN PA 19046

GENERAL AUTO OUTLET
636 OLD YORK RD 2ND FL
JENKINTOWN PA 19046

GENERAL AUTO OUTLET
636 OLD YORK RD 2ND FL
JENKINTOWN PA 19046

GENERAL AUTO OUTLET
636 OLD YORK RD 2ND FL
JENKINTOWN PA 19046

Welsh Road Development

From Maryteresa Mintz <marytv@gmail.com>

Date Tue 12/10/2024 1:07 PM

To Giles, Alison <agiles@upperdublin.net>

[You don't often get email from marytv@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: [This is an External Email. Do not click links or open attachments unless you recognize the sender and know the content is safe]. 🛡️ 🛡️ 🛡️

I received your notice re the above. I live in the Dublin Hunt development on Redgate Rd.

I have two concerns.

1. Noise abatement. What is the Township's plan to decrease the impact of noise associated with both the building and the use of the proposed area? I have requested that the township seek a Penn Dot study regarding the current increased turnpike noise. I have not heard anything regarding this and am concerned of the impact on quality of life in this area that more noise will add.

2. Power failures. During the building of the current Promenade site our area experienced multiple power failures. They seemed related to the building as there were no weather related issues at the time they occurred. A plan to ensure that does not recur is necessary.

Thank you.

Maryteresa Mintz

Sent from my iPhone

1. SKETCH PLAN HAS BEEN PREPARED AS A CONSOLIDATION OF TAX PARCEL 54-00-16675-00-02 (200 DRYDEN ROAD) AND TAX PARCEL 54-00-16672-00-05 (201 WELSH ROAD).
2. PROPERTY KNOWN AS BLOCK 12, UNIT 002 AS SHOWN ON THE TAX MAP OF UPPER DUBLIN TOWNSHIP, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA AND BEING THOSE UNITS IDENTIFIED IN THE DECLARATION OF CONDOMINIUM RECORDED IN THE RECORDS OF DEEDS OFFICE FOR MONTGOMERY COUNTY, PENNSYLVANIA, AT BOOK 074, PAGE 625.
3. SITE IS LOCATED AT: 2011 WELSH ROAD, DRESHER, PA 19025
4. SUBJECT PROPERTY CONTAINS IN AREA: 89.674 ACRES OR 3,906,170 SQ.FT. MORE OR LESS.
5. PROPERTY KNOWN AS TAX PARCEL 5400166750020 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF UPPER DUBLIN, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA AND BEING THOSE UNITS DESIGNATED AS LOTS 121, AS SHOWN ON A PLAN ENTITLED "RECORD PLAN PHASE 1, BUILDING 1, LOT 201 WELSH ROAD" PREPARED BY PAUL R. BARNES, JR., A PROFESSIONAL LANDSCAPE ARCHITECT, REGISTERED IN THE COMMONWEALTH OF PENNSYLVANIA, AT BOOK 501 AND 501-01 FILED IN THE RECORDS OF DEEDS OFFICE OF DEEDS OFFICE IN PLAN BOOK 15 PAGES 362 AND 362 AND LANDSLIDE PLAN BOOK 1-6 PAGES 14 AND 15.
6. SITE IS LOCATED AT: 200 DRYDEN ROAD, DRESHER, PA 19025
7. SUBJECT PROPERTY CONTAINS IN AREA: 25.284 ACRES OR 1,011,352.57 SQ. FT. MORE OR LESS.
8. TOTAL SITE AREA IS 114.956 ACRES.

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESIGNATED HEREON. MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE CONSENT OF CHLOP & ASSOCIATES, INC. IS PROHIBITED.

REV.	DESCRIPTION	DATE	BY
------	-------------	------	----

SKETCH PLAN

THE PROMENADE EAST

UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

SK-01



PROJECT No.: 15-06014.10

OWNERS INFO:

MUNICIPAL FILE No.:

TAX MAP PARCEL No.

54-00-16672-0

TOTAL AREA:	TOTAL
89.674 AC.	

DATE:	SCALE:
11/04/2024	1"

DRAWN BY: GCY	CHECK
------------------	-------

SHEET NO.:

1 OF 1

Planning Commission Agenda Item Report

Meeting Date: December 17, 2024

Agenda Section: ACTION ITEMS

Subject:

Review of Sketch Plan Application for “Fly Thru” Remodel at 1145 Virginia Drive, Fort Washington a/k/a/ Wawa Inc., UD #24-14

Attachments:

[Tentative Sketch Review Application.pdf](#)

[Non-Comformance & Variance List.pdf](#)

[2024-12-02 - Wawa - Fort Washington - Sketch Plan - Rev 0 \(1\).pdf](#)

[BSARReview-Wawa-VaDr-FlyThru-12-10-24.pdf](#)

[1145 Virginia Drive 500 ft Notice.pdf](#)

[UDUBL 24-0254-001r \(1\).pdf](#)



TENTATIVE SKETCH REVIEW APPLICATION

****PRINT/TYPE ALL INFORMATION:**

SUBDIVISION / LAND DEVELOPMENT			
Name of Subdivision / Land Development: Wawa, Inc - Store #8060 Proposed Fly-Thru Remodel			
Plan Date: December 2, 2024	Location: 1145 Virginia Drive		
Street Address: 1145 Virginia Drive			
Parcel Number: 54-00-16404-26-4	Block:	Unit:	
APPLICANT			
Applicant is: <input type="checkbox"/> Owner <input type="checkbox"/> Equitable Owner <input checked="" type="checkbox"/> Authorized Agent			
Name: Wawa, Inc.			
Address: 260 W Baltimore Pike, Wawa, PA 19063			
Phone: 610-513-6875	Cell:	Fax and/or E-mail:	
EXISTING ZONING			
Classification: Greater Fort Washington District (GFW Zone)		Total Acreage: 4.025 Acres existing	
Number of Lots: 1		Number of Dwelling Units: 1	
SEWERAGE		WATER	
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	
SUBMITTALS			
<p>Application is hereby made for a review by the Upper Dublin Township staff of the attached Tentative Sketch submitted in accordance with the regulations of Section 212-42 of the Upper Dublin Township Code (fifteen (15) copies are to be submitted with this application).</p> <p>Does this application meet all of the requirements of the <i>Zoning Ordinance and Subdivision and Land Development Ordinance</i>?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "No", attach a list of waivers, variances and / or special exceptions required.</p> <p>Sketch review fee submitted herewith: \$250 (non-refundable) payable to: <i>Upper Dublin Township</i></p>			
ACKNOWLEDGEMENT AND SIGNATURE			
<p>The undersigned acknowledges that the Tentative Sketch is to be used only as a basis of informal discussions between representatives of the Township and the Applicant and is not to be considered as a Preliminary Plan in accordance with Act 247, The Municipalities Planning Code. By filing this application, you are hereby granting permission to Township officials and their designees to visit and photograph the site for plan review purposes.</p>			
Signature of Applicant: Dennis M. Bruce <div style="font-size: small; margin-top: 5px;"> Digitally signed by Dennis M. Bruce DN: cn=Dennis M. Bruce, email=Dennis.M.Bruce@wawa.com, c=US Reason: I am approving this document Date: 2024.12.02 10:30:10-0500 </div>			Date:

OFFICE USE ONLY:

Checked for completeness and received for review on:	Upper Dublin reference number:
Date of distribution:	Received by:



Dynamic Engineering Consultants, PC
1904 Main Street
Lake Como, NJ 07719
T. 732-974-0198

Variance & Waiver List
Wawa Inc.
Proposed Fly-Thru Remodel
1145 Virginia Drive
PID: 540016404264
Township of Upper Dublin
Montgomery County, PA
DEC #4796-23-02736

Existing Non-Conformance List

1. Bulk Requirements – GFW (Greater Fort Washington) District (§ 255-293)
 - *Minimum Gross Floor Area: 15,000 SF*
 - Existing: 5,102 SF
2. (§ 212-17.D) – *No less than 20 feet of open space shall be provided between the curblineline of any parking area and the outside wall of the building.*
 - Open space not provided between the parking area and building under existing conditions.
3. (§ 255-294(2)) – *Parking shall be set back 50 feet from the right-of-way.*
 - Parking setback 24.8 feet from Pennsylvania Turnpike right-of-way.

Variance & Waiver List

1. Signage Requirements (§ 255-155)
 - (§ 255-155.B(3)) – *A maximum of two wall signs, neither of which shall exceed 35 square feet.*
 - One (1) wall sign proposed in addition to the two (2) existing wall signs.

www.dynamiccec.com

Lake Como, NJ • Chester, NJ • Toms River, NJ • Newark, NJ • Newtown, PA • Philadelphia, PA
Bethlehem, PA • Allen, TX • Houston, TX • Austin, TX • Delray Beach, FL • Annapolis, MD



Boles, Smyth Associates, Inc.
Consulting Civil Engineers Since 1972

December 10, 2024

Upper Dublin Township
370 Commerce Drive
Fort Washington, PA 19034

Attn: Ms. Alison Giles, CZO, Zoning Officer and Community Planner

Subject: Sketch Review – Wawa Virginia Drive Fly Thru Lane

Dear Alison:

Boles, Smyth Associates, Inc. has performed a preliminary review of the Sketch Plan dated July 15, 2024 and Traffic Impact Study dated September 20, 2024 submitted to Upper Dublin Township in November, 2024. The proposal from Wawa, Inc. includes reconfiguration of the parking area to construct a Fly Thru lane that will require a new circulation pattern and building window. Please see below for comments:

1. The proposed Fly Thru lane will not be supported in the current configuration due to major pedestrian safety concerns. Pedestrians leaving the Wawa and proceeding across the Fly Thru lane have no line of sight with drivers exiting from the Fly Thru lane.
2. It is noted there is a 17 foot +/- buffer zone along the Fly Thru lane and the Fly Thru lane is approximately 12.5 feet. This space should be reviewed by the Applicant to address the above concern.
3. The Fly Thru lane will require elimination of nine (9) parking spaces in a desirable location. The Traffic Impact Study performed a Parking Study that observed a maximum of 55 spaces being used from the 71 available parking spaces. It is noted the Parking Study was performed in July, 2024 during the peak of vacations. It is also noted seven (7) parking spaces have been converted to Electric Vehicle Charging locations. While the EV parking spaces do not restrict parking for other patrons, they do elongate the turnover time. The Parking Study should be updated during non-Summer months.
4. The loss of parking may be an issue due to the new apartments opening at the J @ Dresher and the upcoming apartments opening at 525 Virginia Drive.
5. The TIS notes a 20% trip generation increase was applied from ITE Trip Generation LUC 945 Convenience Store/Gas Station. Sheet 3 of 7 also states "The Fly-Thru service offers an alternative to mobile in-store order pick-up and is *not anticipated to significantly impact the site from a trip generation perspective.*" I would challenge this statement and would request more information from other Wawa sites that have installed Fly-Thru lanes.
6. The Fly Thru signing should be re-evaluated, specifically for visibility.

Please feel free to contact me should you have any questions or require additional information.

Sincerely,

Jack Smyth Jr., P.E.
Township Traffic & Transportation Engineer



Upper Dublin Township Community Planning and Zoning



To: Property owners within 500 feet of 1145 Virginia Drive

From: Alison Giles, Zoning Officer/Planning Coordinator
215-643-1600 Ext. 3213 / agiles@upperdublin.net

Date: December 5, 2024

Subject: Review of Tentative Sketch Application UD #24-14 for proposed "Fly-Thru" remodel of Wawa at 1145 Virginia Drive, Fort Washington, PA 19034

Please be advised the subject Tentative Sketch application is scheduled for review at the Tuesday, December 17, 2024 Upper Dublin Township Planning Commission meeting. The meeting will begin at 7:00 PM, and will be held at the Public Library, 520 Virginia Drive, Fort Washington, PA 19034, in the Shanis Auditorium.

The Applicant, Wawa Inc., has submitted a tentative sketch plan application for a proposed remodel of the existing Wawa on Virginia Drive in the Greater Fort Washington Mixed-Use District in Fort Washington. The remodel involves reconfiguration of the parking lot and store to create a pick-up lane and window for order-ahead mobile orders. Drive-thrus/Pick-up windows are allowed by Conditional Use in the GFW. The project also proposes a sign that will require a variance. No new building coverage is proposed at this time. Tentative review comments have been requested from the traffic engineer, the county, township engineer, and the zoning department, which will be reviewed by the Planning Commission at the December 17th meeting.

This matter is scheduled for review and discussion only during the December 17, 2024 Planning Commission meeting.

The agenda and related materials will be available on the Township's website a few days prior to the meeting: <https://www.upperdublin.net/government/township-meetings>. Comments may be emailed to meeting@upperdublin.net by 5:00 PM the day of the meeting, and time for public comment will be reserved after the presentation.

More details, along with all submitted documents, are available upon request. If you have any questions or want to discuss the matter further, please contact the Zoning & Planning Dept. directly at 215-643-1600 Ext. 3213 or agiles@upperdublin.net

BT OFFICE CENTER DR LP

MAPLEWOOD-VIRGINIA LLLP

SOMERSET PROPERTIES
768 N. BETHLEHEM PIKE
LOWER GWYNEDD PA 19002

BT OFFICE CENTER DRIVE LP
200 DRYDEN RD STE 2000
DRESHER PA 19025

MAPLEWOOD-VIRGINIA LLLP

LIBERTY 1100 VA DR LLC
1140 AVE OF AMERICAS
NEW YORK NY 10036

WFP PENNLAND CO LP
ATTN D GREENBAUM
NEW YORK NY 10281

MAPLEWOOD-VIRGINIA LLLP

LSOP 3 PA 1 LLC
1100 VIRGINIA DR
FORT WASHINGTON PA 19034

FT WASHINGTON OWNER LP
1420 SPRING HILL RD STE 420
MCLEAN VA 22102

MAPLEWOOD-VIRGINIA LLLP

FT WASHINGTON OWNER LP
1420 SPRING HILL RD STE 420
MCLEAN VA 22102

MAPLEWOOD-VIRGINIA LLLP

FT WASHINGTON OWNER LP
1420 SPRING HILL RD STE 420
MCLEAN VA 22102

MAPLEWOOD-VIRGINIA LLLP
1300 VIRGINIA DR STE 140
FORT WASHINGTON PA 19034

FT WASHINGTON OWNER LP
1420 SPRING HILL RD STE 420
MC LEAN VA 22102

ALLIED RECYCLING COMPANY
1752 LIMEKILN PIKE
DRESHER PA 19025

SPIRIT REALTY LP
3161 MICHELSON DR STE 600
IRVINE CA 92612

ALLIED RECYCLING COMPANY
1752 LIMEKILN PK
DRESHER PA 19025

KSMA LP
2001 STATE HILL RD STE 205
WYOMISSING PA 19610

ALLIED RECYCLING COMPANY
1752 LIMEKILN PIKE
DRESHER PA 19025

AREP FT WASHINGTON LLC
887 7TH AVE
NEW YORK NY 10106

PENNSYLVANIA RAILROAD
1528 WALNUT ST
PHILA PA 19102

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO Box 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 9, 2024

Alison Giles, Zoning Officer & Planning Coordinator
Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, PA 19034

Re: MCPC # 24-0254-001
Plan Name: Wawa Proposed Fly Thru
1 lot comprising approximately 4 acres
Situate: 1145 Virginia Drive (cross streets: Office Center Drive)
Upper Dublin Township

Dear Ms. Giles:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 20, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Wawa, Inc., is proposing to add a drive-through lane and mobile pick-up window at an existing Wawa located at the southwest corner of the intersection of Virginia Drive and Office Center Drive/Turnpike access ramp. The existing Wawa is currently accessed by a driveway from Virginia Drive, and has emergency access from the Turnpike access ramp, both of which would remain. There are currently 71 parking spaces; nine spaces would be removed in order to construct the drive-through facilities. The drive-through lane would have eight queuing positions around the southern and eastern sides of the building. The property is located in the GFW-Greater Fort Washington Zoning District.



COMPREHENSIVE PLAN COMPLIANCE

- A. *MONTCO 2040* – The proposal is generally consistent with *MONTCO 2040: A Shared Vision*, which designates the area as “regional mixed use” future land use category. Regional Mixed Use Centers are intensely developed suburban cores with significant retail, office, and residential land uses.
- B. Upper Dublin Comprehensive Plan – The proposal is generally consistent with the Upper Dublin Comprehensive Plan and the goal to enhance economic development, specifically through redevelopment within the Fort Washington Office Park.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant’s proposal, however, in the course of our review we have identified the following issues that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

SITE DESIGN

- A. Drive-Through Aisle. The proposed drive-through aisle would be defined by painted stripes to delineate the aisle from the loading zone and the surrounding parking lot circulation. We offer the following recommendations to help improve the circulation of the site.
 - 1. *Proximity to Loading Zone*. Based on the plans provided, the loading zone appears to be located at the rear of the building, adjacent to the trash storage area. This loading zone would be adjacent to the drive-aisle entrance and may create more opportunities for vehicular conflicts. We recommend adding additional bollards along the queue to more clearly distinguish the drive aisle and the loading zone to reduce the risk of conflicts.
 - 2. *Directional Bollard Sign “D”*. A “Fly-Thru Directional Bollard” is proposed to be located at the entrance of the drive aisle. We recommend the applicant include more substantial buffing around the sign to increase visibility and clarity of the sign. The applicant may want to consider a planting strip for the base of the sign, which would add some greenery to the site.
- B. Pedestrian Circulation. A pedestrian crosswalk would be provided across the drive aisle to the entrance of the building. As proposed, we feel that the configuration of the drive aisle, crosswalk, and sidewalk could be dangerous. The location of the drive aisle in relation to the sidewalk and building creates a blind corner for both drivers and for people walking from the entrance to the parking area.

We recommend adding another stop bar before the crosswalk, as well as signage (such as “watch for pedestrians”) to alert drivers to the presence of pedestrians. In addition, we recommend that the applicant consider alternate sidewalks designs that would create more space for pedestrians and increase visibility as they cross the drive aisle. As an example, below is an aerial image of a building with a drive-through in West Norriton Township. Circled in red, the sidewalk bulbs out further from the building’s edge to increase visibility of pedestrians. We suggest that the applicant consider how to create more space for pedestrians to improve safety on the site.



CONCLUSION

We wish to reiterate that MCPC generally supports the applicant’s proposal but we believe that our suggested revisions will better achieve Upper Dublin’s planning objectives for commercial uses with drive-through facilities in the GFW-Greater Fort Washington District.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Please print the assigned MCPC number (24-0254-001) on any plans submitted for final recording.

Sincerely,

A handwritten signature in black ink, appearing to read "Claire Warner".

Claire Warner, Senior Community Planner
claire.warner@montgomerycountypa.gov – 610-278-3755

c: Wawa, Inc., Applicant
Tyler T. Prime, Esq., Applicant's Representative
Kurt Ferguson, Township Manager
Michael J. Cover, Chair, Upper Dublin Planning Commission
Tom Fountain, P.E., Upper Dublin Township Engineer

Attachment A: Aerial Image of Site

Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENTS A & B



Wawa Proposed Fly Thru
MCPC#240254001

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
PO Box 311, Norcross, GA 30071-0311
(p) 610-278-3722 (f) 610-278-3981
www.montcopa.org/plncom
Aerial photography provided by Neamap





Planning Commission Agenda Item Report

Meeting Date: December 17, 2024

Agenda Section: ACTION ITEMS

Subject:

Review of Request for Waiver of Land Development for a Shed Installation at 1300 Jennifer Drive, a/k/a Dublin Terrace, UD #24-15

Attachments:

[Dublin Terrace Shed Submittal.pdf](#)

[Dublin Terrace Shed Plans.pdf](#)

[memo-dublin terrace-storage shed waiver-2024.pdf](#)

November 12, 2024

Ms. Alison Giles, Zoning Officer
Upper Dublin Township
370 Commerce Drive
Fort Washington, PA 19034

RE: Dublin Terrace – proposed storage shed – 1300 Jennifer Drive

Dear Alison:

Attached please find five (5) copies of a marked-up site plan and shed details for a proposed storage shed at the subject property. It is our understanding that the Township requires a request for a waiver of Land Development to allow the placement of this shed that otherwise complies with the provisions of the zoning ordinance Chapter 255, Article IV, Section 255-29 (A-F inclusive) for accessory buildings.

The property is zoned MD, a residential zoning district. The proposed shed is to be located in the rear yard as illustrated on the included site plan exhibit. The height is to be 11'-2", less than the 22' permitted. The size is 240 sf, less than the 600 sf permitted. The shed is to be placed more than 65' from the closest principal building, greater than the 10' separation required. The shed is to be placed more than 30' from the nearest property line, greater than the 10' separation required. There are no easements in the area of the proposed shed. The shed is to be placed over existing impervious coverage area (no new impervious) and represents 0.03 percent toward the site building coverage, less than the permissible 50% of the allowable building coverage (allowable building coverage is 15%, thus 50% of 15 = 7.5%, shed is 0.03%). Additionally, the existing building coverage on site as shown on the site plan is 14.4%, the additional coverage would take it to 14.43%, also below the allowable limit of 15%.

Sincerely,

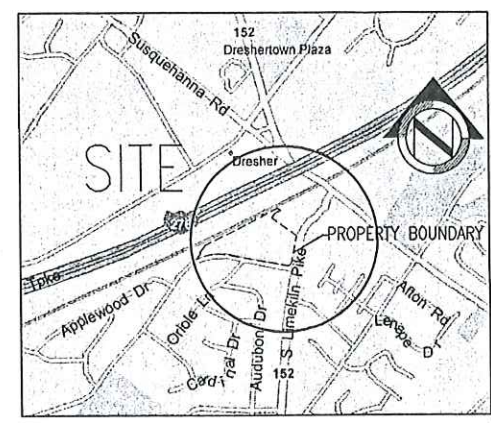


Peter J. Clelland

Vice President, Director of Development

GENERAL NOTES

1. THIS PLAN REFERENCE A SURVEY PLAN BY: WOODROW & ASSOCIATES, INC.
SPRING HOUSE CORP. CENTER
333 HERRINGTON ROAD, SUITE 100
MIDLAND, PA 17046
JULY 10, 2004
TOWNSHIP OF DUBLIN, PENNSYLVANIA
DUBLIN TOWNSHIP, PA 19046
2000 LINCOLN PIKE AND DREHSTOWN ROAD
UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY, PA
ZONING DISTRICT: RD - MULTI-DWELLING DISTRICT
EXISTING USE: INDUSTRIAL/MANUFACTURING/OFFICES
PROPOSED USE: AGE RESTRICTED MULTI-DWELLING DEVELOPMENT
2. OWNER/APPLICANT: DUBLIN TERRACE, L.P.
200 WITMER ROAD
SUITE 200
HORSHAM, PA
3. PROJECT LOCATION INFORMATION: 2000 LINCOLN PIKE AND DREHSTOWN ROAD
UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY, PA
4. ZONING INFORMATION: ZONING DISTRICT: RD - MULTI-DWELLING DISTRICT
EXISTING USE: INDUSTRIAL/MANUFACTURING/OFFICES
PROPOSED USE: AGE RESTRICTED MULTI-DWELLING DEVELOPMENT
5. ZONING RULES AND AREA REQUIREMENTS:
NO - MULTI-DWELLING
ZONING DISTRICT: RD - MULTI-DWELLING DISTRICT
MIN. LOT AREA: 1.0 ACRES
MIN. LOT COVERAGE: 10%
MAX. BUILDING COVERAGE: 35%
MAX. INTERVALL COVERAGE: 15%
MAX. BUILDING HEIGHT: 35 FT / 47 FT (W/ PROVISIONS)
STREET ROW (MINIMUM PAVEMENT): 75 FT / 87 FT (W/ PROVISIONS)
STREET ROW (MINIMUM PAVEMENT): 75 FT / 87 FT (W/ PROVISIONS)
PROPERTY LINE: 50 FT / 42 FT (W/ PROVISIONS)
PARKING SPACE: 20 FT
BUILDING: 20 FT
MIN. DISTANCE BETWEEN BUILDINGS: 10 FT
MIN. COMMON AREA: 80 SF PER DU = 15,000 SF



LOCATION MAP
SCALE: 1"=200'

RECORD PLAN
SHEET 2

RECORD PLAN
SHEET 3

RECORD PLAN
SHEET 4

RECORD PLAN
SHEET 5

Proposed Detached Shed
12'20" - 240' sf area,
11'-2" high
30' + from property line
65' + from primary structure/use
0.03% building coverage increase

DESIGN INFORMATION FOR THE
CHURCH FACILITY IS PROVIDED FOR
INFORMATIONAL PURPOSES ONLY AND
IS NOT PART OF THIS PLAN.

OWNER'S STATEMENT

ON THIS, the 12th DAY OF JUNE, A.D. 2009, BEFORE ME, the undersigned, a Notary Public of the Commonwealth of Pennsylvania, residing in the County of Montgomery, personally appeared MICHAEL P. MACKMAN, who acknowledged himself to be the Manager of SELAS PARTNERS, LLC, which is the General Partner of DUBLIN TERRACE, L.P., a limited partnership, and that as such Manager being authorized to do so, he executed the foregoing plan by signing the name of the said limited liability company by himself as Manager, that the said limited partnership is the owner of the designated land, that all necessary approvals of the plan have been obtained and is endorsed thereon and that the said limited partnership desires that the foregoing plan be duly recorded.

NOTARY PUBLIC: *Michael P. Mackman*
MY COMMISSION EXPIRES: 12-14-2010

DUBLIN TERRACE, L.P.
BY: SELAS PARTNERS, LLC, ITS GENERAL PARTNER
MICHAEL P. MACKMAN, MANAGER

PLAN PREPARER'S STATEMENTS

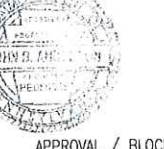
I, STEVEN J. ROMICH, a Registered Surveyor of the Commonwealth of Pennsylvania, DO HEREBY CERTIFY THAT THE PLAN, PREPARED FROM A FIELD SURVEY ON 5/16/2009, CORRECTLY REPRESENTS THE PROPERTY BOUNDARY OF THE PROPOSED SUBDIVISION OR LAND DEVELOPMENT.

DATE: 6/4/2009
REGISTERED SURVEYOR'S SIGNATURE: *Steven J. Romich*

I, JOHN B. ANDERSON, LICENSED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING APPLICATION, PLANS AND SUPPORTING DOCUMENTATION ARE TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE.

DATE: 6/4/2009
PLAN PREPARER'S SIGNATURE: *John B. Anderson*

213 WEST MAIN STREET, LANSDALE, PA 19446
ADDRESS: JOHN B. ANDERSON, PRINTED NAME



APPROVAL / BLOCK

REVIEWED BY THE UPPER DUBLIN TOWNSHIP ENGINEER, THIS 12 DAY OF JUNE, 2009.

TOWNSHIP ENGINEER: *[Signature]*

APPROVED BY RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF UPPER DUBLIN THIS 10 DAY OF APRIL, 2009.

SECRETARY: *[Signature]*

PRESIDENT: *[Signature]*

RECORDING NOTE

SHEETS 1, 2, 3, 4 AND 5 OF THIS PLAN SET ARE CONSIDERED THE RECORD PLAN SET FOR PLANS SUBMITTED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE.

RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, MONTGOMERY COUNTY, PENNSYLVANIA, IN THE PLAN BOOK 334, PAGE 1337 ON THE 12 DAY OF JUNE, 2009.

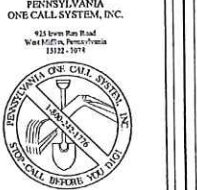
MCPC No. 02-0395-304
PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.
Certified this date: *July 13, 2009*
MONTGOMERY COUNTY PLANNING COMMISSION

CLIENT DATA

DUBLIN TERRACE, L.P.
200 WITMER ROAD
SUITE 200
HORSHAM, PA

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	LAC	ISSUED FOR PERMITTING (L100)	12/07
2	LAC	REVISED PER PERMITTING (L100)	12/07
3	LAC	REVISED PER PERMITTING (L100)	12/07
4	LAC	REVISED PER PERMITTING (L100)	12/07
5	LAC	REVISED PER PERMITTING (L100)	12/07
6	LAC	REVISED PER PERMITTING (L100)	12/07
7	LAC	REVISED PER PERMITTING (L100)	12/07
8	LAC	REVISED PER PERMITTING (L100)	12/07
9	LAC	REVISED PER PERMITTING (L100)	12/07
10	LAC	REVISED PER PERMITTING (L100)	12/07
11	LAC	REVISED PER PERMITTING (L100)	12/07
12	LAC	REVISED PER PERMITTING (L100)	12/07
13	LAC	REVISED PER PERMITTING (L100)	12/07
14	LAC	REVISED PER PERMITTING (L100)	12/07
15	LAC	REVISED PER PERMITTING (L100)	12/07
16	LAC	REVISED PER PERMITTING (L100)	12/07
17	LAC	REVISED PER PERMITTING (L100)	12/07



HISTORIC YOU DO ANYWHERE IN
PENNSYLVANIA CALL: 1-800-242-1776

NON-MEMBERS MUST BE
CONTACTED DIRECTLY
FOR A LIST OF UTILITIES IN WORKING DAYS.
HOTLINE TO UTILITIES BEFORE ANY EXCAVATION,
TRENCH, BLAST OR EXCAVATION.

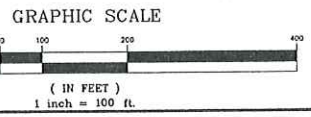
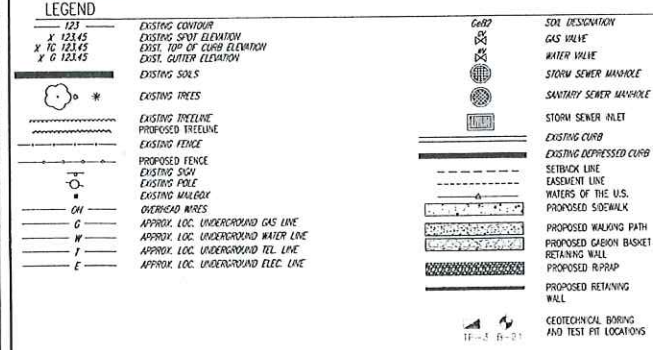


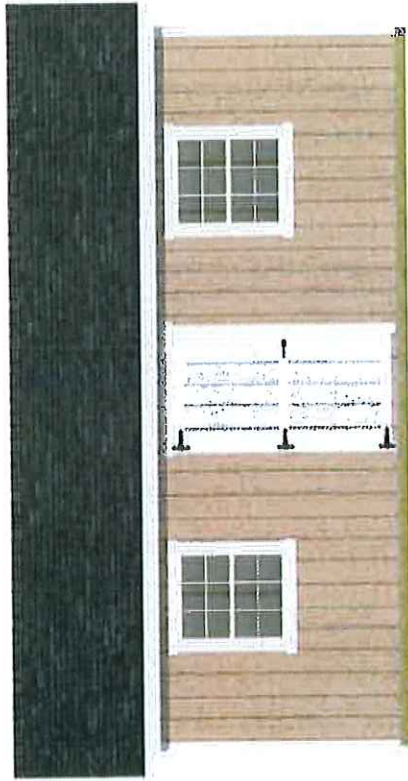
PROJECT LOCATION

DUBLIN TERRACE, L.P.
FINAL LAND DEVELOPMENT PLAN
TAX PARCEL: 54-00-10267-002
2000 LINCOLN PIKE
AND DREHSTOWN ROAD
UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA

TITLE
OVERALL
RECORD PLAN

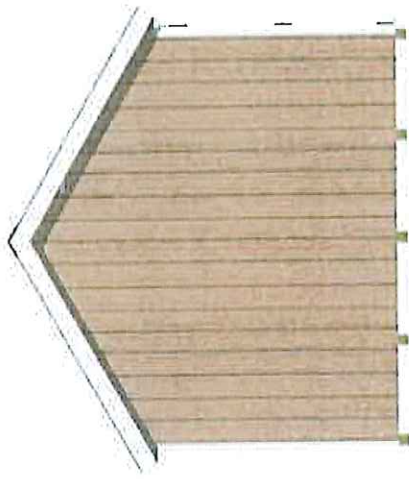
PROJ. #	04-029	DATE	03-04-05
CAD ID	04-029	DRAWN BY	RTM
SCALE	AS NOTED	CHKD BY	JBA
SHEET 1 OF 5			
REVISIONS			





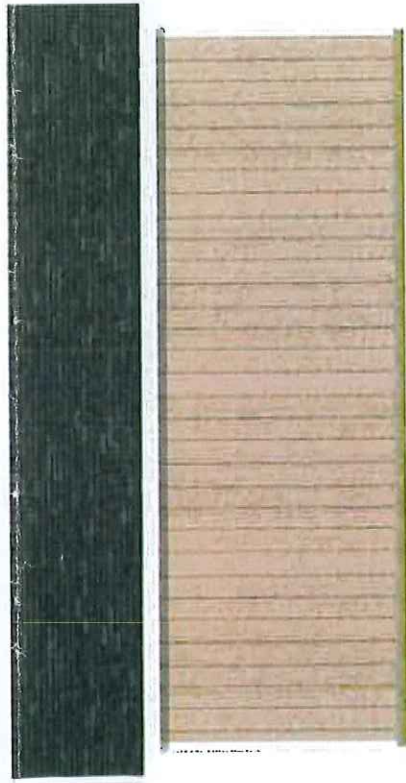
FRONT ELEVATION

SCALE: 1" = 5'-0"



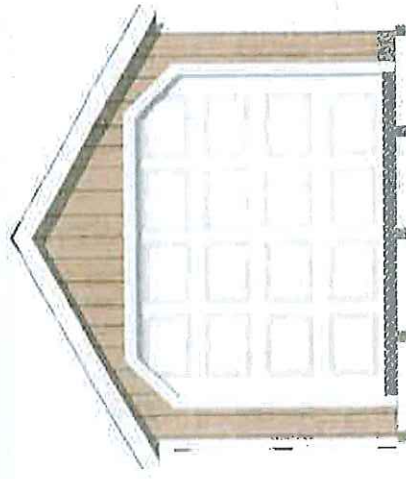
LEFT ELEVATION

SCALE: 1" = 5'-0"



REAR ELEVATION

SCALE: 1" = 5'-0"



RIGHT ELEVATION

SCALE: 1" = 5'-0"

Drawn by:
John H.



Date: 2/8/2024

12x20 Garden Shed Garage (Standard)

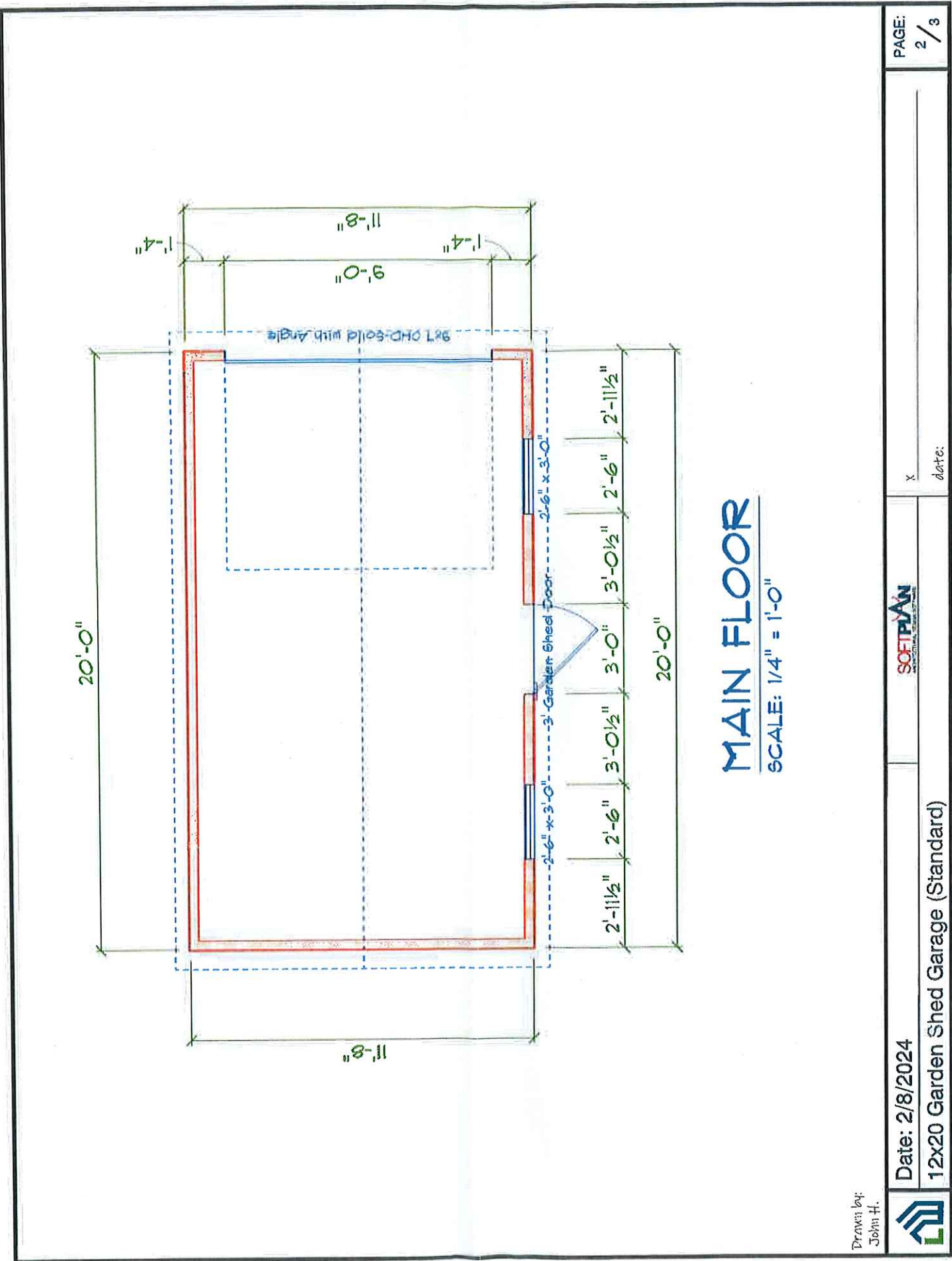


X

date:

PAGE:

1 / 3



Memo

To: Planning Commission
From: Tom Fountain, P.E.
CC: Alison Giles
Date: December 12, 2024
**Re: Dublin Terrace – Storage Shed Waiver
UD #24-15**

Planning Commission,
Township Staff has reviewed a request for waiving land development approval for the addition of a storage shed at 1300 Jennifer Drive, in the Dublin Terrace development. The owner seeks a storage shed to store materials and items related to landscaping and site maintenance operations. The Planning Commission should be aware of the following concerns:

1. There will be no increase in employees or use of the site.
2. No utilities will be extended to the new shed.
3. The shed will comply with zoning criteria related to setbacks and bulk criteria.
4. If required, the owner will install buffer plants/shrubs around the shed.

Staff opinion is that the storage shed, if used as described, will have minimal impacts on the current use of the land, on adjacent road traffic, and will not adversely affect the surrounding area. We have no objection to a waiver of land development.

Motion to approve the request of BET Investments, Dublin Terrace Community for waiver of land development approval, pursuant to their request dated November 12, 2024. Owner agrees to comply with all other applicable Township, County, Commonwealth, and Federal rules, regulations, codes, ordinances, and statutes, including applicable Township Zoning regulations.

M:\documents\dublin terrace\2024 shed waiver recomm.doc

Planning Commission Agenda Item Report

Meeting Date: December 17, 2024

Agenda Section: NEXT MEETING

Subject:

Tuesday, January 21, 2025