

Industrial Land Use (P. 34)

Industrial Areas

There are five areas primarily zoned for industrial uses:

- Area 1: Titus Avenue, which is bounded by Route 611 and County Line Road and borders Horsham Township, Montgomery County.
- Area 2: Valley Road and Costner Drive area bordering Warminster Township.
- Area 3: Areas adjacent and south of the Eureka Quarry in the western portion of the township that have frontage on Lower State and Mill Creek roads and Limekiln Pike.
- Area 4: Areas adjacent to the Route 611 quarry, between Route 611 (Easton Road) and Kelly Road.
- Area 5: The site northeast of the St. John Neumann Cemetery between Upper State Road and the Route 202 parkway.

Areas 1 and 2

These two areas appear to have a stable mix of manufacturing, research, contractor offices, auto repair shops, and other various industrial uses. They have easy access to arterial streets and can accommodate truck traffic associated with the industrial uses. However, there are several vacant sites along the Titus Avenue frontage.

Area 3: Eureka Stone Quarry, Inc. (Lower State Road)

Large tracts north and south of the operating quarry site are zoned industrial. The area northwest of the intersection of Pickertown and Lower State roads constitute an area of approximately 77 acres, which contain woodlands, wetlands, floodplains, and two streams. This area is zoned for light industrial development, but due to the natural resource constraints is not suitable for such development. The township has constructed a public works garage and fire station with frontage on Pickertown Road and is considering purchasing other immediate parcels as open space.

The agricultural and wooded areas on the parcels south of the existing quarry between Limekiln Pike, Lower State and Mill Creek roads and north of the five points intersection of Limekiln Pike, Lower State Road, and County Line Road, are more suitable for development. A small strip shopping center (Warrington Square) lies to the west and a pharmacy to the east of this area at the Five Points intersection providing a small commercial core. This area is zoned for light industry and for small-scale nonresidential development. Access for heavy traffic and tractor trailer traffic has been recently enhanced due to improvements to the Route 202 Parkway and widening to County Line Road.

In 2010, a 1.5 million-square-foot warehouse was proposed by Teva Pharmaceuticals on this site. The plan was abandoned after the company received tax incentives for locating on a site in Northeast Philadelphia. This Philadelphia site was never developed due to corporate restructuring.

Area 4: Eureka Stone Quarry, Inc. (Route 611/Easton Road)

Potential expansion of the quarry along Route 611 should be monitored. If expansion occurs, the township should ensure that there will be no increase in air emissions, of regulated pollutants, above previously approved levels. Any new or renewed permit should include monitoring, recordkeeping and reporting requirements designed to keep the facility operating within all applicable local, state, and federal air quality requirements. The protection of immediate neighbors is a priority of the township.

Area 5: The site northeast of the St. John Neumann Cemetery between Upper State Road and the Route 202 Parkway

This site has been released by the Archdiocese of Philadelphia and is suitable for industrial development. The surrounding zoning is predominately residential, but the High Point Business Park lies to the west across Upper State Road in New Britain Township. The township has determined that the site is suitable for science and technology uses. These uses will provide jobs and contribute to the township tax base but not create significant impacts that would negatively affect nearby residential development.

Government and Institutional Land Use (p. 35)

Recent land use trends have seen school districts consolidating and upgrading schools to meet existing and projected student enrollment and improvements to keep up with state-of-the-art technology and teaching trends. In addition, in recent years, the Archdiocese of Philadelphia has been selling select landholdings. The tracts for sale include schools and vacant cemetery land within the Philadelphia suburban region, including Bucks and Montgomery counties. There are over 300 acres devoted to existing institutional and government land use and the township should address future possibilities of both school and religious institution landholdings.

St. John Neumann Cemetery

The Route 202 Parkway has segmented the existing St. John Neumann Cemetery which is owned by the Archdiocese of Philadelphia. The area northeast of the primary cemetery grounds totals over 95 acres and spans both sides of the parkway and is classified as Agricultural land use on Map 1, Existing Land Use. Following the completion of the Route 202 Parkway with increased development across Upper State Road in New Britain Township and across County Line Road in Montgomery Township, Montgomery County, there has been pressure to develop the 95 acres.



The 95-acre parcel is split in two by the Route 202 Parkway. The portion to the west of the 202 Parkway is approximately 65 acres and proposed for industrial land use. The portion to the east is approximately 30 acres and is reserved by the Archdiocese for future cemetery grounds. St. John Neumann cemetery to remain under the ownership of the Archdiocese and remain a cemetery.

The property is located in a transitional area adjacent to several different types of uses that include single-family and multifamily residential, industrial, office, and institutional and is less than 2.5 miles from a major destination (Montgomery Mall) and 5 miles from Doylestown. It has easy access to major arterials, such as the Route 202 Parkway and Route 309. The surrounding zoning is predominately residential, but the High Point Business Park lies to the west across Upper State Road in New Britain Township. The township has determined that the site is suitable for science and technology uses.

The Future Land Use Map, Map 2, classifies the portion to the west of the 202 Parkway as industrial use and the portion to the east of the 202 Parkway as institutional use. If the portion of the tract west of the 202 Parkway is developed as an industrial use, the access should be limited on Upper State Road and the township should consider conserving the natural resources on the tract.

The *Warrington Township Act 537 Plan Amendment No. 5* is the official Act 537 Plan for this portion of Warrington Township. The site and adjoining area lie within the Mill Creek Sewage Management Area which is to be served by on-lot sewage facilities. If the proposed amendment is adopted and public sewer is requested for development, the Act 537 plan should be revised.

Township Facility Needs

The township has recently expanded its fire facilities and public works storage area along Pickertown Road in the western portion of the township. As the township population and housing demands grow in the future, the administration and police services may need to expand. A space and need analysis should be undertaken to determine the need for expansion of both the administration and police functions of the township.