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

**To:** Planning Commission, Paul Leonard, Gilbert High, Esq., Tom Fountain, P.E., Derek Dureka, Timothy Schuck, Cheryl Knight (EPAB), Julia Detwiler (MCPC), Nearby property owners.

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

**Date:** July 17, 2019

**Subject:** Residential and commercial development  
1125 Virginia Drive  
Sketch plan  
UD #19-06

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A concept sketch plan has been filed by Virginia Drive Land, LLC for the 16.79 acre tract located at 1125 Virginia Drive. The proposal combines three tracts for the purpose of constructing a mixed-use development of 32 townhouses, 200 apartments, and a 5,000 sq.ft. retail building. The property is zoned GFW – Greater Fort Washington and the frontage is intersected by the Pine Run with its’ associated floodplain.

This is the first land development proposed under the new GFW district, adopted by the Township Commissioners on May 14, 2019. All of the proposed uses will require conditional use approval from the Board of Commissioners. Required variances and waivers are being discussed with the project engineer.

The sketch plan by Bohler Engineering dated 7/10/19 will be reviewed during the following public meetings at the Township Building, 801 Loch Alsh Avenue, Fort Washington:

- Tuesday, August 6 at 7:00 pm - Environmental Protection Advisory Board
- Tuesday, August 20 at 7:00 pm - Planning Commission

Virginia Drive Land, LLC c/o Bob Dwyer  
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