

PLANNING REPORT

PROPOSED AMENDMENT TO ZONING MAP

AND

COMPREHENSIVE PLAN

Prepared For:

Teva Pharmaceuticals USA

&

Eureka Stone Quarry, Inc.

Property Situate In:

**Warrington Township
Bucks County**

Affected Parcels: 50-4-85 and 50-4-94

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Overview

This application concerns a tract of land owned by Eureka Stone Quarry, Inc.; a portion of which is under agreement of sale to Teva Pharmaceuticals USA. The overall tract is located north of the intersection of County Line Road, Limekiln Pike, and Lower State Road. Within this overall tract is an area consisting of 32.27 acres, currently zoned PRD – Planned Residential Development (the “PRD Property”). The PRD Property comprises a portion of tax parcel #50-4-85 and all of parcel #50-4-94, and the purpose of this application is to change the zoning designation of the 32.27 acre PRD Property to PI2 (23.18 acres) and C1 (9.09 acres). The applicants have also requested an amendment to the Warrington Township Comprehensive Plan in order to change the Future Land Use Map to be consistent with the revised zoning and the proposed use of the property.

The Property

The PRD Property is located north of the intersection of County Line Road, Limekiln Pike, and Lower State Road; and has frontage on both Lower State Road and Limekiln Pike. Lower State Road is classified as a minor arterial by the Pennsylvania Department of Transportation, and Limekiln Pike as classified as a principal arterial highway.

Current improvements on the site include a single family home and associated outbuildings, driveways, and parking areas.

The Surrounding Area

The land to the north of the PRD Property is zoned PI2-Planned Industrial and is part of a tract which is the subject of a Land Development application by Teva Pharmaceuticals for a new warehouse/distribution center; beyond that area is an operating stone quarry. To the south is land zoned C1-Commercial, containing a retail use. On the opposite side of Lower State Road there is a tract of undeveloped land zoned PRD, as well as several existing residential and mixed use properties. Opposite the Limekiln Pike frontage there is a shopping area zoned C2-Commercial and a residential area zoned RA-Residential Agriculture.

Proposed Map Amendment

Part of PennDOT's long range planning for this area involves the construction of a spur road to connect Limekiln Pike directly to Lower State Road in order to facilitate traffic movement through the existing intersection with County Line Road. The map amendment proposed by the applicant will extend the PI2 zoning south to the center line of the proposed spur and the C1 zoning north to the center line. In doing so, the existing PRD zoning is proposed to be eliminated in this area.

PRD zoning is not appropriate in this area for a number of reasons. First, the uses allowed in the PRD district include medium and high density residential development, along with hospitals, camps, and schools. These uses are not compatible with the adjacent industrial zoning, and the zoning ordinance does not provide or require any meaningful separation or transitional area between such widely dissimilar uses. Second, if the PRD area is developed as zoned, it is very unlikely that the right of way for the spur road will be preserved; once development is allowed across the proposed right of way, the chances that the spur will be constructed will be greatly reduced if not completely eliminated. And finally, with the variety of uses permitted under PRD zoning there is a greater possibility of multiple access points along the public right of way, increasing the number of movements onto these roadways and contributing to traffic congestion.

The proposed map amendment will permit development of compatible nonresidential uses on both sides of the proposed spur road. It will also facilitate the preservation of the right of way for the spur road through the development process; making it much more likely that the spur will be constructed. In addition, it will encourage unified development on both sides of the spur road which will lead to access management and common circulation systems to reduce the number of access points along the public roads.

The rights of way of Limekiln Pike and Lower State Road, along with the respective front yard setbacks on both sides of these roads, provide an effective buffer area against existing residentially zoned areas. Other safeguards for existing residences can be addressed during the land development process.

Proposed Amendment to Comprehensive Plan

The Warrington Township Comprehensive Plan Update, dated October 2006, designates the area affected by the proposed map amendment as part of a mixed use village development, consisting of a variety of housing types and an integrated commercial core, with a total area of 81 acres. The Comprehensive Plan envisions a walkable neo-traditional community with a town center and

employment opportunities nearby. However, given the demand for industrial uses in the PI1 and PI2 areas (evidenced by the recent Land Development application for a large portion of the undeveloped industrial area), it is very unlikely that the PRD Property will ever be developed as a mixed use village as designated on the Future Land Use Map. The existing quarry operation adjacent to the PRD Property presents a clear conflict with both residential use and the idea of a walkable, pedestrian friendly community.

Once the industrially zoned lands are developed, the remaining mixed use area is much too small to sustain a true mixed use community. In fact, the 81 acre area designated in the comprehensive plan is not large enough to properly design a neo-traditional community and provide appropriate transitions and separations from existing industrially zoned land.

The proposed amendment to the Comprehensive Plan will facilitate preservation of the right of way for the Limekiln Pike spur proposed by PennDOT, and will provide for orderly and appropriate development of vacant lands on both sides of the spur road.

Proposed Development

A land development plan has been submitted by Teva Pharmaceuticals to construct a warehouse/distribution center adjacent to the PRD Property. Alternate plans have been submitted to show how the PRD Property could be integrated into the project if the proposed map amendment is approved by the Board of Supervisors.

This integration would facilitate the construction of the Limekiln Pike spur, would provide for greater building setbacks from Lower State Road, would allow a more gradual transition between non-residential and residential areas, would improve traffic flow in the area, and would in general protect the integrity of the existing residential areas on the opposite side of Limekiln Pike and Lower State Road. The zoning change would allow other adjustments to the site design that benefit the community, such as relocating loading areas to the interior of the site and reducing impacts on existing environmental features.

Impact on Local Services

Tax Revenue – The fiscal impact of the proposed rezoning was studied based upon development under the existing PRD zoning, and under the proposed rezoning to PI2 and C1 without consideration of the Teva Project. Those studies yield the following results:

Existing PRD Zoning

- If the Limekiln spur road is constructed and the PRD Property remains as such and is developed with the most intensive uses permitted thereon (i.e. an elementary school north of the spur road and 13 single family homes south of the spur road), the result would be a net annual shortfall of \$16,377 for Warrington Township, and a net annual shortfall of \$1,033 for the Central Bucks School District.
- If the Limekiln spur road is not constructed and the PRD Property remains as such and is developed with the most intensive use permitted thereon (i.e., the entire area developed as 54 residential units), the result would be a net annual shortfall of \$11,306 for Warrington Township, and a net annual shortfall of \$20,132 for the Central Bucks School District.

With the Proposed Rezone to PI2 and C1

- If the Limekiln spur road is constructed and the PRD Property is rezoned to PI2 and C1 as proposed, and the area north of the proposed spur (PI2) remains vacant while the area to the south (C1) is developed with the most intensive uses permitted thereon (i.e., with a 4,000 s.f. bank and a 15,000 s.f. day care center), the result would be net annual revenue of \$1,313 for Warrington Township, and net annual revenue of \$52,106 for the Central Bucks School District.
- If the Limekiln spur road is constructed and the PRD Property is rezoned to PI2 and C1 as proposed, and the area north of the spur (PI2) and the area to the south of the spur (C1) are both developed with the most intensive uses permitted thereon (i.e., a 175,000 s.f. manufacturing building north of the spur and a 4,000 s.f. bank and a 15,000 s.f. day care center south of the spur), the result would be net annual revenue of \$23,749 for Warrington Township; and net annual revenue of \$89,005 for the Central Bucks School District.

Sewer & Water – This area of Warrington Township is served by the Warrington Township Water and Sewer Department. Any new development of the PRD Property will be connected to the public water and sewer system; we are not aware of any capacity issues related to supply of public water and sewer service to this area.

Schools – The PRD Property is located within the boundaries of the Central Bucks School District. The school district has a current enrollment of approximately 20,456 students and a district budget of \$276,557,448. Residential development under the existing PRD zoning will contribute additional school children to the public school system, resulting in a net negative fiscal impact to the Central Bucks School District. The proposed rezoning will not add to the school district enrollment and will result in a substantial increase in net tax revenue to the Central Bucks School District.

Fire Protection – Fire protection services are provided by the Warrington Township Fire Company No.1. The Station 78 substation at Pickertown Road and Mill Creek Road is within 1.25 miles of the PRD Property. The proposed rezoning will not require the expansion of existing fire services, and will have less impact on the Township’s volunteer fire services than residential development of the PRD Property.

Ambulance and Rescue Service – The area is served by the Warrington Community Ambulance Corps, located on Easton Road. This organization provides basic and advanced life support patient services throughout Warrington Township and surrounding municipalities with a combination of paid and volunteer staff. The proposed rezoning for nonresidential use is expected to require fewer emergency calls than the type of residential development allowed in the PRD zoning district, and it will therefore place less demand on these emergency service providers.

Police Protection – The Warrington Township Police Department has responsibility for police facilities and services. The Police Department has headquarters at the Warrington Township Municipal Building on Easton Road. There is no reasonable expectation that the proposed rezoning will place an increased demand on police services in the Township, especially given Teva’s proposed development and occupancy, which contemplates a facility that is highly secure and uses its own trained security personnel.

Conclusion

The area represented by this proposal presents a number of planning challenges:

- The PRD Property is bordered by zoning districts that allow intense nonresidential development which cannot be integrated into a residential setting;
- Both of the streets fronting on the PRD Property are heavily traveled, arterial roads;
- Development under the existing zoning will not contribute to the fiscal health of Warrington Township or the Central Bucks School District;
- It is very unlikely that the neo-traditional village suggested in the Comprehensive Plan could ever be developed;
- The Limekiln Pike spur suggested by PennDOT, and its resulting improvements to regional traffic flow, will be difficult if not impossible to implement without the proposed rezoning.

This proposal represents a unique opportunity for Warrington Township to allow the appropriate and reasonable development of this portion of the Limekiln Pike, Lower State Road, and County Line Road area while providing for significant community-wide traffic improvements and long term fiscal benefits to the Township, School District, and County.