



**WARRINGTON TOWNSHIP**  
 852 Easton Road, Warrington, PA 18976  
 Phone: 215-343-9350 ♦ Fax: 215-343-5944

**APPLICATION FOR CONDITIONAL USE**

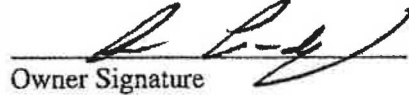
Application is made this \_\_\_\_\_ day of August, 2023 by the undersigned for a conditional use under the terms of the Warrington Township Zoning Ordinance, as amended.

1. Name of the applicant: Park at Westminster L.P.  
 Address: 600 Valley Road Phone: (215) 886-8030  
Warrington, PA 18976-2261 Fax: (215) 543-7546  
 Email: alindy@comehometolindy.com
2. Name of the real estate: Park at Westminster, L.P.  
 Address: 600 Valley Road Phone: (215) 886-8030  
Warrington, PA 18976-2261 Fax: (215) 543-7546  
 Email: alindy@comehometolindy.com
3. Location and brief description of the real estate: 600 Valley Road, Warrington, PA 18976-2261, Mid-Rise Apartment Complex consisting of 5 existing buildings and community amenities.
4. The real estate at present is classified as CR – Commercial Residential District
5. At present it is used for the purpose of Mid-Rise Apartments
6. Applicant claims that the conditional use herein requested may be allowed under Section 370-417.4.2.i of the Warrington Township Zoning Ordinance, as amended.
7. The Conditional Use requested is as follows: See Attached Addendum
8. Applicant believes the conditional use should be granted for the following reasons:  
See Attached Addendum
9. On original and nine copies of this application and all attachments must be filed with the Township Manager. Also provide ten plot plans of the real estate affected indicating the location and size of improvements now erected and proposed to be used, and a copy of the deed, agreement of sale, lease agreement, etc. Also enclosed herein is the filing fee of \$ \_\_\_\_\_.

Park at Westminster, L.P.

Park at Westminster, L.P.

  
 Applicant Signature

  
 Owner Signature

**ADDENDUM TO  
CONDITIONAL USE APPLICATION**

**APPLICANT:** Park at Westminster, L.P.

**PROPERTY:** 600 Valley Road, Warrington, PA 18976

Applicant is the owner and operator of a mid-rise apartment complex consisting of 5 apartment buildings for a total of 270 existing apartments, a pool and parking. The Applicant proposes to demolish the existing pool and replace it with a new pool, construct a new 3 story building with 28 luxury apartments on the 2<sup>nd</sup> and 3<sup>rd</sup> floors, and a community center (including an up-to-date fitness center). In addition, Applicant proposes to construct a 30 foot by 40 foot maintenance shed and make other site improvements.

Applicant submits that the proposed conditional use is consistent with the existing mid-rise apartment complex which has existed for over 50 years and is consistent with the criteria requirements set forth in Section 370-802 (e) of the Zoning Ordinance. There will be no adverse impact on adjacent streets and intersections or municipal services.

## CONDITIONAL USE CRITERIA

### Traffic Impact

The 28 new apartments will have a minimal impact on the surrounding road system. The anticipated new trips generated are summarized below:

| 28 ADDITIONAL APARTMENTS |        |         |           |
|--------------------------|--------|---------|-----------|
| Daily                    | 127 in | 128 out | 255 Total |
| AM Peak                  | 8 in   | 24 out  | 32 Total  |
| PM Peak                  | 21 in  | 12 out  | 33 Total  |

### Municipal Services

All new apartments will be served by public water and sewer. All required Authority and/or PADEP approvals shall be acquired prior to construction.

### Environmental Impact

The new apartments are proposed to be constructed within an area that has been developed for 50 years. Any disturbance to adjacent natural features and riparian buffers shall be in accordance with Warrington Township Ordinance requirements.



**Warrington Township**  
 852 Easton Road • Warrington, Pa 18976  
 Phone: 215-343-9350 • Fax: 215-343-5944

**Zoning Hearing Board Application  
 for Non-Residential Zoning Districts, Including PRD**

**Directions:** Submit nine (9) copies of this application, including all plans and drawings, must be submitted to the Zoning Officer with the application fee.

Date of Request: \_\_\_\_\_ FILE NUMBER (completed by Zoning Officer) \_\_\_\_\_

1. The undersigned hereby:     Requests a variance     Requests a special exception  
 | Appeals the action of Zoning Officer     Challenges the validity of the Zoning Ordinance or the Zoning Map

2. Name/Address of the Owner

|                                     |                                      |                           |
|-------------------------------------|--------------------------------------|---------------------------|
| Last Name: Park at Westminster L.P. | First Name: Attn: Alan Lindy         | Phone: (215) 886-8030     |
| Street: 600 Valley Road             | City/State/Zip: Warrington, PA 18976 | Email:                    |
| Cell Phone:                         | Fax Number:                          | alindy@comhometolindy.com |

3. Name/Address of the Applicant

|                                     |                                      |                           |
|-------------------------------------|--------------------------------------|---------------------------|
| Last Name: Park at Westminster L.P. | First Name: Attn: Alan Lindy         | Phone: (215) 886-8030     |
| Street: 600 Valley Road             | City/State/Zip: Warrington, PA 18976 | Email:                    |
| Cell Phone:                         | Fax Number:                          | alindy@comhometolindy.com |

4. Name/Address of the Attorney/Agent

|                            |   |                             |
|----------------------------|---|-----------------------------|
| Last Name: Friedman        | First Name: Peter                         | Phone: (215) 690-3804       |
| Street: 275 Commerce Drive | City/State/Zip: Fort Washington, PA 19034 |                             |
| Cell Phone:                | Fax Number: (215) 635-7212                | Email: pfriedman@fsalaw.com |

5. Attach copy of deed, agreement of sale or lease.

6. If applicant is not the owner, state applicant's authority to title interest to submit this application.

7. Address of premises: 600 Valley Road, Warrington, PA 18976-2261

Description of the premises involved. (Attach plan of the lot and the improvements both erected and proposed.)

8.

- a. Plot plan property prepared by a registered engineer or landsurveyor.
- b. Nine (9) copies of the plot plan, drawn to scale, of the real estate affected.
  - 1) Indicating location and size of improvements now erected or proposed to be erected thereon.
    - a. Location of property showing nearest intersection, street and distance in feet and decimal parts thereof of property there from together with North Point.
    - b. Dimensions, bearing a lot numbers as a plan or record.
    - c. Lot area in square feet to be show on plot plan.
    - d. Building area in square feet to be shown on plot plan.
    - e. All easements, restrictions, utility structures, existing structures, land features and surrounding properties shall be identified on the plot plan.

- e. All easements, restrictions, utility structures, existing structures, land features and surrounding properties shall be identified on the plot plan.
- f. Topographical site information, at a contour interval of no less than 2' shall be provided.
- g. Type of zoning to be marked on a plot plan such as indicated by the applicable zoning ordinance, or any other township zoning now or hereafter established.
- h. Proper zoning restriction lines to be marked on plan indicating front yard, side yards, and rear yard on a corner lot, the property front yard setback will be shown as provided by zoning ordinance.
- i. Street, right-of-way, etc. shall be properly marked with dimensions according to the plans of record.
- j. Building envelope shall be drawn and marked on plot plan.
- k. Plot plans shall have indicated thereon the proposed method for discharge of rainwater's and surface waters from the premises, including proposed grading.
- l. Plot plan shall show proposed basement, garage and first floor elevations.

9. Tax Parcel Number: 50-035-016
10. Present Zoning Classification: CR - Commercial Residential District
11. Present Use: Mid-Rise Apartment Complex
12. Nature of Improvements: 5 Existing Mid-Rise Apartment Building containing 270 apartments
  - a. Present:
  - b. Proposed: See Attached Addendum
  - c. Size of Lot:
  - d. % of lot area occupied by proposed building(s): 7%
  - e. % of lot area to be occupied by proposed building(s): 8%
  - f. Date work will commence: 2024
13. Attach photographs of premises to application.
14. If you are appealing from the action of the zoning officer complete the following:
  - a. The action taken was:
  - b. The date the action as taken:
  - c. The foregoing action was in error because:
15. If you are challenging the validity of a zoning ordinance or map, complete the following:
  - a. The ordinance or map challenged is as follows:
  - b. The challenge is ripe for decision because:
  - c. The ordinance challenged is invalid because:

16. If you are requesting a Special Exception, complete the following:

a. Nature of Special Exception sought is:

b. The Special Exception is allowed under Article \_\_\_\_\_, Section \_\_\_\_\_ Subsection \_\_\_\_\_

Of the Warrington Township Zoning Ordinance. (if more than one exception is requested, list ordinance references on separate page.

The nature of the unique circumstances and the unnecessary hardship justifying this request for a Variance is: \_\_\_\_\_

17. If you are requesting a Variance complete the following:

See Attached Addendum

a. Nature of Variance sought is:

b. The Variance is from Article \_\_\_\_\_, Section \_\_\_\_\_, subsection \_\_\_\_\_

c. The Nature of the unique circumstances and the unnecessary hardship justifying this request for a variance is:

18. Use in case of change in nonconforming use. See Attached Addendum

a. Present use: \_\_\_\_\_

b. When established: \_\_\_\_\_

c. Number of building devoted to use: \_\_\_\_\_

d. Square footage devoted to use: \_\_\_\_\_

e. Proposed change in terms of items mentioned above in A - D: \_\_\_\_\_

19. If there has been previous Zoning Hearing Board action regarding the property, indicate the date and attach copy of decision whether granted or denied.

20. In addition to any other application fees, in all cases relating to the Flood Plain Ordinance, the applicant or appellant shall pay all expenses incurred by the Township with regard to the provisions of the ordinance and map; including, but not limited to costs for an engineer and expert testimony. These costs shall be due and payable to the Township within thirty (30) days after submission of a cost statement to the appellant or applicant.

PARK AT WESTMINSTER, L.P.

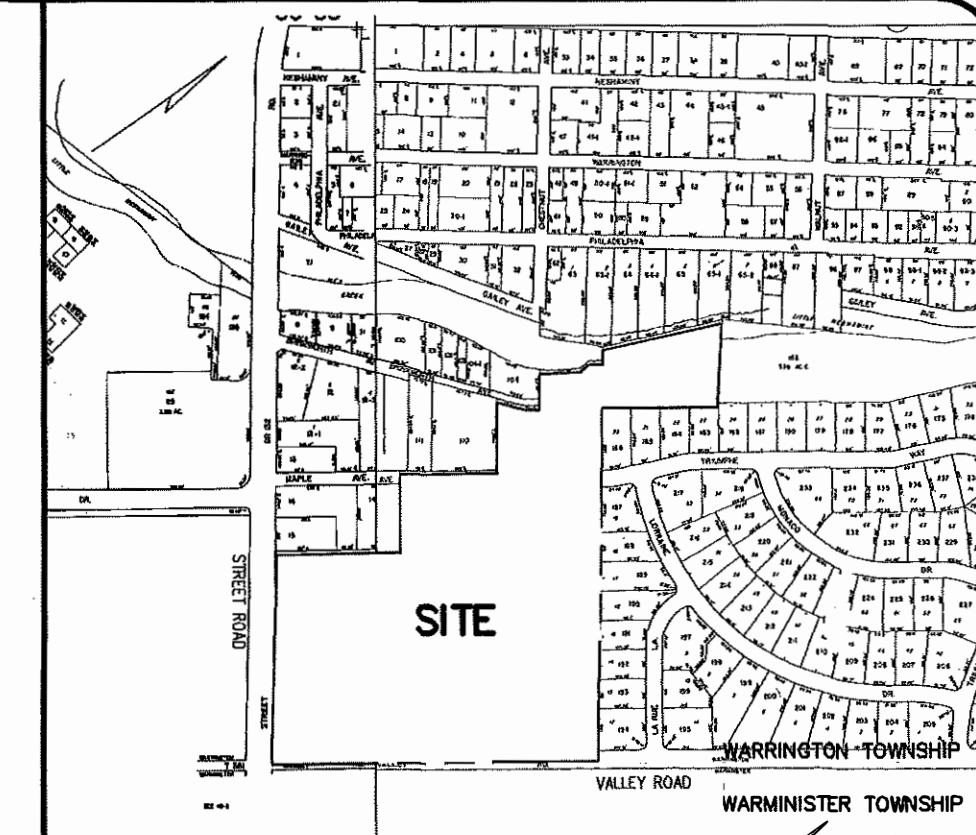
PARK AT WESTMINSTER, L.P.

  
\_\_\_\_\_  
Applicant

BY: \_\_\_\_\_  
Applicant

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Date



LOCATION MAP  
SCALE 1" = 600'

**SITE OWNER**  
PARK AT WESTMINSTER, LP.  
600 VALLEY ROAD  
WARRINGTON, PA 18976

**SITE DATA**  
600 VALLEY RD  
WARRINGTON 18976-2261  
TMP# 50-035-016

- PROPERTY BOUNDARY AND EXISTING FEATURES FROM A PLAN TITLED "ALTA/ASCM LAND TITLE SURVEY OF WESTMINSTER APARTMENTS 600 VALLEY ROAD" PREPARED BY T&I CONSULTING ENGINEERS, INC. DATED FEBRUARY 9, 2011. EXISTING FEATURES INFORMATION SUPPLEMENTED BY R.L. SHOWALTER & ASSOC. BASED ON LIMITED FIELD OBSERVATIONS AND AVAILABLE DATA.
- FLOODPLAIN AND FLOODWAY LIMITS PER FEMA MAP 42070C382J EFFECTIVE 03/16/2015.

**ZONING DATA**

ZONING DISTRICT: CR COMMERCIAL RESIDENTIAL DISTRICT  
EXISTING USE: B9 MIDRISE APARTMENT  
PROPOSED USE: B9 MIDRISE APARTMENT  
USE BY PERMITTED BY CONDITIONAL USE

|                           | REQUIRED/ALLOWABLE | EXISTING    | PROPOSED    |
|---------------------------|--------------------|-------------|-------------|
| MINIMUM LOT AREA:         | 20 AC.             | 21.182 AC.  | 21.182 AC.  |
| MINIMUM LOT WIDTH:        | 500'               | 592'        | 592'        |
| MAXIMUM BUILDING HEIGHT:  | 65'                | 60'         | 35' (NEW)   |
| MIN. BUILDING SETBACKS:   |                    |             |             |
| FRONT:                    | 100'               | 98'         | 98'         |
| SIDE:                     | 75'                | 74'         | 74'         |
| REAR:                     | 65'                | 95'         | 95'         |
| MIN. BUILDING SEPARATION: |                    |             |             |
| BUILDINGS < 35':          | 30'                | N/A         | 30'         |
| BUILDINGS > 35':          | 80'                | 101'        | 101'        |
| MAX. BLDG. LENGTH:        | 200'               | 193'        | 193'        |
| (FACING A STREET)         |                    |             |             |
| MAX. BLDG. COVERAGE:      | 10%                | 7%          | 8%          |
| MAX. IMP. SURFACE:        | 55%                | 35%         | 38%         |
| REQUIRED OPEN SPACE:      | 45%                | 65%         | 62%         |
| MAX. DENSITY (DU/AC)      | 14                 | 12.75 (270) | 14.07 (298) |

\* EXISTING NON-CONFORMITY

**OFF STREET PARKING REQUIREMENTS**

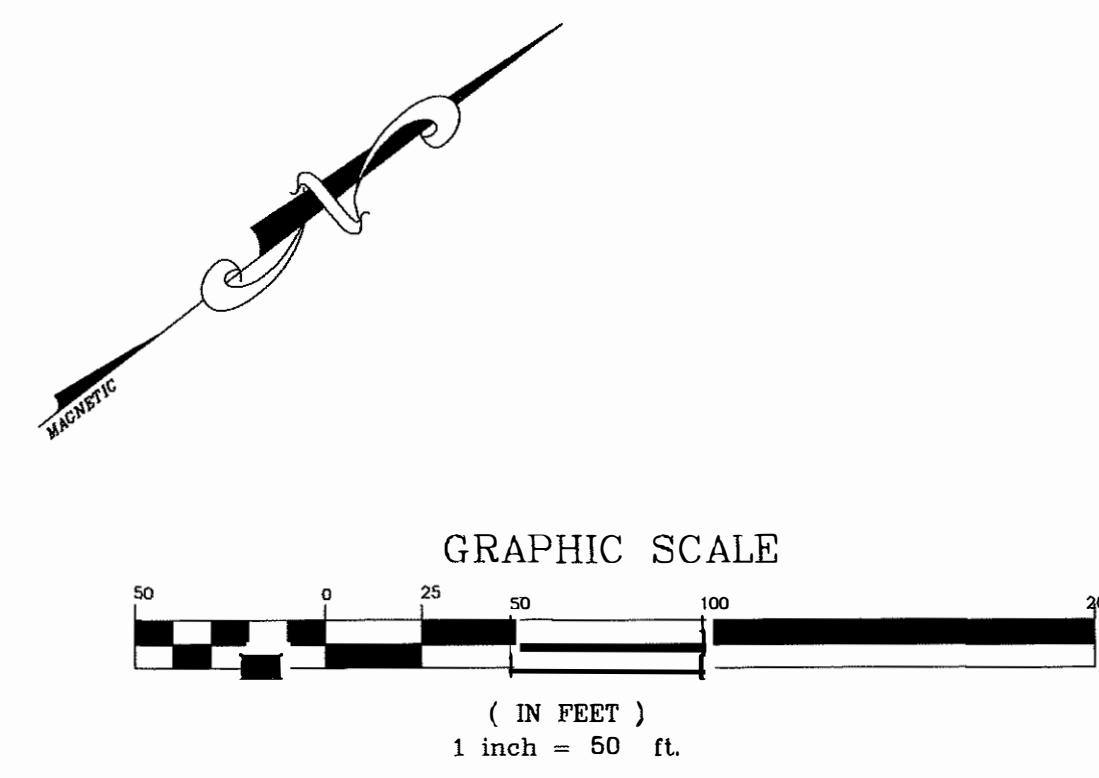
(370-417.4.2.1 - MIDRISE APARTMENTS)

|                    | UNITS | REQUIRED SPACES | EXISTING SPACES | PROPOSED SPACES |
|--------------------|-------|-----------------|-----------------|-----------------|
| EXISTING BUILDINGS | 270   | 405             | 459             | 438             |
| PROPOSED BUILDING  | 28    | 42              |                 | 63              |
| <b>TOTAL</b>       |       | <b>447</b>      | <b>459</b>      | <b>501</b>      |

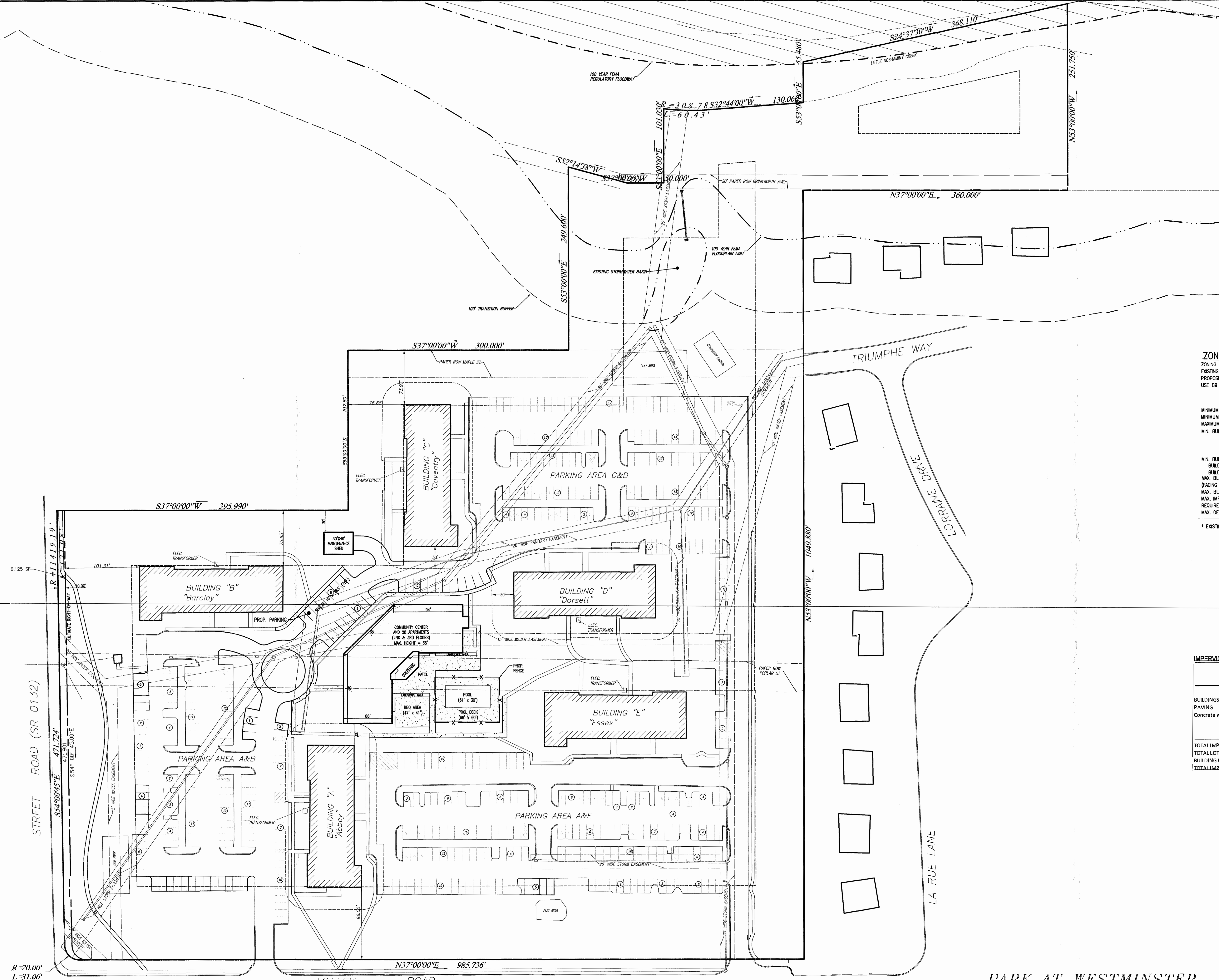
1.5 SPACES REQUIRED PER UNIT

**IMPERVIOUS SURFACE CALCULATIONS**

|                               | TOTAL PRE-DEV. IMP. (SQ. FT.) | IMP. TO BE REMOVED (SQ. FT.) | EXIST. IMP. TO REMAIN (SQ. FT.) | PROPOSED IMP. (SQ. FT.) | TOTAL POST-DEV. IMP. (SQ. FT.) |
|-------------------------------|-------------------------------|------------------------------|---------------------------------|-------------------------|--------------------------------|
| BUILDINGS                     | 60,357                        | 359                          | 59,998                          | 15,976                  | 75,974                         |
| PAVING                        | 237,589                       | 17,429                       | 220,160                         | 20,559                  | 240,719                        |
| Concrete walks                | 22,512                        | 7,989                        | 14,523                          | 16,104                  | 30,627                         |
|                               |                               |                              | 0                               | 0                       | 0                              |
|                               |                               |                              | 0                               | 0                       | 0                              |
| <b>TOTAL IMPERVIOUS AREA:</b> | <b>320,458</b>                | <b>25,777</b>                | <b>294,681</b>                  | <b>52,639</b>           | <b>347,320</b>                 |
| <b>TOTAL LOT AREA (NET):</b>  | <b>922,688</b>                |                              |                                 |                         |                                |
| <b>BUILDING RATIO:</b>        | <b>7%</b>                     |                              |                                 |                         | <b>8%</b>                      |
| <b>TOTAL IMP. RATIO:</b>      | <b>35%</b>                    |                              |                                 |                         | <b>38%</b>                     |



**PARK AT WESTMINSTER**



CALL BEFORE YOU DIG!  
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL.  
PENNSYLVANIA ONE CALL SYSTEM, INC.  
1-800-242-1776

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| NO. | DATE | REVISIONS | COMMENT |
|-----|------|-----------|---------|
|     |      |           |         |

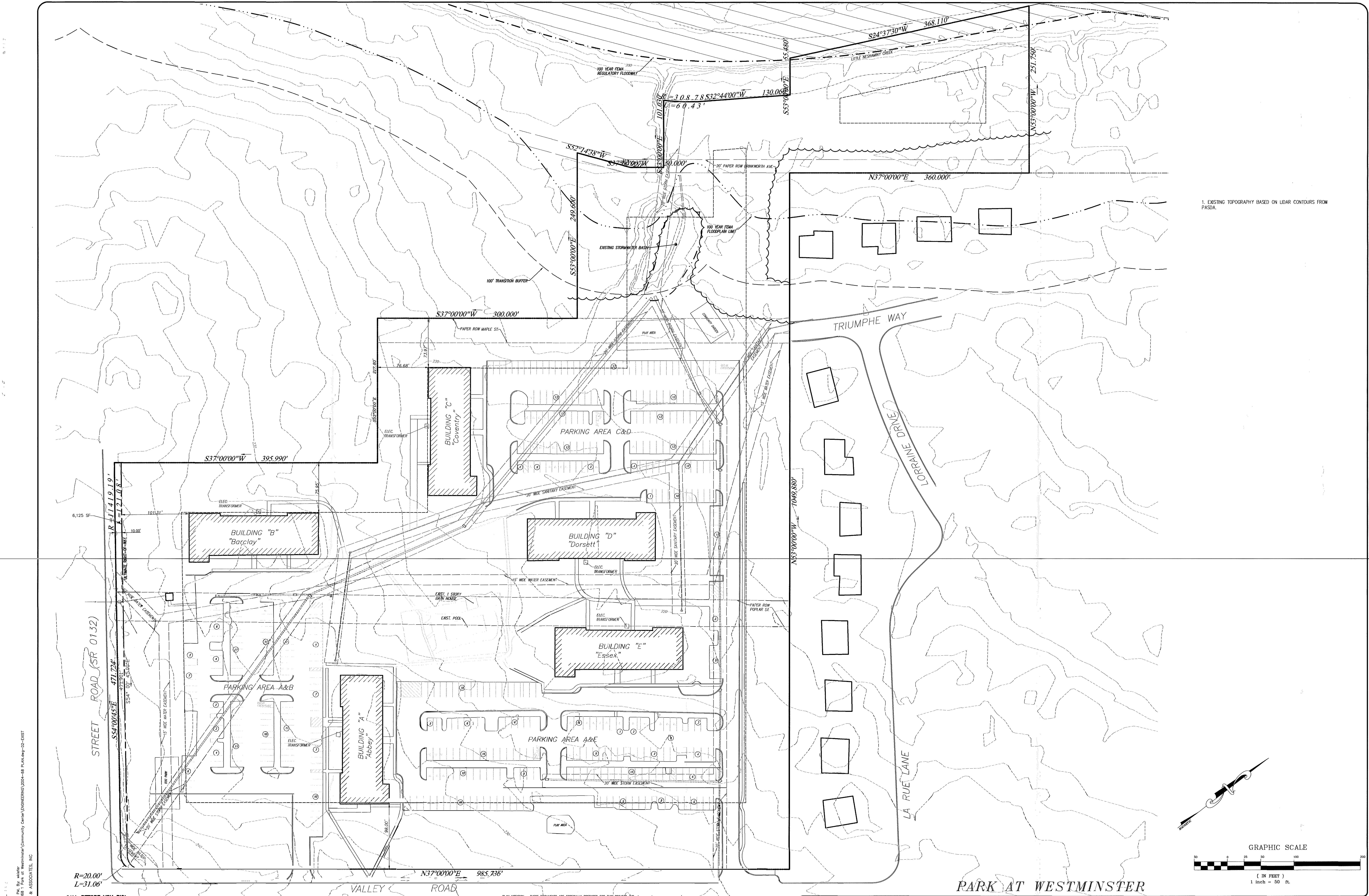
**SITE PLAN**

**R. L. Showalter & Associates, Inc.**  
116 East Butler Avenue  
Chalfont, PA 18914  
(215) 822-2990  
Fax (215) 822-2684  
• Engineering • Planning • Surveying •

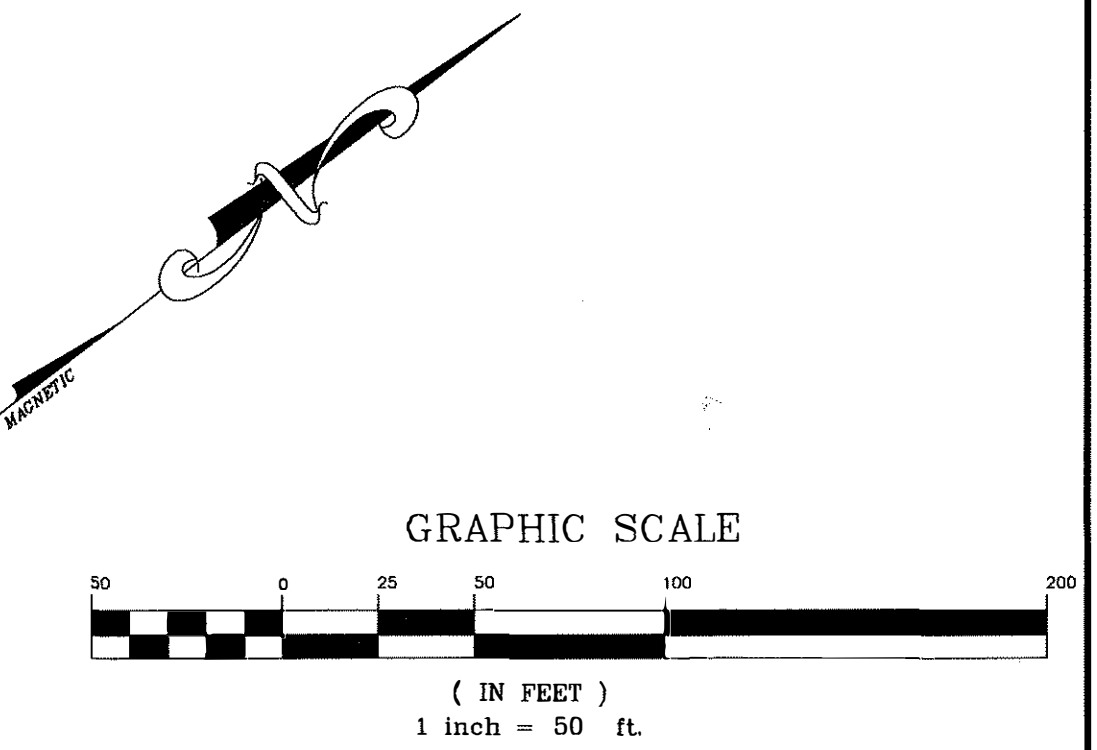
SCALE: 1"=50'  
DATE: 8-24-2023  
JOB NO.: 2004-68  
DRAWN BY: LAZ  
CHECKED BY: WK

SITUATE: WARRINGTON TOWNSHIP  
BUCKS COUNTY, PA.  
PREPARED FOR:  
**PARK AT WESTMINSTER, L.P.**  
309 YORK RD., SUITE 211  
JENKINTOWN, PA. 19046-3210

SHEET  
1 OF 3



1. EXISTING TOPOGRAPHY BASED ON LIDAR CONTOURS FROM PASDA.



PARK AT WESTMINSTER

CALL BEFORE YOU DIG!  
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL.  
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| NO.       | DATE | COMMENT |
|-----------|------|---------|
| REVISIONS |      |         |

EXISTING FEATURES PLAN

**R. L. Showalter & Associates, Inc.**  
 116 East Butler Avenue  
 Chalfont, PA 18914  
 (215) 822-2999  
 FAX (215) 822-5684  
  
 • Engineering • Planning • Surveying •

SCALE: 1"=50'  
 DATE: 8-24-2023  
 JOB NO.: 2004-68  
 DRAWN BY: LAZ  
 CHECKED BY: WK

SITUATE: WARRINGTON TOWNSHIP, BUCKS COUNTY, PA.  
 PREPARED FOR: PARK AT WESTMINSTER, L.P.  
 309 YORK RD., SUITE 211  
 JENKINTOWN, PA. 19046-3210



