



Carroll Engineering Corporation

July 15, 2010

Mike Mrozinski, Director of Planning and Development
Warrington Township
852 Easton Road
Warrington, PA 18976

Subject: TEVA Pharmaceuticals / Rezoning Evaluation

Dear Mr. Mrozinski

TEVA Pharmaceuticals requested to rezone the approximately 32-acre property northwest of Lower State and County Line Road. Approximately 23.18 acres will be rezoned from PRD (planned residential development) to PI-2 (industrial zoning) and approximately 9.09 acres will be rezoned from PRD to C1 (commercial zoning). The request for this rezoning is for the ability to provide a better or "preferred" layout for the proposed development, but also provide added benefits to the community.

A rezoning evaluation for the 9.09 acres of C1 zoning, prepared by McMahon Associates dated June 18, 2010, prepared for TEVA Pharmaceuticals, proposed the potential to build a mixed-use development consisting of an approximate 15,000 square foot day care center and a 4,000 square foot bank. The basis of this evaluation was based upon permitted, feasible development options that would result in the likely highest traffic generation for the parcel. Our comments are as follows:

- It appears the submitted development for the proposed rezoning of the parcel south of the spur road utilizes a minimal amount (19,000 total square feet) of the available acreage (9.09 acres). Further information should be provided detailing the physical and/or environmental constraints that were the limiting factors in determining the final proposed size and land usages for development within the parcel. If proper information cannot be provided, further analysis should be completed with a more intensive usage of the available 9.09 acres.
- The analysis must be for the most intensive use possible under the proposed zoning amendment. Additional analysis should be completed with a more intense development.

Should you have any questions or require additional information regarding this matter, please do not hesitate to contact me at 215-343-5700, Extension 276 or abrown@carrollengineering.com.

Sincerely,

CARROLL ENGINEERING CORPORATION

Andrew L. Brown, P.E.
Manager, Traffic & Transportation

JHN/ALB:dp

cc: Timothy J. Tieperman, Township Manager, Warrington Township
Richard A. Wieland, P.E. CEC

Today's Commitment To Tomorrow's Challenges

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