


**COMMISSIONERS OF UPPER DUBLIN TOWNSHIP
COMMUNITY PLANNING AND ZONING**

To: Board of Commissioners, Planning Commission members, Paul Leonard, Gilbert High, Esq., Tom Fountain, P.E., Derek Dureka, Julia Detwiler (MCPC), Nearby property owners

From: Richard D. Barton, Community Planner and Zoning Officer 

Date: July 15, 2019

Subject: Zoning text amendment, Article XXVII - Open Space Preservation District
200 Susquehanna Road
DJB Properties LLC
UD #19-05

DJB Properties LLC, equitable owner of 200 Susquehanna Road, proposes to amend Zoning Code Article XXVII, the Open Space Preservation District (OSP), as follows:

- Add a new section to address parcels between 2.5 acres and 5 acres in size which adjoin an existing multi-family development in the MD – Multi-Family zoning district.
- Provide a maximum of 8 units per acre (lots and/or dwelling units), same as the MD district.
- The maximum number of lots and/or dwelling units shall be the density demonstrated on the yield map plus 10%.
- Preserved open space – the minimum net area requirement shall be 50% of the tract area when the preservation area is a single tract containing an entire residential development.

If approved, the text amendment would be applied to the vacant, 3.8 acre tract at 200 Susquehanna Road to allow the development of 15 townhouses. The property is zoned A – Residential and is adjacent to the Arrowhead townhome development, zoned MD. The A – Residential district permits single detached homes on lots with a minimum area of 26,000 sq.ft. The Open Space Preservation overlay district currently allows for a variety of dwelling unit types, including townhouses, on tracts of 5 acres or more, zoned A, A-1 or A-2. Washington Manor on Pennsylvania Avenue is an example of development under the OSP district.

The proposal will be discussed during the following public meeting at the Township Building, 801 Loch Alsh Avenue, Fort Washington:

- Tuesday, August 20 at 7:00 pm – Planning Commission

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