



Memorandum from Community Planning and Zoning Upper Dublin Township

To: Kurt Ferguson, Township Manager, & Upper Dublin Township Planning Commission

From: Alison Giles, Zoning Officer & Planning Coordinator
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Date: June 13, 2023

Subject: Review Comments for proposed Upper Dublin Township Municipal Building at 801 Loch Alsh Avenue, Fort Washington, PA 19034, Land Development Application UD #23-02

Upper Dublin Township is proposing to construct a municipal building with associated parking and public works facilities at 801 Loch Alsh Avenue. The gross floor area of the proposed administration building is approximately 53,000 square feet, and the proposed public works facility square footage is approximately 11,000. The Applicant proposes to demolish the existing administration building, and repair and expand upon the existing public works facilities. The site contains an area of 10.48 Acres, and the total area to be impacted by development is 6.5 acres. The property is Zoned A Residential.

This review is based on the Site Plan prepared by Terraform Engineering LLC, dated May 25, 2023.

Initial Comments:

1. The Applicant, Upper Dublin Township, is excluded from the provisions of Upper Dublin Township Zoning Code per Article II, Section 255-11, which applies to land and buildings owned by and used for the governmental functions of the Township. The following comments, with the exception of those regarding corrections or plan revisions, are provided for review and consideration only.

Review Comments:

Nonconforming Status

2. The administration building and public works facilities are legally nonconforming uses that were damaged or destroyed by “calamity”, and are therefore subject to Section 255-149, which states that reconstruction of the affected structures shall not exceed the volume, height or area of the destroyed structures, and that reconstruction must start within 1 year of the date it was destroyed.

A Residential District

3. Office uses are not permitted in A Residential per Section 255-39. As previously noted, the proposed project constitutes a legal nonconformity, though it does not comply with the reconstruction provisions of 255-149.
4. The proposed impervious coverage of 67.95% exceeds the allowable 25% coverage limit per Section 255-43.B
5. The proposed building coverage of 16.81% exceeds the allowable 15% coverage limit per Section 255-43.B.
6. The plans must be revised to show the correct Ultimate Right of Way line per the Township Engineer comments, and the developable acreage must be redetermined based on the formula outlined in Section 255-43.D. All corresponding figures must be updated to reflect the accurate developable acreage.

Parking

7. The Parking Requirements data table must include the number of parking spaces proposed.
8. The parking space requirements for an office use, found in 255-135.C.(5)(a) states that 1 space is required per 250 square feet of gross floor area, or 252 spaces. The existing parking figure of 189 spaces falls short of this requirement.

Signs

9. Proposed signs must comply with Section 255-153.H., which allows a maximum of eight square feet of signage per street frontage in connection with the identification, operation or protection of any public utility or municipal activity.

Other Comments

The comments provided within this letter do not grant exemption from the issuance of zoning and building permits. Issuance of permits requires the submittal, and subsequent review for compliance, of permit applications. No use may be established or changed; no structure shall be erected, constructed, reconstructed, altered, razed, removed, and no building used or occupied, or changed in use, until required approvals have been secured from Upper Dublin Township.