

PRD Work Session

- Overview
 - HRG Observations
 - Real Estate Market Trends
 - Census Comparison
 - Dover PRD Background
 - Site Visit Observations
 - New Britain Township
 - Dublin Borough
 - Manheim Township (Richmond Square)



Observations

A site observation report and/or direct commentary for each example of mixed-use development are provided for each community researched (please see attached):

1. Dublin Borough— Dublin is located on a major north-south travel route carrying tens of thousands of vehicles through the very center of town. Zoning changes were recommended in previous planning studies to encourage redevelopment of this decaying borough. A private developer coordinated with separate end users of a new Grandview Hospital Clinic, retail/restaurant venues, and attached residential units. This project is under construction and mostly sold/leased.
 - a. Former Borough Manager Angela Benner (now Plumstead Township Manager: abenner@plumstead.gov) can offer insights. Phone: 215-766-8914
2. New Britain Borough—New Britain is located on the old Route 202 corridor carrying tens of thousands of commuters to and from New Jersey and Norristown, PA and Philadelphia. Multiple planning studies were completed with public participation supporting a mixed-use overlay district, locally called University Village, to encourage development of multi-story residential, small retail and grocery, and restaurants immediately adjacent Delaware Valley University. Phase 1 is complete and includes a three-story mixed-use apartment-grocery-office-retail with regional pedestrian trail connection and outdoor public space.
 - a. Kent Baird, AICP, former New Britain Borough appointed planner can offer insights (kbaird@hrg-inc.com) Phone: 215-837-1534
3. New Britain Township—the intersection of PA Route 313 and Ferry Road is recognized as the Village of Fountainville. The northwest corner was developed into a mixed-use pharmacy, office, restaurant, and retail development with strict stormwater regulations and architectural design standards. CVS served as the developer's commercial anchor with the township's insistence designs mimic rural/barn charm.
 - a. Township supervisors Helen Haun (hhaun@newbritaintownship.org) and William "Bill" Jones (bjones@newbritaintownship.org) can provide commentary on the original process. Phone: 215-822-1391
4. Manheim Township- Four communities were examined as part of this memo Worthington at Township Square located along Oregon Pike, Richmond Square located along Fruitville Pike, Belmont Town Center also along Fruitville Pike, and the Crossings at Conestoga along Harrisburg Pike. The Township has both a planned residential and at the time a planned commercial development ordinance which encouraged these suburban development communities.
 - a. Lisa Douglas, Director of Community Development (ldouglas@manheimtownship.org). Phone (717-569-6406 extension 1123)

Based on the above case studies and review of the draft Dover Township PRD Ordinance HRG provides the following observations and considerations for inclusion within any future proposed Dover Township PRD Ordinance language:

COVID-19 Has Changed The Housing Market Forever. Here's Where Americans Are Moving (And Why)






Peter Lane Taylor Contributor 
ForbesLife

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-  Amid all the uncertainty brought on by COVID-19 over the past six months, one thing is assured: the pandemic has re-ordered real estate markets across the board on an unprecedented scale.
- 
-  Some of this may be irreversible. Real estate's re-sorting this time isn't just based on markets crashing (the Great Recession), political turmoil (the 1979 oil embargo), or financial speculation (the first and second dot.com busts)—after which there's generally confidence that overall consumer demand and buyer preferences will sooner or later snap back to normal.



The Seasons

DOVER, PA 17315



From the High \$200s

The Seasons is a large planned community of over 200 lots, North of York. Close to the new UPMC hospital, Ski Roundtop, Gifford Pinchot SP and most of the major shopping in York. Quick access to 83 North, Rt. 30 and I-83.

January 2020 – December 2021:

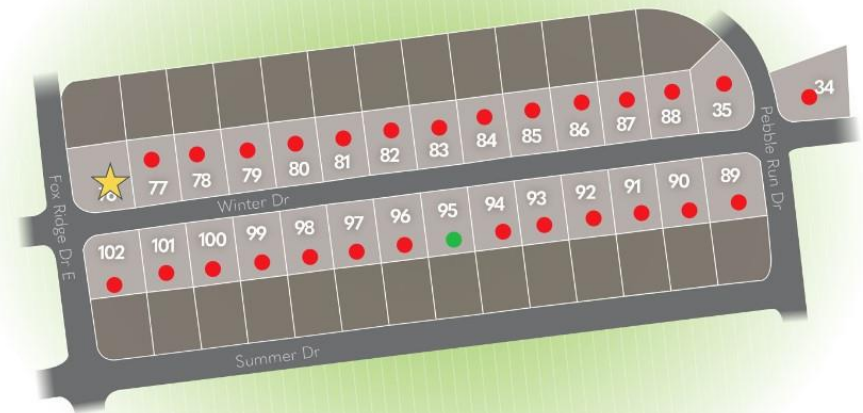
- 216 SFD's
- 285 Multi-Family Units



The Seasons

DOVER, PA 17315

● AVAILABLE LOTS ● SOLD HOMES ★ MODEL HOME



Seasons Phase III Recorded on 3/26/2021

Copper Chase – 108 Multi Family Units



Dover Township Growth Projections - 2022-2027					
<i>Subdivision/Complex</i>	<i>New Dwelling Units</i>	<i>Students Per Dwelling Unit**</i>	<i>New Student Projection (Rounded Up)</i>	<i>Dwelling Type</i>	<i>Projected Timeline</i>
Terra Vista	154	0.17	26	MFD	2021
Reserve at Copper Chase	108	0.17	18	MFD	(completed)
Dover Highlands	180	0.17	31	MFD	2022-2025
Norma's Ridge	55	0.25	14	MFD	2023-2024
Seasons Phase IV	56	0.43	24	SFD	2024-2025
Seasons Phase IIIA	55	0.43	24	SFD	2023-2024
Seasons Phase II	52	0.43	22	SFD	2022
Brownstone 3&4	217	0.43	93	SFD	2022-2023
Donwood IIB	61	0.43	26	SFD	2022-2023
Fountain Rock II	90	0.43	39	SFD	2022-2023
Bupp McNaughton II	19	0.06	1	SFSD	2022-2023
Bupp McNaughton III	17	0.06	1	SFSD	2023-2024
Bupp McNaughton IV	31	0.06	2	SFSD	2024-2026
Bupp McNaughton V	19	0.06	1	SFSD	2025-2027
<i>Total Dwelling Units</i>	1114		322		

**Source - National Association of American Home Builders - Table 1 - Average Number of Public School Children per Housing Unit By Structure Type
 Bupp McNaughton is a 55+ Community. Student impact numbers were based on a 20+ Unit Multifamily Development as no other data was able to be found.

SFD - Single Family Dwelling
 MFD - Multi Family Dwelling
 SFSD - Single Family Semi-Detached

Manheim Township:

- Population (2020): 43,977
- 24.3 Square Miles
- 15,552 Acres
- Density – 1,810 People/Sq Mile

New Britain Township:

- Population (2020): 12,327
- 14.7 Square Miles
- 9,900 Acres
- Density – 839 People/Sq Mile

Dover Township:

- Population (2020): 22,366
- 42.1 Square Miles
- 26,944 Acres
- Density – 531 People/Sq Mile

All Topics	Manheim township, Lancaster County, Pennsylvania	New Britain township, Bucks County, Pennsylvania	Dover township, York County, Pennsylvania
Population, percent change - April 1, 2020 (estimates base) to July 1, 2021, (V2021)	▲ NA	▲ NA	▲ NA
PEOPLE			
Population			
Population Estimates, July 1 2021, (V2021)	▲ NA	▲ NA	▲ NA
Population estimates base, April 1, 2020, (V2021)	▲ NA	▲ NA	▲ NA
Population, percent change - April 1, 2020 (estimates base) to July 1, 2021, (V2021)	▲ NA	▲ NA	▲ NA
Population, Census, April 1, 2020	15.3%	11.4%	6.1%
Population, Census, April 1, 2010	43,977	12,327	22,366
Population, Census, April 1, 2010	38,133	11,070	21,078
Age and Sex			
Persons under 5 years, percent	▲ 5.4%	▲ 5.6%	▲ 5.7%
Persons under 18 years, percent	▲ 21.9%	▲ 22.0%	▲ 20.3%
Persons 65 years and over, percent	▲ 22.6%	▲ 18.5%	▲ 18.1%
Female persons, percent	▲ 52.4%	▲ 52.1%	▲ 52.3%
Race and Hispanic Origin			
White alone, percent	▲ 85.9%	▲ 93.4%	▲ 94.8%
Black or African American alone, percent (a)	▲ 3.7%	▲ 1.4%	▲ 2.5%
American Indian and Alaska Native alone, percent (a)	▲ 0.2%	▲ 0.0%	▲ 0.0%
Asian alone, percent (a)	▲ 5.2%	▲ 4.8%	▲ 0.5%
Native Hawaiian and Other Pacific Islander alone, percent (a)	▲ 0.0%	▲ 0.0%	▲ 0.0%
Two or More Races, percent	▲ 3.1%	▲ 0.4%	▲ 2.0%
Hispanic or Latino, percent (b)	▲ 10.5%	▲ 2.5%	▲ 5.2%
White alone, not Hispanic or Latino, percent	▲ 78.4%	▲ 90.9%	▲ 89.9%
Population Characteristics			
Veterans, 2015-2019	2,546	538	1,546
Foreign born persons, percent, 2015-2019	8.3%	7.7%	1.6%
Housing			
Housing units, July 1, 2019, (V2019)	X	X	X
Owner-occupied housing unit rate, 2015-2019	72.2%	86.0%	84.3%
Median value of owner-occupied housing units, 2015-2019	\$237,700	\$358,300	\$154,100
Median selected monthly owner costs -with a mortgage, 2015-2019	\$1,689	\$2,289	\$1,410
Median selected monthly owner costs -without a mortgage, 2015-2019	\$632	\$772	\$574
Median gross rent, 2015-2019	\$1,220	\$1,394	\$1,082
Building permits, 2020	X	X	X
Families & Living Arrangements			
Households, 2015-2019	15,954	4,153	8,688
Persons per household, 2015-2019	2.44	2.72	2.48
Living in same house 1 year ago, percent of persons age 1 year+, 2015-2019	87.1%	89.5%	87.9%
Language other than English spoken at home, percent of persons age 5 years+, 2015-2019	14.0%	8.9%	2.9%
Computer and Internet Use			
Households with a computer, percent, 2015-2019	92.0%	94.5%	88.5%
Households with a broadband Internet subscription, percent, 2015-2019	83.6%	92.7%	79.2%
Education			
High school graduate or higher, percent of persons age 25 years+, 2015-2019	84.0%	96.4%	90.6%
Bachelor's degree or higher, percent of persons age 25 years+, 2015-2019	46.7%	46.2%	18.8%
Health			
With a disability, under age 65 years, percent, 2015-2019	5.9%	5.1%	8.8%
Persons without health insurance, under age 65 years, percent	▲ 4.4%	▲ 2.7%	▲ 4.6%

Economy			
In civilian labor force, total, percent of population age 16 years+, 2015-2019	64.4%	68.8%	67.4%
In civilian labor force, female, percent of population age 16 years+, 2015-2019	58.7%	62.6%	60.3%
Total accommodation and food services sales, 2012 (\$1,000) (c)	113,030	12,077	11,312
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	380,325	48,343	20,979
Total manufacturers shipments, 2012 (\$1,000) (c)	1,206,053	D	47,135
Total retail sales, 2012 (\$1,000) (c)	873,575	54,036	115,861
Total retail sales per capita, 2012 (c)	\$22,572	\$4,880	\$5,484
Transportation			
Mean travel time to work (minutes), workers age 16 years+, 2015-2019	22.0	31.5	28.8
Income & Poverty			
Median household income (in 2018 dollars), 2015-2019	\$78,294	\$103,890	\$61,885
Per capita income in past 12 months (in 2019 dollars), 2015-2019	\$46,171	\$47,776	\$31,889
Persons in poverty, percent	▲ 8.1%	▲ 5.5%	▲ 6.9%
BUSINESSES			
Businesses			
Total employer establishments, 2019	X	X	X
Total employment, 2019	X	X	X
Total annual payroll, 2019 (\$1,000)	X	X	X
Total employment, percent change, 2018-2019	X	X	X
Total nonemployer establishments, 2018	X	X	X
All firms, 2012	4,246	1,007	1,181
Men-owned firms, 2012	2,290	642	531
Women-owned firms, 2012	1,444	307	435
Minority-owned firms, 2012	354	61	65
Nonminority-owned firms, 2012	3,662	919	1,054
Veteran-owned firms, 2012	364	54	151
Nonveteran-owned firms, 2012	3,675	926	869
GEOGRAPHY			
Geography			
Population per square mile, 2010	1,598.4	750.1	907.2
Land area in square miles, 2010	23.86	14.76	41.56
FIPS Code	4207146896	4201753304	4213319704



240 Multi Family Units

Hilton Ave.

Commercial Area 28 Ac.
100K main building
+ 3 out parcels

Hilton Ave.
Relocated

184 Townhomes

Community
Open Space

Bull Road

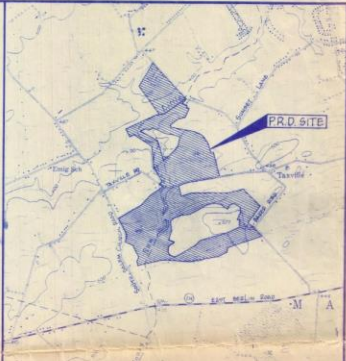
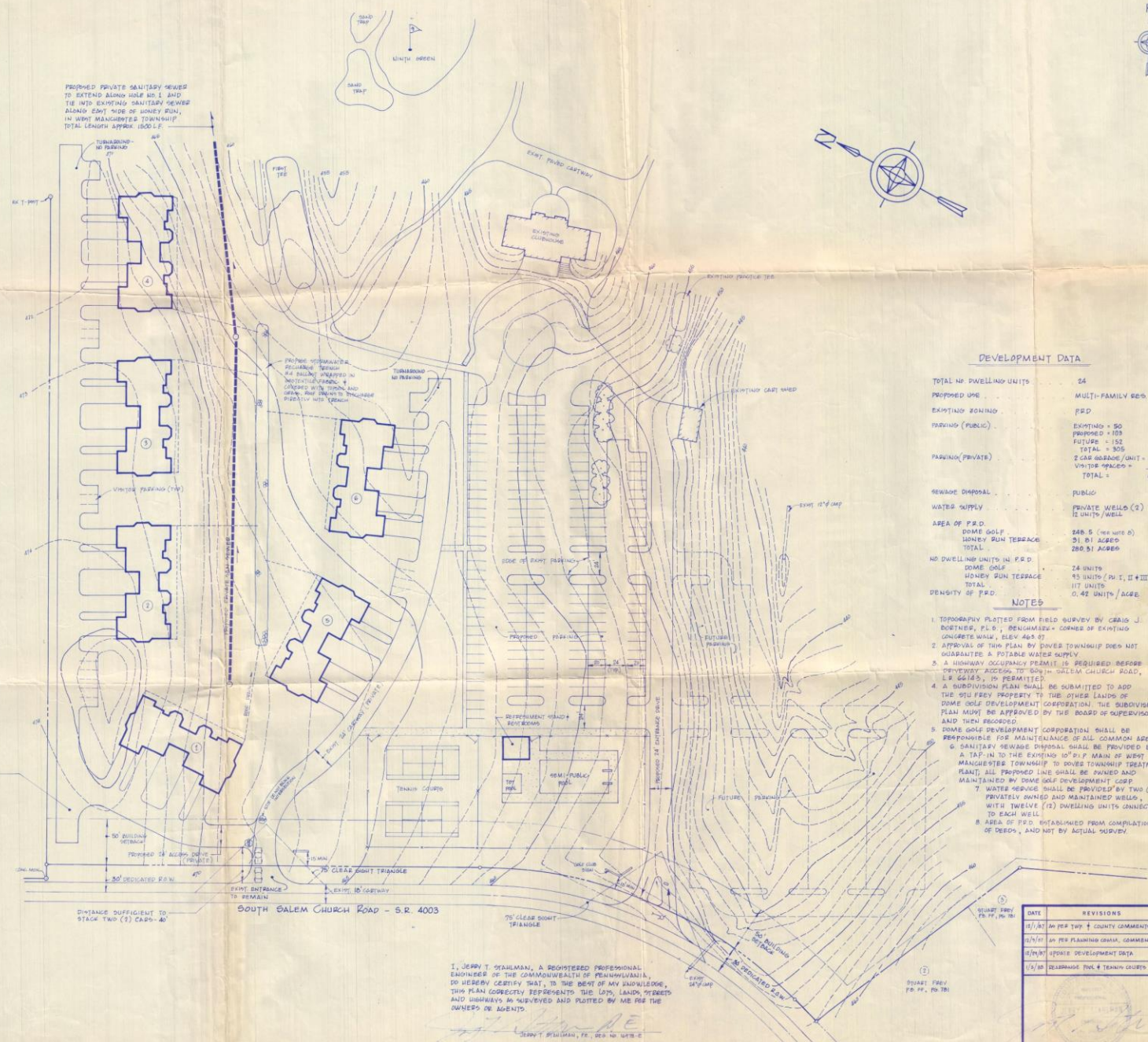
Bull Run PRD
an
Inch & Company Project
2021.06.22

Community
Open Space

Stormwater Ponds
Typical



Prepared by
R.J. Fisher & Assoc. Inc.
717-774-7534
rif@rjfisherengineering.com
www.rjfisherengineering.com



LOCATION MAP
SCALE 1" = 2000'

UNLESS OTHERWISE NOTED, STREETS SHOWN HEREON ARE REFERRED FOR DEDICATION TO THE PUBLIC USE AND SUCH DEDICATION, AND THE LAND DEVELOPMENT DEPARTMENT, IS HEREBY APPROVED BY THE OWNERS.

M. Stan Chonitz secretary
DOME GOLF DEVELOPMENT CORP.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF YORK

ON THIS, THE 20th DAY OF NOV., 1967, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE UNDERSIGNED HEREIN, PERSONALLY APPEARED M. STEVEN CHONITZ, WHO ACKNOWLEDGED HIMSELF TO BE THE SECRETARY OF DOME GOLF CORPORATION AND THAT HE, AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, APPEARED IN MY NAME IN THE WITHIN PLAN OF LOTS, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME SO THAT IT MAY BE RECORDED AS HEREIN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MARK F. CRAMER, JR. NOTARY PUBLIC
IN THE COUNTY OF YORK
BY COMMISSION EXPIRES JAN. 1, 1971
MY COMM. NO. 25234-DEPL-10000

CLASS F. CRAMER, NOTARY

DEVELOPMENT DATA

TOTAL NO. DWELLING UNITS	24
PROPOSED USE	MULTI-FAMILY RES.
EXISTING ZONING	PED
PARKING (PUBLIC)	EXISTING = 50 FUTURE = 152 TOTAL = 202
PARKING (PRIVATE)	2 CAR SPACES/UNIT = 48 VISITOR SPACES = 16 TOTAL = 64
SEWAGE DISPOSAL	PUBLIC
WATER SUPPLY	PRIVATE WELLS (2) 2 UNITS/WELL
AREA OF P.E.D.	248.5 (see note A)
DOME GOLF HONEY RUN TERRACE TOTAL	31, 81 ACRES 280.51 ACRES
NO. DWELLING UNITS IN P.E.D.	24 UNITS 43 UNITS (P.U. I, II & III) 117 UNITS
DENSITY OF P.E.D.	0.42 UNITS/ACRE

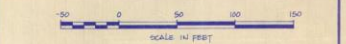
- NOTES**
- TOPOGRAPHY PLOTTED FROM FIELD SURVEY BY CRAIG J. BOSTNER, P.L.S.; BENCHMARK - CORNER OF EXISTING CONCRETE WALL, ELEV. 465.87
 - APPROVAL OF THIS PLAN BY DOVER TOWNSHIP DOES NOT GUARANTEE A POTABLE WATER SUPPLY.
 - A HIGHWAY OCCUPANCY PERMIT IS REQUIRED BEFORE DRIVEWAY ACCESS TO 500' W. GOLF CLUBHOUSE ROAD, I.R. 66145, IS PERMITTED.
 - A SUBDIVISION PLAN SHALL BE SUBMITTED TO ADD THE SPLIT FEES PROPERTY TO THE OTHER LANDS OF DOME GOLF DEVELOPMENT CORPORATION. THE SUBDIVISION PLAN MUST BE APPROVED BY THE BOARD OF SUPERVISORS AND THEN RECORDED.
 - DOME GOLF DEVELOPMENT CORPORATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL COMMON AREAS.
 - SANITARY SEWAGE DISPOSAL SHALL BE PROVIDED BY A TAP-IN TO THE EXISTING 10" D.I.P. MAIN OF WEST MANCHESTER TOWNSHIP TO DOVER TOWNSHIP TREATMENT PLANT. ALL PROPOSED LINES SHALL BE OWNED AND MAINTAINED BY DOME GOLF DEVELOPMENT CORP.
 - WATER SERVICE SHALL BE PROVIDED BY TWO (2) PRIVATELY OWNED AND MAINTAINED WELLS, WITH TWELVE (12) DWELLING UNITS CONNECTED TO EACH WELL.
 - AREA OF P.E.D. ESTABLISHED FROM COMPLICATION OF DEEDS, AND NOT BY ACTUAL SURVEY.

REVIEWED BY THE PLANNING COMMISSION OF DOVER TOWNSHIP THIS 30th DAY OF DECEMBER, 1967

CHAIRMAN: *Michael J. Shuman*
James E. Duff
Walter E. Jordan

APPROVED BY THE BOARD OF SUPERVISORS OF DOVER TOWNSHIP THIS 11th DAY OF JANUARY, 1968

CHAIRMAN: *Frank S. Duff*
J. K. Little
Donald H. Stone
Reed S. Homan, Two Sons



DATE	REVISIONS	MARK
11/27/67	BY PER TWP & COUNTY COMMENTS	J.E.M.
12/7/67	BY PER PLANNING COMM. COMMENTS	J.E.M.
12/19/67	APPROX DEVELOPMENT DATA	J.E.M.
1/5/68	DEBARRAQUE TOOL # TRAINING COURTS	J.E.M.

REVISION TO EXISTING
HONEY RUN PLANNED RESIDENTIAL DEVELOPMENT MASTER PLAN

DOVER TOWNSHIP, YORK COUNTY, PA.

HONEY RUN PLANNED RESIDENTIAL DEVELOPMENT
DOME GOLF DEVELOPMENT CORP.
515 SOUTH SALEM CHURCH ROAD
DOVER, PA.

DATE 11/28/67
SCALE 1" = 50'
DRAWN BY J.E.M.
CHECKED BY J.T.G.

stallman & stahlman, inc.
Planning, Engineering & Surveying
135 WEST MARKET STREET
YORK, PENNSYLVANIA 17401

SHEET NO. OF 1
DRAWING NO. A-87-106-PED

I, JERRY T. STAHLMAN, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND UTILITIES AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

JERRY T. STAHLMAN, P.E. REG. NO. 1475-E

REVIEWED BY DOVER
TOWNSHIP PLANNING COMMISSION
DATE: JULY 5, 1995
Michael H. Jackson
Larry E. Miller
Larry E. Mellott
Angie K. Koenig
Frank P. Hittell

APPROVED BY DOVER
TOWNSHIP BOARD OF SUPERVISORS
DATE: 9-25-95 signed
7-10-95 cond. appn.

Susan M. Kane
Doreen E. Williams
Michael
only D. Kane

REVIEWED BY THE YORK COUNTY PLANNING COMMISSION
THIS 3rd DAY OF October 1995
Reed J. Quinn, Jr.
Director

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR
YORK COUNTY, PENNSYLVANIA, IN THE PLAN BOOK WN PAGE 500
THIS 2nd DAY OF October A.D. 19 95

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- CENTER LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- EXISTING INLET
- PROPOSED WELL
- PROPOSED 8" SAN. LATERAL
- PROPOSED 4" COPR ROOF DRAIN LEADERS (COIL PIPE) ADS OR EQUAL W/ FITTINGS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF YORK

ON THIS 10th DAY OF July 1995, BEFORE ME, THE SUBSCRIBER, A
NOTARY IN AND FOR SAID STATE AND COUNTY, THE UNDERSIGNED OFFICER PERSONALLY
APPEARED STEPHEN M. CONCINO, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT
OF DEVELOPMENT CORP. AND HE AS SUCH PRESIDENT, BEING AUTHORIZED
TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED
BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS PRESIDENT.

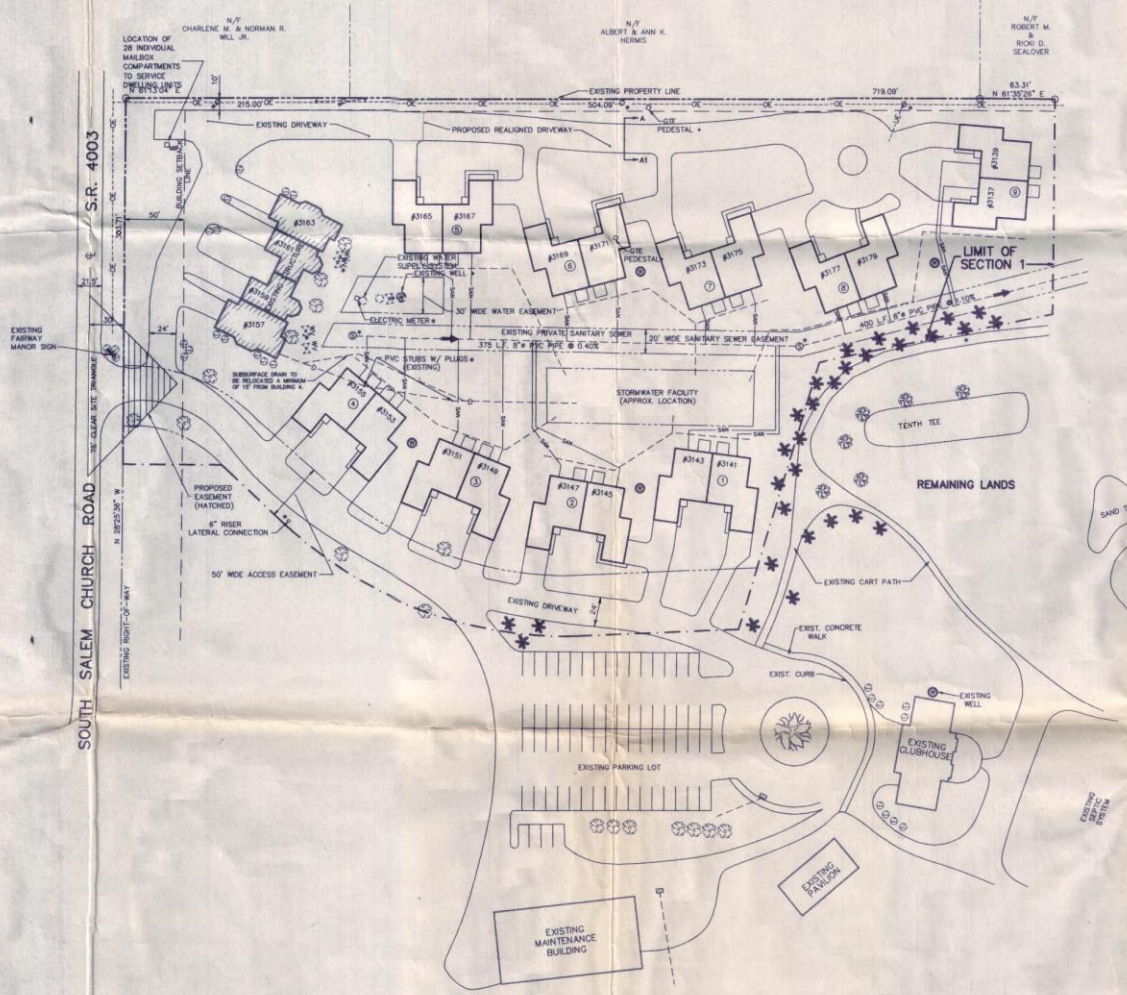
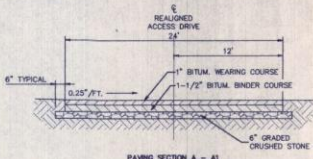
IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

Philly Marie Neenan SEAL
Notary Public
My Commission Expires 08/01/98
Member, Pennsylvania Association of Notaries

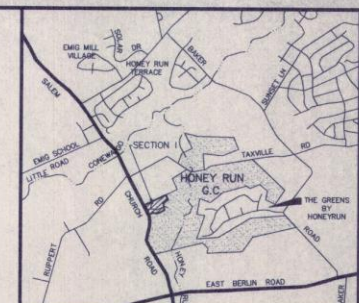
THIS LAND DEVELOPMENT IS HEREBY APPROVED BY THE
PROPERTY OWNER
DOME GOLF DEVELOPMENT CORPORATION
3131 SOUTH SALEM CHURCH ROAD
YORK, PA 17404
DATE: 7/10/95
BY: Stephen M. Concino



I, JOHN J. LUCIAN, A REGISTERED PROFESSIONAL ENGINEER
OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY
THAT THIS LAND DEVELOPMENT PLAN WAS PREPARED USING
ACCEPTED ENGINEERING METHODS AND TO THE BEST OF MY
KNOWLEDGE, REPRESENTS THE EXISTING CONDITIONS AND PROPOSED
IMPROVEMENTS AS SHOWN AND LISTED UNDER MY SUPERVISION
FOR THE OWNERS OR AGENTS.
John J. Lucian 7/7/95
JOHN J. LUCIAN REGISTRATION NO. PE-036714-E



LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED
UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE
NOT GUARANTEED TO BE COMPLETE OR ACCURATE BY LAND
SURVEY CONSULTANTS, INC. CONTRACTOR SHOULD CONTACT
THE PA ONE CALL SYSTEM (1-800-242-1773) PRIOR
TO ANY EXCAVATION AS REQUIRED BY PA ACT 30 (1991).



LOCATION MAP
SCALE: 1" = 200'

DEVELOPMENT DATA

AREA OF PLANNED RESIDENTIAL DEVELOPMENT (P.R.D.)
DOME GOLF DEVELOPMENT CORP. (REMAINING LANDS) = 219.91 ACRES
SECTION 1 - ST. ANDREWS AT HONEY RUN = 8.133 ACRES
HONEY RUN TERRACE (EXISTING PROPERTIES LINES) = 31.81 ACRES
DALE ANSTINE HOMESTEAD = 22.33 ACRES
TOTAL AREA OF P.R.D. = 282.18 ACRES

SECTION #1 SITE DATA

EXISTING DWELLING UNITS: 4
PROPOSED DWELLING UNITS: 18
PROPOSED USE: MULTIFAMILY RESIDENTIAL (CONDOMINIUM)
ZONING CLASSIFICATION: P.R.D.
DENSITY OF P.R.D.: 0.41 UNITS/PER ACRE (DENSITY WITHIN SECTION 1: 3.59 UNITS/ACRE)
REQUIRED BUILDING SETBACKS (FROM FRONT AND SIDE PROPERTY LINES)
ALONG SOUTH SALEM CHURCH ROAD - 50'
FRONT YARD - 30'
SIDE YARD - 10'
REAR YARD - 30'
SOURCE OF TITLE: DEED BOOK 82-W, PAGE 181
TYPE OF SEWER DISPOSAL: PUBLIC
TYPE OF WATER SUPPLY: FIVE (5) PRIVATELY OWNED & MAINTAINED WELLS
EXISTING PARKING: 42 SPACES
PROPOSED PARKING: 18 IN 2 ZONAGE = 36 (TOTAL PARKING - 44 SPACES)
PROPOSED BUILDING COVERAGE: 30.407 ac (14.7% R)
PROPOSED IMPERVIOUS COVERAGE: 55.125 ac (20.6% R)
PROPOSED COVERAGE: 94.822 ac (33.42% R)

NOTES:

1. DOVER TOWNSHIP PREVIOUSLY APPROVED A PRD ON 1/11/88. IT WAS
RECORDED IN PLAN BOOK 1, PAGE 522. ON 7/9/95 THE PLAN (LINE #
A87-008-PRD) WAS PREPARED BY STALLMAN AND STALLMAN, INC. THE
PURPOSE OF THIS PLAN IS TO PROVIDE PROPOSED MODIFICATIONS TO ALTER THE
PLAN. THIS PLAN IS TO BECOME A PART OF THE P.R.D. MASTER PLAN.
2. EXISTING FEATURES SHOWN HEREON, UNLESS OTHERWISE NOTED AS (*),
ARE TAKEN FROM A PLAN ENTITLED "REVISION TO EXISTING HONEY RUN
PLANNED RESIDENTIAL DEVELOPMENT MASTER PLAN" PREPARED BY
STALLMAN & STALLMAN, INC. DATED 10-8-85, AND LAST REVISED
3-23-84. ITEMS FIELD LOCATED BY LAND SURVEY CONSULTANTS, INC.
3. NET STORAGE AREA WILL BE ENLARGED AND/OR RELOCATED TO
COMPENSATE FOR ADDITIONAL BUILDING COVERAGE.
4. UNITS 5 THROUGH 9 SHALL HAVE BASEMENT SANITARY SERVICE. UNITS
1 THROUGH 4 SHALL HAVE FIRST FLOOR SANITARY SERVICE.
5. PRIOR TO THE START OF CONSTRUCTION, THE DEVELOPER SHALL
VERIFY TOPOGRAPHY.
6. UNIT STREET ADDRESS IS SOUTH SALEM CHURCH ROAD.
7. THE PREVIOUSLY APPROVED SANITARY SEWER MODULE NUMBER
IS 93-47915-540-3.
8. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 430 OF
THE ACT OF JUNE 1, 1945 (PL 242 NO. 428) KNOWN AS THE "STATE HIGHWAY
LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
9. COMMON SPAN SPACE WITHIN SECTION 1 INCLUDES ALL THE "OPEN" SPACE AND
ACCESS DRIVEWAYS. EXCLUSIONS ARE THE BUILDING STRUCTURES AND PARKING
AREAS. ON THESE BUILDING GARAGES, COMMON OPEN SPACE IS OWNED AND
MAINTAINED BY THE CONDOMINIUM ASSOCIATION.
10. THE LIMIT OF THE SECTION 1 LINE DELINEATES THE EXTERIOR LIMITS OF THE
FOLLOWING CONDOMINIUM ASSOCIATIONS:
- FAMILY MANOR CONDOMINIUM ASSOCIATION
- ST. ANDREWS AT HONEY RUN CONDOMINIUM ASSOCIATION
SECTION 1 LINE IS SHOWN FOR CONDOMINIUM DOCUMENT PURPOSES.
11. EXISTING FARMWAY MANOR SIGN AND LANDSCAPING WILL BE RELOCATED
OUTSIDE OF THE CLEAR SIGHT TRIANGLE.
12. ELEVATIONS SHOWN ON THE GRADING PLAN ARE BASED ON WEST MANCHESTER
TOWNSHIP SANITARY SEWER DATUM AS PER PLAN REFERENCED IN NOTE 2.

5.	07/17/95	GENERAL REVISION	M.J.L.
4.	06/30/95	REVISE AS PER TOWNSHIP STAFF MEETING COMMENTS	M.S.K.
3.	06/26/95	ADD ROOF DRAINS AND SANITARY SEWER LATERALS	M.S.K.
2.	06/05/95	GENERAL REVISION	M.S.K.
1.	4/12/95	GENERAL REVISION	M.J.L.
No.	DATE	REVISION	BY

DOME GOLF DEVELOPMENT CORPORATION
REVISED SECTION 1
FINAL DEVELOPMENT PLAN
ST. ANDREWS AT
HONEY RUN CONDOMINIUM
PLANNED RESIDENTIAL DEVELOPMENT
DOVER TOWNSHIP YORK COUNTY, PA.

DRAWN BY:
M.J.L.
CHECK BY:
C.A.S.
DATE:
4/7/95
SCALE:
1" = 50'

LSC LAND SURVEY CONSULTANTS
ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
156 NORTH GEORGE STREET YORK, PA 17401-1116 PHONE (717)845-8383 FAX (717)852-0816

JOB NO.:
780-28
CADD FILE NO.:
780211
SHEET NUMBER:
D-1

AN ORDINANCE REGULATING **PLANNED RESIDENTIAL DEVELOPMENT**; TO PROVIDE FOR VARIETY AND FLEXIBILITY IN LAND DEVELOPMENT FOR RESIDENTIAL PURPOSES AND USES ANCILLARY THERETO; ESTABLISHING STANDARDS AND CONDITIONS FOR PLANNED RESIDENTIAL DEVELOPMENT; PROVIDING FOR THE MORE EFFICIENT ALLOCATION AND MAINTENANCE OF COMMON OPEN SPACE ANCILLARY TO NEW RESIDENTIAL AREAS; PROVIDING FOR THE ADMINISTRATION AND ENFORCEMENT OF THIS ORDINANCE IN THE TOWNSHIP OF DOVER, IN THE COUNTY OF YORK AND COMMONWEALTH OF PENNSYLVANIA.

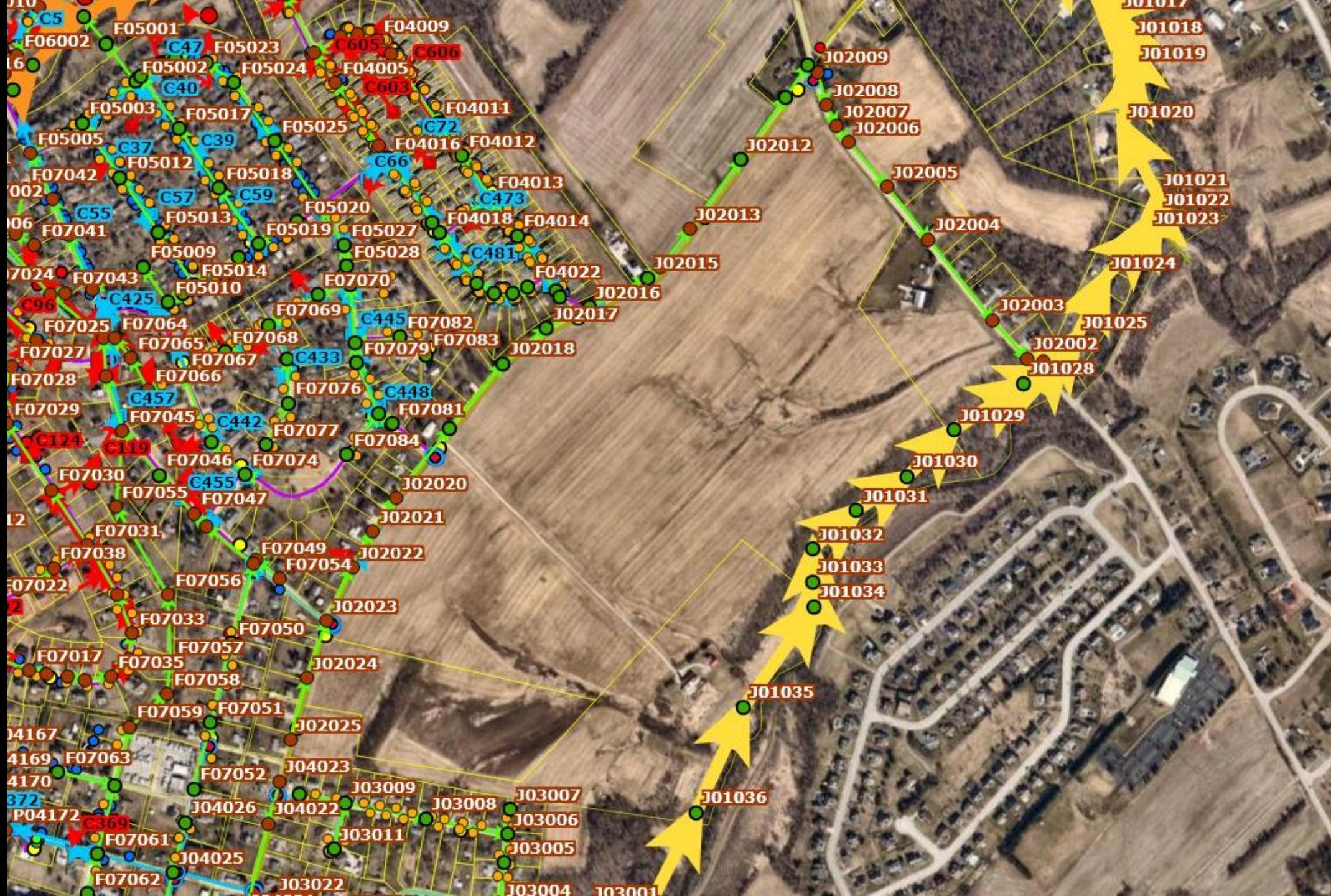
BE IT ORDAINED by the BOARD OF SUPERVISORS OF THE TOWNSHIP OF DOVER, in the County of York and Commonwealth of Pennsylvania, as follows:

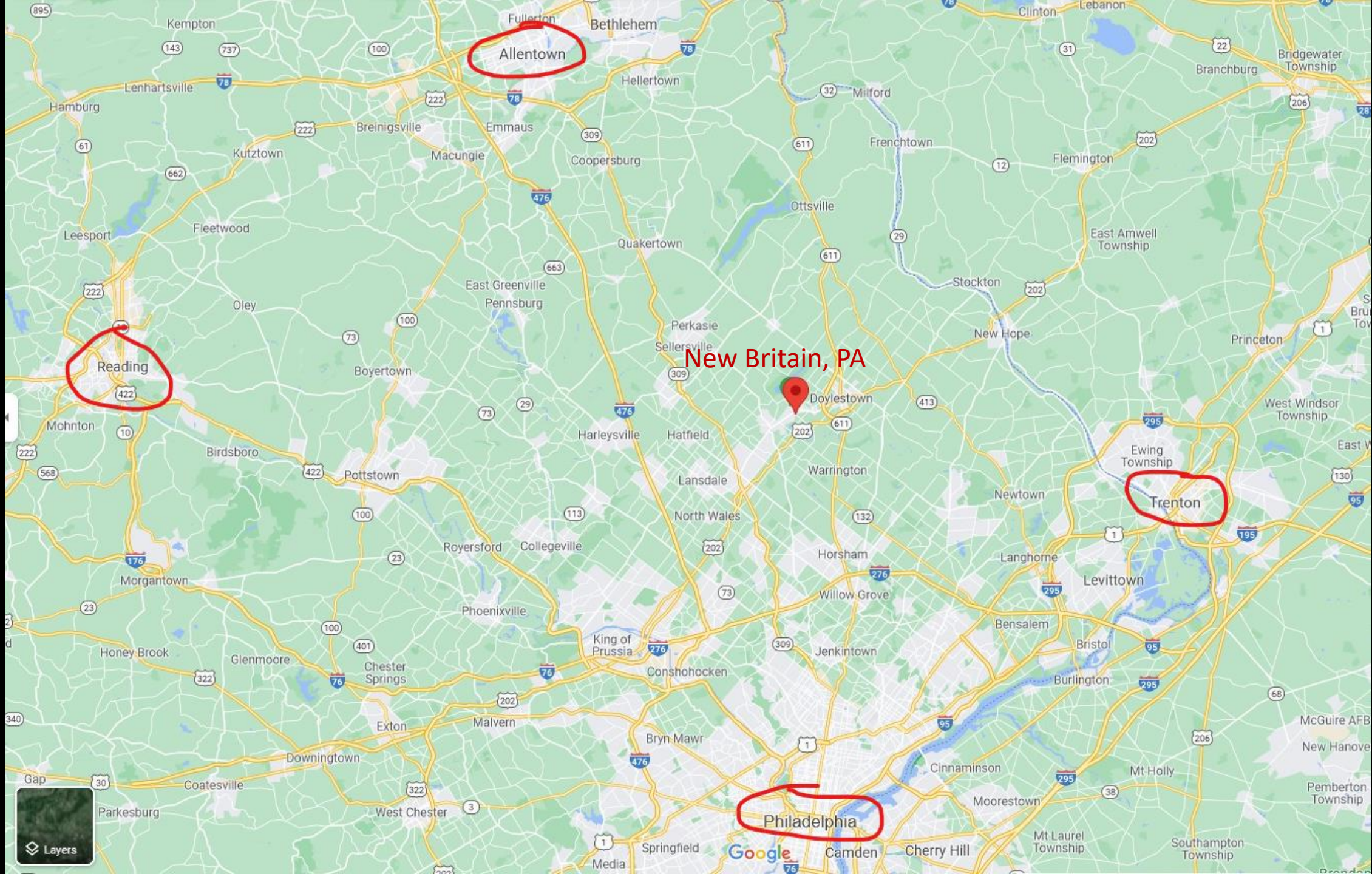
PART I

TITLE AND PURPOSES; DEFINITIONS

- s. 100 Short Title: This Ordinance shall be known as the "Dover Township Planned Residential Development Ordinance."
- s. 101 Purposes of Ordinance: In order that the purposes of this Ordinance be furthered in an era of increasing urbanization and of growing demand for housing of all types and design; to insure that the provisions of the Dover Township Zoning Ordinance which are concerned in part with the uniform treatment of dwelling type, bulk, density and open space within each zoning district, shall not be applied to the improvement of land by other than lot by lot development in a manner that would distort the objectives of that Ordinance; to encourage innovations in residential development and renewal so that the growing demand for housing may be met by greater variety in type, design and layout of dwellings and by the conservation and more efficient use of open space ancillary to said dwellings; so that greater opportunities for better housing and recreation may extend to all citizens and residents of this Township; and in order to encourage a more efficient use of land and of public services and to reflect changes in the technology of land development so that economies secured may enure to the benefit of those who need homes; and, in aid of these purposes, to provide a procedure which can relate the type, design and layout of residential development to the particular site and the particular demand for housing existing at the time of development in a manner consistent with the preservation of the property values within existing

- (a) Uses Permitted: The uses permitted in a planned residential development may include and shall be limited to:
- (1) Dwelling units in detached, semi-detached, attached or multi-storied structures, or any combination thereof; and
 - (2) Non-residential uses of a religious, cultural, educational, recreational, office and commercial character to the extent they are designed and intended to serve primarily the residents of the planned residential development.
 - (3) No commercial use, nor any building devoted primarily to a commercial use, shall be built or established prior to the residential buildings or uses it is designed or intended to serve.
- (b) Density, or intensity, of land use:
- (1) The total ground area occupied by buildings and structures shall not exceed 25% of the total area of the planned residential development.
 - (2) The maximum number of dwelling units shall not exceed fourteen (14) dwelling units for each acre of the total area of land contained within the planned residential development.
 - (3) Any proposed planned residential development shall contain not less than one thousand (1,000) dwelling units, and two hundred fifty (250) acres of land. For the purposes of this Ordinance, where the area of land contained within a proposed planned residential development lies partly in two or more municipalities, each of which have a Planned Residential Development Ordinance, all of such contiguous land may be added together for the purpose of determining compliance with the requirement of two hundred fifty (250) acres.





Allentown

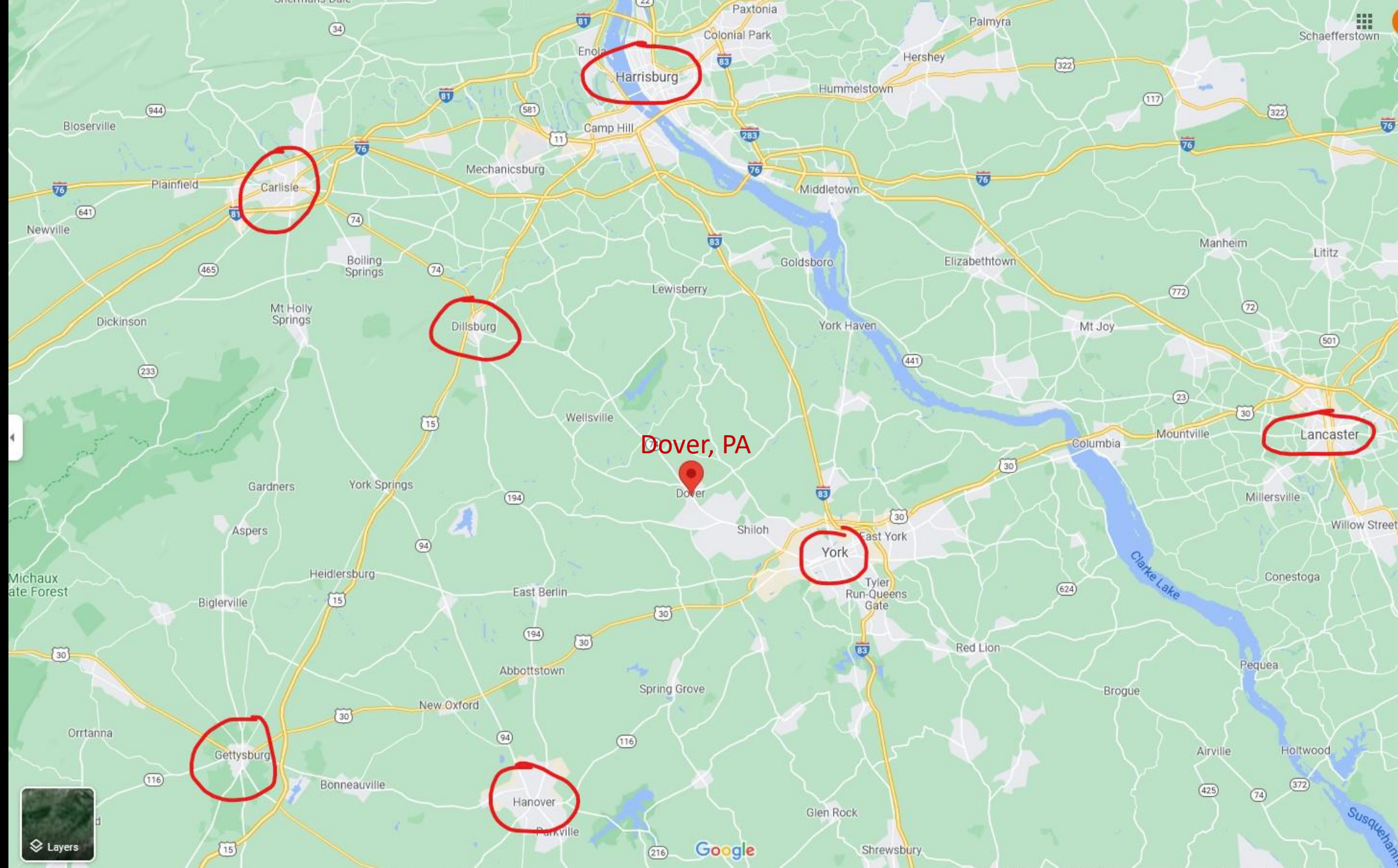
Reading

New Britain, PA

Trenton

Philadelphia

Layers



Dover, PA

Harrisburg

Carlisle

Dillsburg

York

Lancaster

Gettysburg

Hanover





[Departments](#)

[General Info](#)

[Calendar](#)

[News](#)

[Directions](#)

[Contact](#)

[Search +](#)

New Britain Township

Bucks County, Pennsylvania

207 Park Avenue / Chalfont, Pa 18914 / ☎ 215-822-1391



Search Map [Q]

Map navigation controls: zoom in (+), zoom out (-), home, refresh.



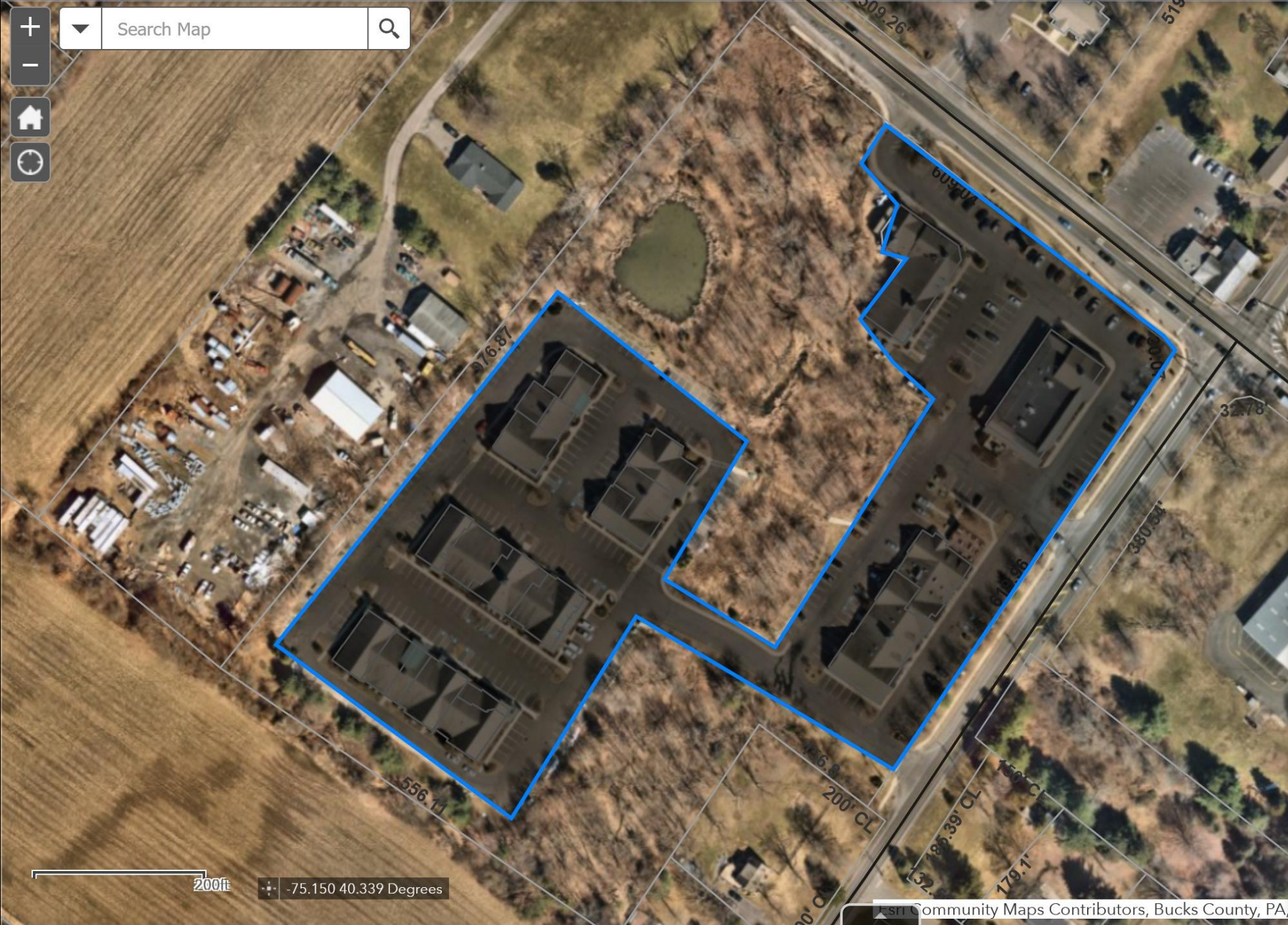
26-012-064	
Parcel Number	26-012-064
Address	FERRY RD
Municipality	New Britain Township
Deed Area (Acres)	13.57000000 AC
Owner 1	NEW BRITAIN DEVR LP
Owner 2	
Land Use Code	2407
Zoom to	...

NEW BRITAIN TOWNSHIP FOUNTAINVILLE SHOPPING CENTER

200ft | -75.149 40.339 Degrees



Search Map



Measurement

Acres

Measurement Result

7.38 Acres

Clear

200ft -75.150 40.339 Degrees



WEST
313
←





Swamp Rd

NO TURN ON RED

CASA TORO

EAST WEST KARATE FAMILY MARTIAL ARTS

NAILS & SPA

Adams Auto

40

LEFT TURN YIELD ON GREEN



START CROSSING
Watch For
Vehicles

DON'T START
Finish Crossing
If Started

FLASHING
08
TIME REMAINING
To Finish Crossing
TIMER

STEADY
DON'T CROSS

← TO CROSS
PUSH BUTTON



WARD RD

ry Rd

NO TURN ON RED

SPEED LIMIT 35

NO TURN ON RED

109 deg (1)

075.15150 W

DATAPOINT WGS84



LEFT LANE

STOP HERE ON RED



GUTTER CLEANING
GUTTER DOCTOR
855-322-7400

Ferry Rd



WELCOME
To
FOUNTAINVILLE
NEW BRITAIN TOWNSHIP

FOR LEASE
1,000 S.F. Professional Office
COMMERCIAL PROPERTY - LEASE/BUY
Fountainville
267-204-3160
** CALL FOR RECORDS DETAILS **




drive-thru pharmacy

Manhattan BAGEL	Richard N. Bash Dentist
Boucher & James, Inc. CONSULTING ENGINEERS	Fantastic Sams FRESH BREAD FRESH FARMERS
FUSION FITNESS STUDIO	Jennifer's NAILS Nail Design & Manicuring
ROMAN DELIGHT A Family Restaurant	

Fantastic Sams

Manhattan
BAGEL

Manhattan
BAGEL

NO PARKING
FREE ZONE



NAILS & SPA

Aesthetic & Restorative
Family Dentistry

Richard East, D.D.S.

Fantastic Sams

Challah BAGEL





drive-thru pharmacy

CVS pharmacy



CVS pharmacy

CVS pharmacy






ROMAN DELIGHT
Fountainville
Est. 1994

Fountainville

FOUNTAINVILLE
VILLAGE
OFFICE PARK

400	TOHICKON INTERNAL MEDICINE, LLC
702	LAB CORP
402	DOYLESTOWN GYNECOLOGY, LLC
403	CENTRAL BUCKS RHEUMATOLOGY
404	FOUNDATIONS COMMUNITY PARTNERSHIP
405	DR. E. SPIERS-DERMATOLOGY
500	BOUCHER & JAMES, INC.
501	JUNCTION PC, Inc. / IDENTIFY IOT
502	EULUM DESIGN
600	Fountainville Medical Specialists
601	W W S - Physical Therapy
602	R. D. FINK AGENCY, INC.
603	arna ENGINEERING
701	Landis Agencies 
700	KIDS CARE
704	Bucks County Conservation Dist.

1456 Ferry Road





3C DRILLING
LLC

FDC

READYRESPONSE

SUITE 305B



iQnection
Web Design & Marketing

READYRESPONSE

Handicap Parking

PROMARK
COMMERCIAL
PROPERTY MAINTENANCE

PROMARK
COMMERCIAL
PROPERTY MAINTENANCE





← 400

← 500

600 →

700 →



700

LAB CORP
Suite 702



Bucks County
Conservation
District
Suite 704





anna
RESTAURANT

anna
RESTAURANT
501-2-01





Physical & Vestibular
Therapy & Rehabilitation
Wendy Webb Schoenewald, P.T.
& Associates
Suite 601

Physical Therapy &
Vestibular Rehabilitation
Enter this way
215-489-3234

a
EN



FDC

Nationwide
Landis
Agencies
Suite 701

RESERVED
HANDICAPPED

RESERVED
HANDICAPPED



600

Doylestown Health
Internal Medicine
Fountainville
SUITE 600

Carla S. Patton, MD
Thomas K. Ruby, MD
Joanne E. Connell, MD, MPH
Tara L. Verdolini, CRNP

RESERVED
PARKING



VIOLATORS
SUBJECT
TO FINE
AND TOWING
MIN. FINE \$50
MAX. FINE \$300

RESERVED
PARKING
A N
SIBLE
TOPS
JECT
FINE
OWING
NE
E-SE





Fountainville Professional Building
Building 500

Junction PC, Inc.
Identity ACT



STOP

Boucher & Lanes, Inc.
CONSULTING ENGINEERS



FDC

Elizabeth M. Spier, M.D.
DERMATOLOGY
Suite 405


CENTRAL BUCKS
RHEUMATOLOGY
Sherilyn T. McCollum, D.O.
Suite 403

**FOUNDATIONS
COMMUNITY
PARTNERSHIP**
Suite 404

ATTENTION
Please use the side entrance
for entry

ATTENTION
Please use the side entrance
for entry

RESERVED
PARKING



VIOLATORS
SUBJECT
TO FINE
AND TOWING
MIN. FINE \$50
MAX. FINE \$200

DOYLESTOWN
GYNECOLOGY, LLC
Suite 402

PLEASE
WEAR
FACE MASK
THANK YOU

R
I
A
M
M

400

TOHICKON INTERNAL
MEDICINE, LLC
Suite 400

LabCorp
HAC MO...











Web Design & Marketing


Web Design & Marketing
Suite 325





iQnection
Web Design & Marketing



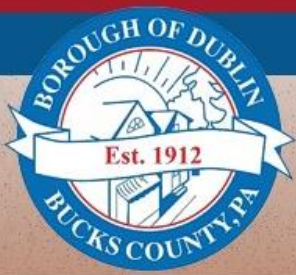




SIGNATURE CLEANERS



RACTION
FENCE
206-346-6300



DUBLIN BOROUGH

Bucks County, Pennsylvania

119 Maple Avenue
Dublin, Pa 18917
☎ 215-249-3310



Forms and Documents
Browse our Borough forms and documents section for important info

Borough Council
View our current agenda or Borough meeting minutes

Pay Your Utility Bill
Securely pay or view your Dublin Borough utility bill online

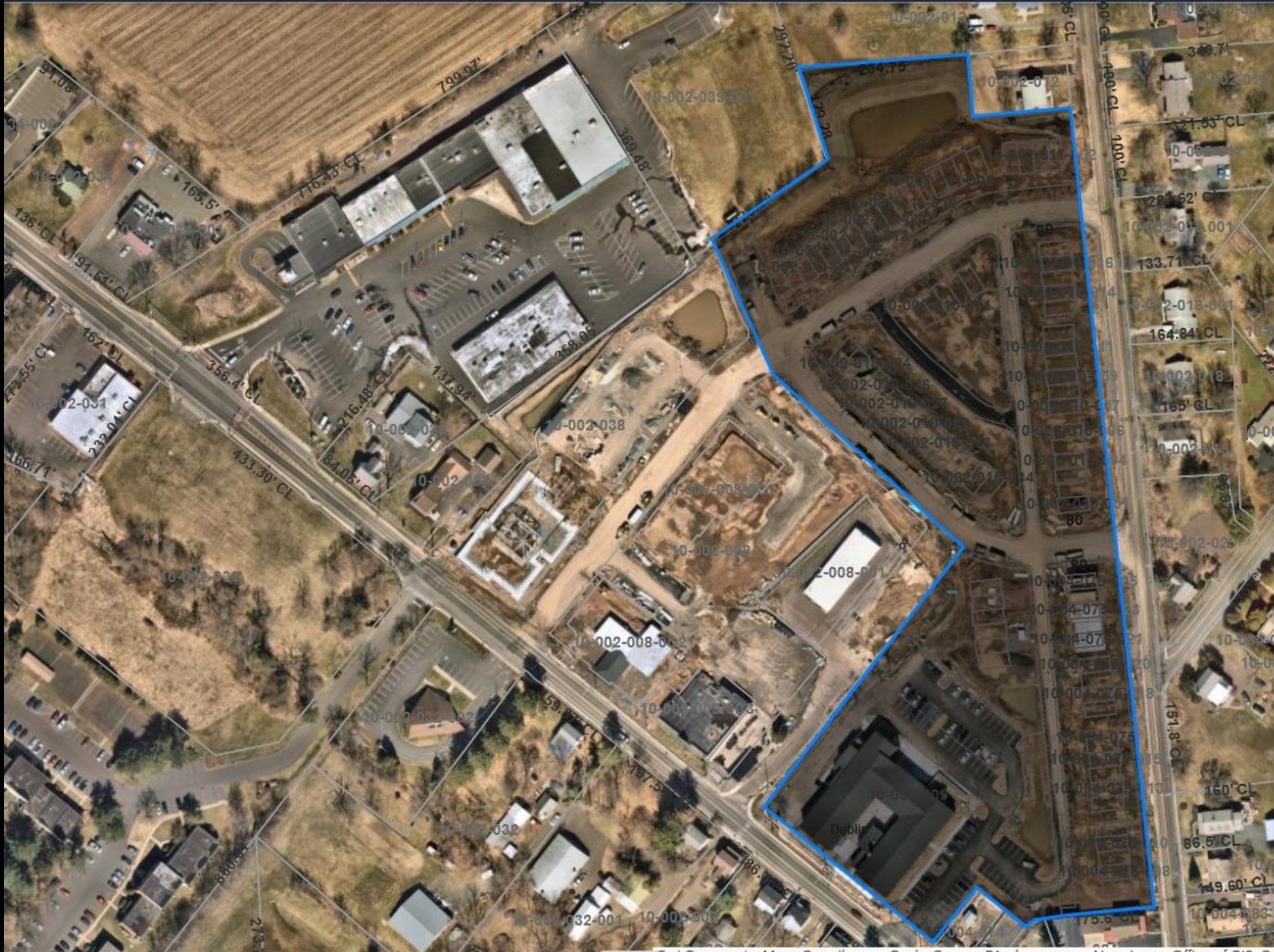
Emergency Alerts
Receive text messages and/or email alerts for our region

DUBLIN NEWS

COVID 19 UPDATES
01/04/2022
Get Vaccinated to Protect Against COVID-19 Delta Variant and Future Threats: [...]

LOCAL WEATHER





Measurement ⌵ ✕

   | Acres ▾

Measurement Result

10.2 Acres

Clear

App State ✕

Click to restore the map extent and layers visibility where you left off.

Esri Community Maps Contributors, Bucks County, PA, data.pa.gov, New Jersey Office of GIS, © Press CTRL to enable snapping



123 North Main Street

The
SQUARE
- OFFICES -



EST.
—
**Boiler
Room**
—
2021





The
SQUARE
123 North Main Street
Premium Import Korea
Cuisine
Manicure on Main Salon & Spa
Hosiery
Bucks County Arts and Dance
The Novel Baker
THE Yoga
Woodburn Valley
Picnic on Main
Whisk and Vine
Farm to Toast
The Buller Room

GOURMET TOAST
COFFEE
SMOOTHIES





The
SQUARE

123 North Main Street

Maximum Impact Karate

Curves

Manes on Main Salon & Spa

Makers

Bucks County Arts and Dance

The Novel Baker

TMS Yoga

Wildflower Valley

Pineapple on Main

Wheat and Vine

Farm to Toast

The Boiler Room















BEDMINSTER
SQUARE

186 Pipers Inn Drive
Fountainville, PA 18923

\$325,000
Last Sold Price

3
Beds

2
Baths

2
1/2 Baths

2,016 Sq. Ft.
\$161 / Sq. Ft.

☆ Save

↪ Share

- Overview
- Location
- Property Info
- Property History
- Public Records
- Schools
- Similar Homes

Closed 7/22/19



Status	Closed
MLS #	PABU470968
Days on Market	6
Taxes	\$4,632 / year
HOA Fees	\$136 / month
Condo/Co-op Fees	-
Compass Type	Townhouse
MLS Type	Residential / Fee Simple
Year Built	2007
Lot Size	0.06 AC / 2,664 SF
County	Bucks County

bright MLS

◀
▶
View All
Map
Street View

bedminster square dublin pa



For Sale

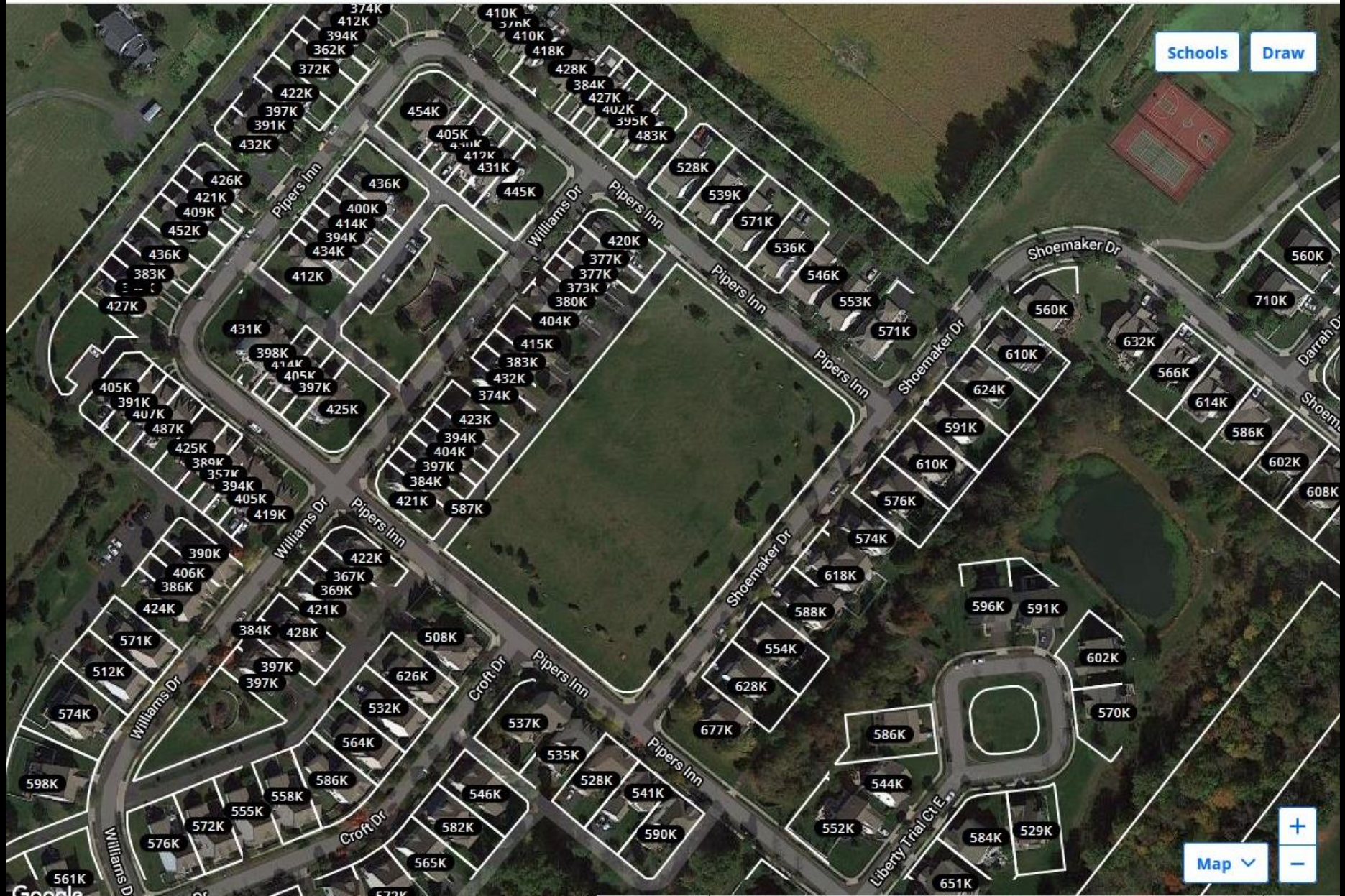
Price

Beds & Baths

Home type

More

Save search





Measurement

Acres

Measurement Result

102.4 Acres

Clear





NO PETS
ALLOWED
IN TOT LOT

WINDY HILLS
COMMUNITY CENTER
PLAYGROUND
SCHEDULE
1. PLAYERS
2. EQUIPMENT
3. RULES
4. SAFETY
5. MAINTENANCE
6. CONTACT





NO
SWIMMING
FISHING
BOATING
ICE SKATING

ALL PETS
MUST BE
ON A LEASH

PLEASE CLEAN UP
AFTER YOUR PET



PAPER 3 DR SW







Clean Up
After
Your Pet



Please Clean Up After Your Dog!

 **DOG BAGS**

Thank you for taking one bag at a time

**I
N
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R
U
C
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I
O
N
S**

- 
- 
- 





RICHMOND SQUARE

605 Richmond Drive | Lancaster, PA | 17601

± 1,764 - 4,364 SF AVAILABLE | FOR LEASE



ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

ABE KHAN | BRAD ROHRBAUGH | CHAD STINE
717-843-5555
www.bennettwilliams.com

Bennett Williams
RETAIL

RICHMOND SQUARE

605 Richmond Drive | Lancaster, PA | 17601



PROPERTY OVERVIEW

Richmond Square is a newer mixed use, ideally and conveniently positioned along Fruitville Pike in Lancaster, PA., with easy access to Route 30. The project includes over 30,000 square feet of retail as well as over 1,000,000 square feet of residential space neighboring the center. Richmond Square is located within a mile of Route 30 (66,000 VPD), which is the major thoroughfare in the Lancaster market. The project also benefits from dense demographic numbers which include 51,882 households within a 5-mile radius, as well as an average household income of \$83,586.

LOCATION

Richmond Square is ideally situated on Fruitville Pike approximately five (5) miles from downtown Lancaster City. Highly traveled Route 722 (Petersburg Road) and Fruitville Pike, provide convenient access for employees, visitors or residents to the subject property. Located in Manheim Township, the project is located within a fast-growing market of residential and retail, making it the ideal location for any use.

TRADE AREA

Approximately 11,000,000 visitors come to the Lancaster area each year, generating a direct economic impact of \$1.92 billion. The trade area is ranked 5th among the 49 DMAs in Pennsylvania. The immediate trade area has also seen a growth in population of 4.9% in the last 10 years, which is above the national average. The closest regional retail corridors to Richmond Square include Route 30 and Fruitville Pike. Route 30 is highlighted by The Park City Mall, which is a regional enclosed mall anchored by The Bon Ton, Boscos's, JCPenney, Kohl's, and Sears; other co-tenants include Apple, Michael Kors, Express, H&M and more. Fruitville Pike is highlighted by the Shoppes at Belmont, which is a high-end new construction shopping center anchored by Target and Whole Foods; co-tenants include Nordstrom Rack, PF Chang's, Starbucks, ULTA & Dick's Sporting Goods.

20 MINUTE DRIVE TIME DEMOGRAPHICS



POPULATION

247,985



EMPLOYEES

199,993



HH INCOME

\$89,278



HOUSEHOLDS

99,081



TRAFFIC COUNTS

FRUITVILLE PIKE - 16,000 VPD
ROUTE 30 - 66,000 VPD



York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

ABE KHAN | BRAD ROHRBAUGH | CHAD STINE
717-843-5555
www.bennettwilliams.com



RICHMOND SQUARE

605 Richmond Drive | Lancaster, PA | 17601



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

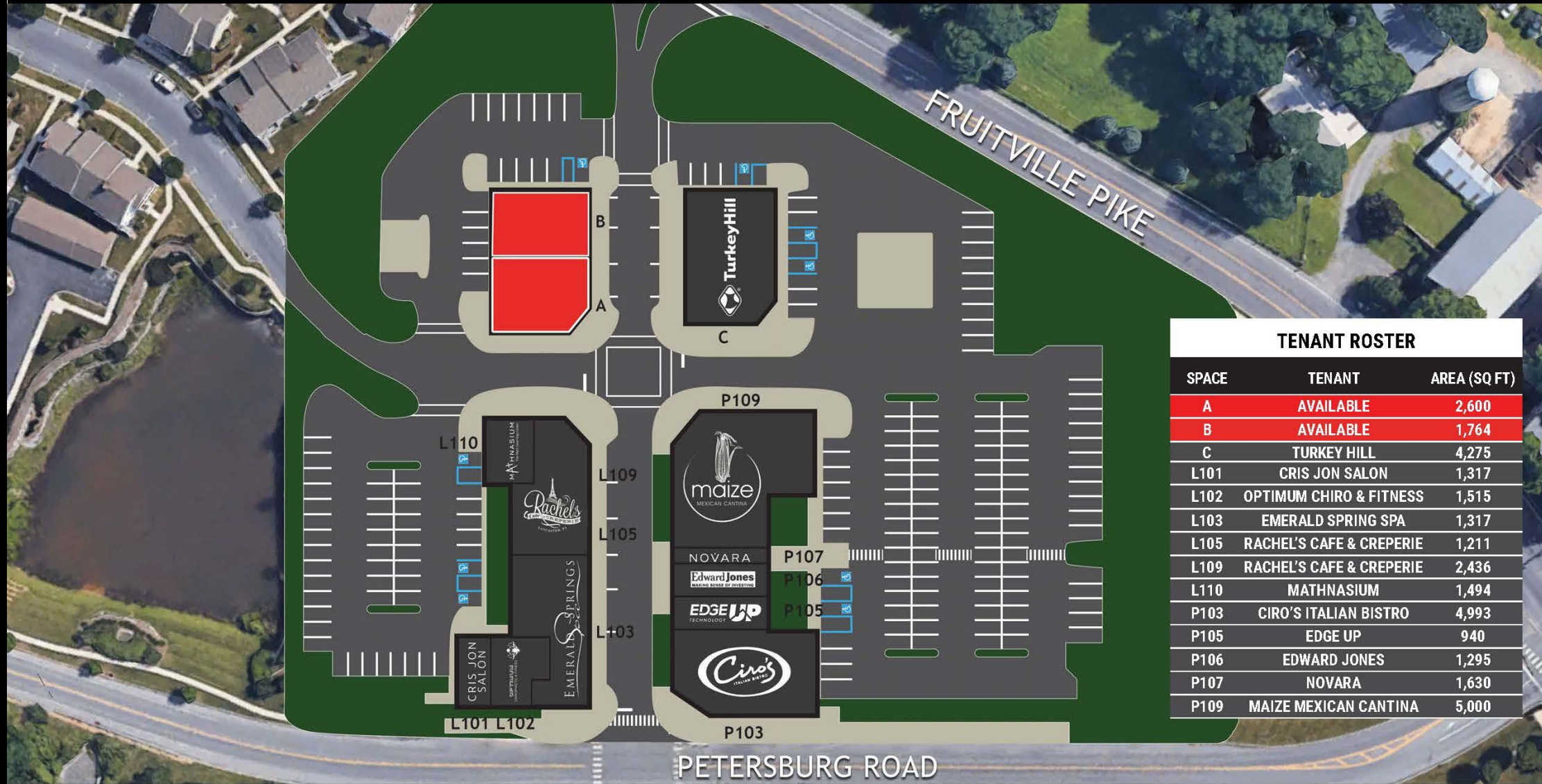
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Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

ABE KHAN | BRAD ROHRBAUGH | CHAD STINE
717-843-5555
www.bennettwilliams.com

Bennett WILLIAMS
RETAIL

RICHMOND SQUARE

605 Richmond Drive | Lancaster, PA | 17601



TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
A	AVAILABLE	2,600
B	AVAILABLE	1,764
C	TURKEY HILL	4,275
L101	CRIS JON SALON	1,317
L102	OPTIMUM CHIRO & FITNESS	1,515
L103	EMERALD SPRING SPA	1,317
L105	RACHEL'S CAFE & CREPERIE	1,211
L109	RACHEL'S CAFE & CREPERIE	2,436
L110	MATHNASIUM	1,494
P103	CIRO'S ITALIAN BISTRO	4,993
P105	EDGE UP	940
P106	EDWARD JONES	1,295
P107	NOVARA	1,630
P109	MAIZE MEXICAN CANTINA	5,000



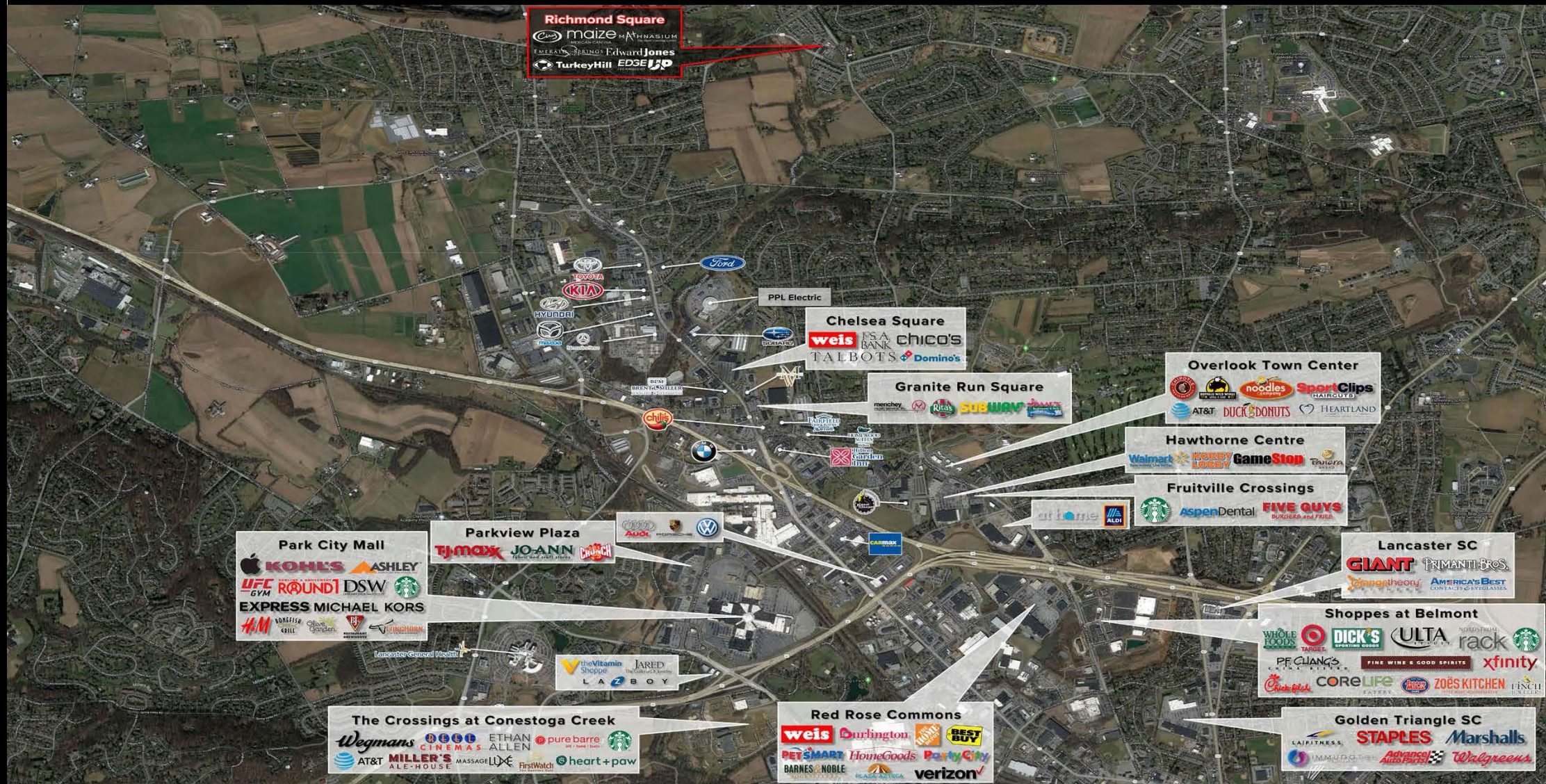
ACTIVE MEMBER OF:
 York Office: 3528 Concord Rd. York, PA 17402
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 Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

ABE KHAN | BRAD ROHRBAUGH | CHAD STINE
 717-843-5555
 www.bennettwilliams.com



RICHMOND SQUARE

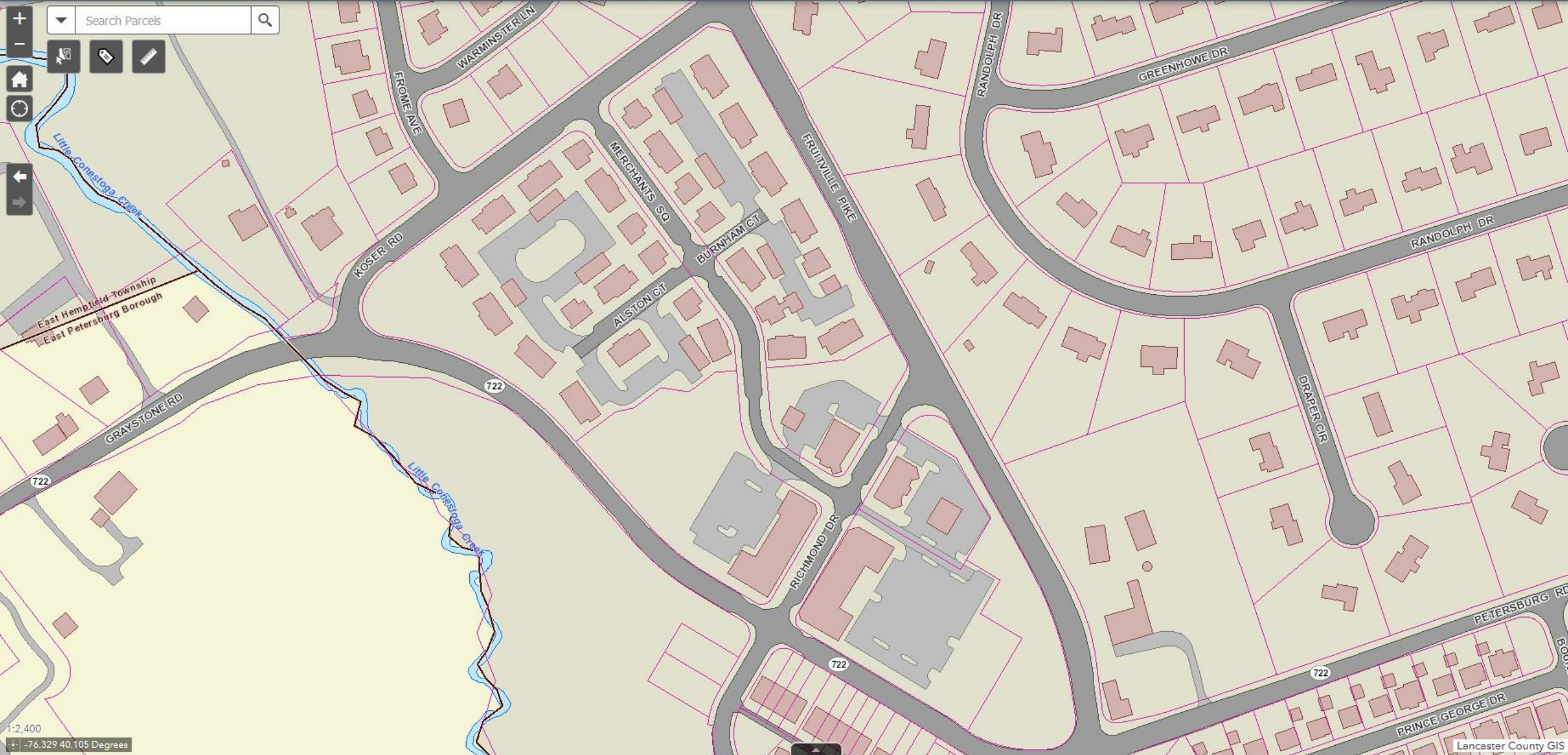
605 Richmond Drive | Lancaster, PA | 17601



York Office: 3528 Concord Rd. York, PA 17402
 Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
 Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

ABE KHAN | BRAD ROHRBAUGH | CHAD STINE
 717-843-5555
 www.bennettwilliams.com





1:2,400
-76.329 40.105 Degrees

maize
MEXICAN CANTINA





RACHEL'S
CAFE & CREPERIE

109
RACHEL'S

RICH

ML 350
WV 5135





MATH TUTORING

MATHNASIUM

The Math Learning Center

WE MAKE MATH MAKE SENSE

Summer Schedule
INSTRUCTION HOURS
Monday, Tuesday, Thursday
3:00 pm - 7:00 pm
Wednesday, Friday
10:00 am - 1:00 pm
Closed
Saturday and Sunday

SUITE
110
MATHNASIUM
The Math Learning Center
519-6899
www.mathnasium.com
Grades 2 - 12
&
SAT Prep

School Year Schedule
INSTRUCTION HOURS
Monday - Thursday
3:00 pm - 7:00 pm
Saturday
10:00 am - 1:00 pm
Closed Sunday
OFFICE HOURS
Monday - Thursday
12:00 pm - 3:30 pm





MATH TUTORING

MATHNASIUM
The Math Learning Center

WE MAKE MATH MAKE SENSE

STOP

Summer School
INSTRUCTION HOURS
Monday - Friday
10:00 am - 1:00 pm
1:30 pm - 3:30 pm
10:00 am - 1:00 pm
1:30 pm - 3:30 pm
Closed Saturday and Sunday

MATHNASIUM
519-6899
www.mathnasium.com
Canton, OH

SCHOOL YEAR SCHEDULE
INSTRUCTION HOURS
Monday - Thursday
10:00 am - 1:00 pm
1:30 pm - 3:30 pm
Closed Saturday and Sunday
OFFICE HOURS
Monday - Thursday
12:00 pm - 3:30 pm

RESIDENT
ENTRANCE

THIS FIRE DEPARTMENT
CONNECTION SERVES THE
AUTOMATIC SPRINKLER
SYSTEM AT
605 RICHMOND DRIVE









ALSTON CT

DURNHAM CT







maize
MEXICAN CANTINA

maize
MEXICAN CANTINA

NOV 2014



Pick up here

(717) 559- 2501

LUNYAN ARRIVAL

RACHEL'S



STOP

Based on the above case studies and review of the draft Dover Township PRD Ordinance HRG provides the following observations and considerations for inclusion within any future proposed Dover Township PRD Ordinance language:

1. Pedestrian Design Approach
2. Open Space Design
3. Community Green
4. Vertical Mix of Uses
5. Architectural Design Standards based on a Visual Preference Survey
6. Gateways and Focal Points
7. Mix of Residential product (attached/townhomes, SFD's, Apartments, etc.)
8. Mix of Non-residential product
9. Minimum provisions (residential vs. commercial)
10. Block and Street Layout – multimodal transportation & pedestrian safety
11. Parking and Pedestrian Improvements

•It is strongly recommended that the new ordinance be considered as a conditional use process that includes a sketch plan process to allow for collaboration and negotiation with between the applicant and the Township.

Questions?

Where do we go from here?