

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

To: Mr. Don Steele, P.E., Engineering Dept., Pennsylvania Turnpike
Commission

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



Date: July 29, 2019

Subject: 1125 Virginia Drive
Sketch plan for residential and commercial development
UD #19-06

A concept sketch plan has been filed by Virginia Drive Land, LLC for the 16.79 acre tract located at 1125 Virginia Drive, adjacent to the PA Turnpike. 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 zoning 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. One of the variances is for parking setback, to allow parking spaces closer than 50 feet from the Turnpike right-of-way. Some of the proposed parking is as close as 27 feet from the right-of-way.

A copy of the sketch plan by Bohler Engineering dated 7/10/19 is enclosed, with related memos. The plan 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

Please forward any comments to Richard D. Barton, Community Planner and Zoning Officer, Upper Dublin Township, 801 Loch Alsh Avenue, Fort Washington, PA 19034, or to rbarton@upperdublin.net. Any questions, call 215-643-1600, ext. 3213.