

ORDINANCE NO. 2014-827
UPPER MERION TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

**AN ORDINANCE AMENDING THE UPPER MERION TOWNSHIP
OFFICIAL ZONING MAP TO REZONE CERTAIN PARCELS AND
REFLECT THE CREATION OF THE NEW "KPMU KING OF PRUSSIA
MIXED-USE DISTRICT"**

WHEREAS, pursuant to the Second Class Township Code, 53 P.S. 65101, *et seq.*, Upper Merion Township (the "Township") is authorized to make and adopt Ordinances it deems necessary for the proper management and control of the Township and welfare of the Township and its citizens that are consistent with the Constitution and the laws of the Commonwealth;

WHEREAS, the Township deems it to be in the best interest and general welfare of the citizens and residents of the Township to amend the Upper Merion Township Official Zoning Map to rezone certain parcels and to reflect the addition of the new KPMU King of Prussia Mixed-Use District;

WHEREAS, the Board of Supervisors of Upper Merion Township has met the procedural requirements of 53 P.S. § 10101, *et seq.*, the Pennsylvania Municipalities Planning Code, for the adoption of the proposed ordinance, including holding a public hearing; and

WHEREAS, the Township, after due consideration of the proposed ordinance at a duly advertised public hearing, has determined that the health, safety and general welfare of the residents of Upper Merion Township will be served by this amendment of the Upper Merion Township Official Zoning Map.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors for Upper Merion Township, and it is hereby ordained and enacted, by the authority of the same, to wit:

SECTION I. AMENDMENT OF THE UPPER MERION TOWNSHIP OFFICIAL ZONING MAP.

A. The Upper Merion Township Official Zoning Map is hereby amended to rezone the following properties from their current zoning to “KPMU King of Prussia Mixed-Use District,” as reflected on the Upper Merion Township King of Prussia Mixed Use District Maps attached hereto as Exhibit “A”:

Tax Parcel No.	Block	Unit	Property Owner	Property Address
58-00-06832-00-4	027A	002	ALISUE LLC & ANEFF LLC	1000 First Ave.
58-00-14077-02-2	028	026	QSL Properties LLC	1000 W. Ninth Ave.
58-00-14077-04-9	028	027	1002 Continental Associates LLC	1002 W. Ninth Ave.
58-00-14077-06-7	028	034	King of Prussia Investors LP	1004 W. Ninth Ave.
58-00-14077-08-5	028	033	King of Prussia Investors LP	1006 W. Ninth Ave.
58-00-14077-10-3	028	032	King of Prussia Investors LP	1008 W. Ninth Ave.
58-00-14077-12-1	028	031	King of Prussia Investors LP	1010 W. Ninth Ave.
58-00-06680-00-3	028	013	Conlin Brothers LP	1011 W. Eighth Ave.
58-00-14077-14-8	028	030	King of Prussia Investors LP	1012 W. Ninth Ave.
58-00-14077-16-6	028	029	EAM Partners LP	1014 W. Ninth Ave.
58-00-14077-17-5	028	028	Engle, Kevin L.	1015 W. Ninth Ave.
58-00-14077-18-4	028	021	West Ninth Street Associates LP	1016 W. Ninth Ave.
58-00-13777-03-4	028	016	Pios Grande KOP Business Center LP	1018 W. Eighth Ave.
58-00-14077-21-1	028	019	West Ninth Street Associates LP	1018 W. Ninth Ave.
58-00-06832-10-3	027A	031	ALISUE LLC & ANEFF LLC	1020 First Ave.
58-00-13780-00-4	028	010	Philadelphia Suburban Water Company	1020 Rogers Rd.
58-00-06681-00-2	028	014	Sea-Z LLC	1020 W. Eighth Ave.
58-00-06679-00-4	028	015	1021 West 8th Ave. LP	1021 W. Eighth Ave.
58-00-06832-20-2	027A	032	ALISUE LLC & ANEFF LLC	1040 First Ave.
58-00-06841-00-4	027	038	1045 First Avenue Partners LP	1045 First Ave.
58-00-06832-30-1	027A	033	ALISUE LLC & ANEFF LLC	1060 First Ave.
58-00-06838-00-7	027	035	1075 First Global Associates LLC	1075 First Ave.
58-00-06844-00-1	028	009	JABMD LLC	1100 First Ave.
58-00-06847-05-2	028B	012	Parkview Tower Associates LP	1150 First Ave.
58-00-06847-00-7	028B	001	Valley Forge Colonial LP	1160 First Ave.
58-00-06847-30-4	028B	004	Valley Forge Colonial LP	1200 First Ave.
58-00-06847-20-5	028B	003	Valley Forge Colonial LP	1250 First Ave.

58-00-06856-50-2	027	062	BRE/HV Properties LLC	400 American Ave.
58-00-00407-00-3	027	066	HHLP Valley Forge Associates	440 American Ave.
58-00-00406-00-4	027	059	Pennsylvania Property Partners Ltd.	460 American Ave.
58-00-00390-00-2	027	068	475 Allendale Road LP	475 Allendale Rd.
58-00-00404-00-6	027	060	Duce Management LLC	480 American Ave.
58-00-00385-00-7	027	055	King of Prussia Medical Associates Inc.	491 Allendale Rd.
58-00-00403-00-7	027	043	Warehouse Partners LP	500 American Ave.
58-00-00385-50-2	027	063	Marshall, Martin H. & Janet K.	501 Allendale Rd.
58-00-00280-00-4	025	043	Bell Telephone Co. of Penna.	540 Allendale Rd.
58-00-00388-00-4	027	014	Executive Suites & Offices LP	550-700 American Ave.
58-00-00283-00-1	025	078	VK Real Estate LP	550 Allendale Rd.
58-00-00274-00-1	025	046	ASCO Healthcare Inc.	600 Allendale Rd.
58-00-03622-00-1	027A	006	600 Clark Associates LP	600 Clark Ave.
58-00-04303-00-4	028	002	Brandywine Operating Partnership LP	600 N. Gulph Rd.
58-00-14383-00-4	027	047	Brandywine Operating Partnership LP	600 Park Ave.
58-0000292-00-1	025H	031	Brandywine Operating Partnership	620 Allendale Rd.
58-00-03618-00-5	027A	030	Metropolitan Business Park LP	625 Clark Ave.
58-00-00292-04-6	025H	033	Brandywine Operating Partnership	630 Allendale Rd.
58-00-03625-00-7	027A	005	RS Clark Avenue LP	630 Clark Ave.
58-00-14389-00-7	027	058	Pennsylvania Virtual Charter School	630 Park Ave.
58-00-14386-50-5	027	061	Ivymont K of P Associates LP	631 Park Ave.
58-00-00292-02-8	025H	032	Brandywine Operating Partnership	640 Allendale Rd.
58-00-03619-00-4	027A	004	Double Gold Realty LP	650 Clark Ave.
58-00-06868-00-4	027	046	Brandywine Operating Partnership LP	650 Park Ave.
58-00-00373-00-1	027A	015	Marshall, Martin H. & Janet K.	651 Allendale Rd.
58-00-14386-00-1	027	013	Mintz Management LLC	651 Park Ave.
58-00-00292-01-9	025H	028	Brandywine Operating Partnership	660 Allendale Rd.
58-00-00292-03-7	025H	029	Brandywine Operating Partnership	680 Allendale Rd.
58-00-13779-00-5	028	017	VFS 661 671 681 LP	681 Moore Rd.
58-00-07814-80-4	025	058	Pennsylvania Dept. of Transportation	7000 Geerdes Blvd
58-00-19471-00-1	025N	001	Lockheed Martin Corp.	710 Vandenburg Rd.

58-00-06850-00-4	027	049	711 Associates LP	711 First Ave.
58-00-14319-00-5	025	002	LMC Properties Inc.	720 Arnold Rd.
58-00-06681-53-3	027A	034	Comtrust Federal Credit Union	720 Moore Rd.
58-00-20014-00-7	025N	002	Corporate Property Associates 8 LP & Corporate Property Associates 9 LP	720 Vandenburg Rd.
58-00-19717-50-2	027A	022	Fifth Avenue KOP LP	741 Fifth Ave.
58-00-06865-00-7	027	028	Brandywine Operating Partnership LP	741 First Ave.
58-00-18931-00-1	027A	009	CAM 741 Third Avenue LLC	741 Third Ave.
58-00-06784-00-7	027A	018	Brandywine Operating Partnership LP	749 Fifth Ave.
58-00-06681-51-5	027A	020	750 Moore Road Associates LP	750 Moore Rd.
58-00-20011-00-1	025N	003	416 Johnson Properties	750 Vandenburg Rd.
58-00-20008-00-4	025N	004	The SI Organization Inc.	751 Vandenburg Rd.
58-00-13777-00-7	027A	012	PFPC Inc.	760 Moore Rd.
58-00-06784-51-1	027A	023	761 Fifth Avenue Associates	761 Fifth Ave.
58-00-06784-55-6	027A	024	H & B Ventures	771 Fifth Ave.
58-00-06862-00-1	027	048	Reilly, John H. Jr.	771 First Ave.
58-00-06784-60-1	027A	025	Fifth Ave KOP LP	780 Fifth Ave.
58-00-18928-00-4	027A	016	CAM 780 Third Avenue LLC	780 Third Ave.
58-00-18934-00-7	027A	026	Interdigital Communication Corp.	781 Third Ave.
58-00-18922-00-1	027A	011	Sugartown Worldwide LLC	800 Third Ave.
58-00-06859-00-4	027	044	GMB Realty LP	801 First Ave.
58-00-18937-00-4	027A	017	Martin, Cynthia S.	801 Third Ave.
58-00-18925-00-7	027A	001	CAM 820 Third Avenue LLC	820 Third Ave.
58-00-00370-00-4	027A	008	P L Partners	830 First Ave.
58-00-06835-00-1	027	034	PECO	835 First Ave.
58-00-06820-00-7	027A	007	840 First Avenue Partners LP	840 First Ave.
58-00-06824-00-3	027A	029	Metropolitan Business Park LP	860 First Ave.
58-00-06856-00-7	027	053	Psi Pharma Support America Inc.	875 First Ave.
58-00-06681-01-1	027A	028	900 E Eighth Avenue LP	900 E. Eighth Ave.
58-00-06826-00-1	027A	003	Atofina Chemicals Inc.	900 First Ave.
58-00-06681-50-6	027A	019	SJS-Cedar Run LP	901 E. Eighth Ave.
58-00-06681-02-9	027A	013	Hospira Worldwide Inc.	920 E. Eighth Ave.

58-00-06853-00-1	027	039	Brandywine Operating Partnership LP	935 First Ave.
58-00-06853-02-8	027	079	Brandywine Operating Partnership LP	935 First Ave.
58-00-06853-01-9	027	078	935 HQ Associates LLC	935 First Ave.
58-00-00274-01-9	025H	034	Brandywine Operating Partnership	Allendale Rd.
58-00-00292-05-5	025H	035	Brandywine Operating Partnership	Allendale Rd.
58-00-00388-10-3	027	069	Weissenberger, Guntram	American Ave.
58-00-06847-50-2	028B	007	Valley Forge Colonial LP	First Ave.
58-00-06847-40-3	028B	005	Valley Forge Colonial LP	First Ave.
58-00-06847-60-1	028B	006	Valley Forge Colonial LP	First Ave.
58-00-06847-70-9	028B	009	Valley Forge Colonial LP	First Ave.
58-0006847-65-5	028B	008	Valley Forge Colonial LP	First Ave.
58-00-06847-10-6	028B	002	Valley Forge Colonial LP	First Ave.
58-00-14319-10-4	025	055	National Capital Management LP	Orchard Dr.
58-00-06680-10-2	028B	011	Valley Forge Colonial LP	W. Eighth Ave.
58-00-06680-06-6	028B	010	Valley Forge Colonial LP	W. Eighth Ave.
58-00-14077-00-4	028	006	New Continental Plaza Assoc. LP	W. Ninth Ave.

SECTION II. REPEALER.

All Ordinances or parts of Ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

SECTION III. REVISIONS.

The Upper Merion Township Board of Supervisors does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments of its Ordinance, including this provision.

SECTION IV. SEVERABILITY.

In the event that any section, sentence, clause, phrase or word of this Ordinance shall be declared illegal, invalid or unconstitutional by any Court of competent jurisdiction, such declaration shall not prevent, preclude or otherwise foreclose enforcement of any of the remaining portions of this Ordinance.

SECTION V. EFFECTIVE DATE.

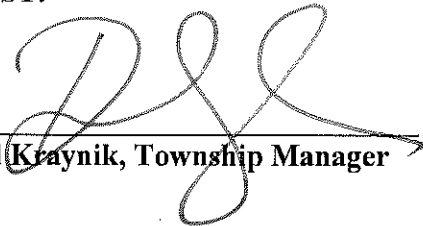
This amendment shall become effective five (5) days after date of adoption.

SECTION VI. FAILURE TO ENFORCE NOT A WAIVER.

The failure of Upper Merion Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

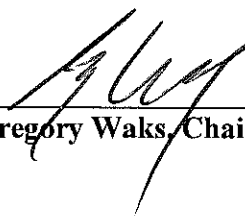
ORDAINED AND ENACTED by the Board of Supervisors for Upper Merion Township, Montgomery County, Pennsylvania, this 18th day of September, 2014.

ATTEST:



David Kraynik, Township Manager

**UPPER MERION TOWNSHIP
BOARD OF SUPERVISORS:**

By: 

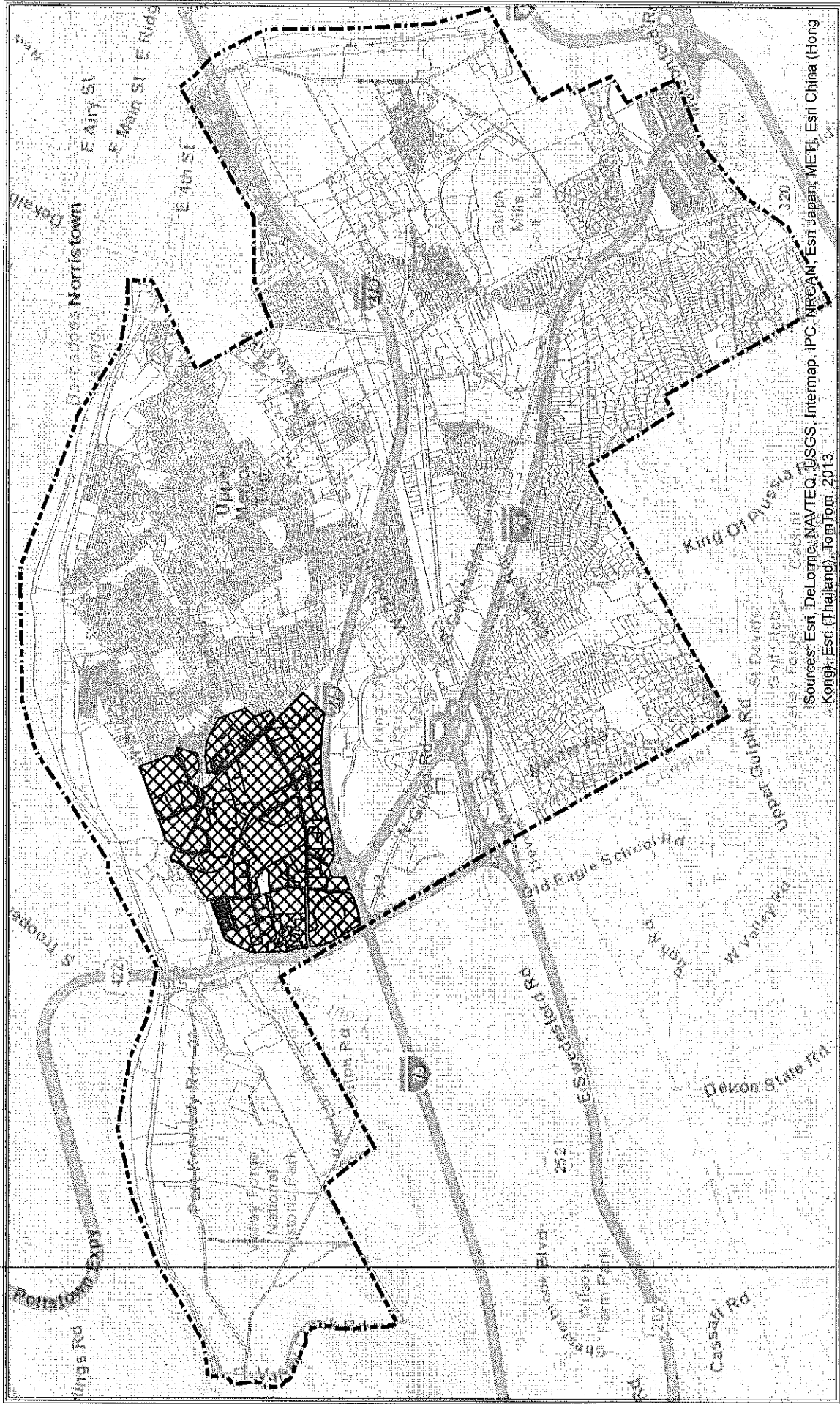
Gregory Waks, Chairman

Advertised Proposed Ordinance in Times Herald on August 27 and
September 3, 2014.
Proofs of Publication Dated: September 2 and September 3, 2014.
Hearing Held: September 18, 2014.
Ordinance Adopted: September 18, 2014 as Township Ordinance 2014-827.
Ordinance Entered: September 18, 2014.

EXHIBIT A

**Upper Merion Township
King of Prussia Mixed-Use District Maps**

UPPER MERION TOWNSHIP KING OF PRUSSIA MIXED USE DISTRICT KPMU DISTRICT



Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, MRCAM, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013

Legend

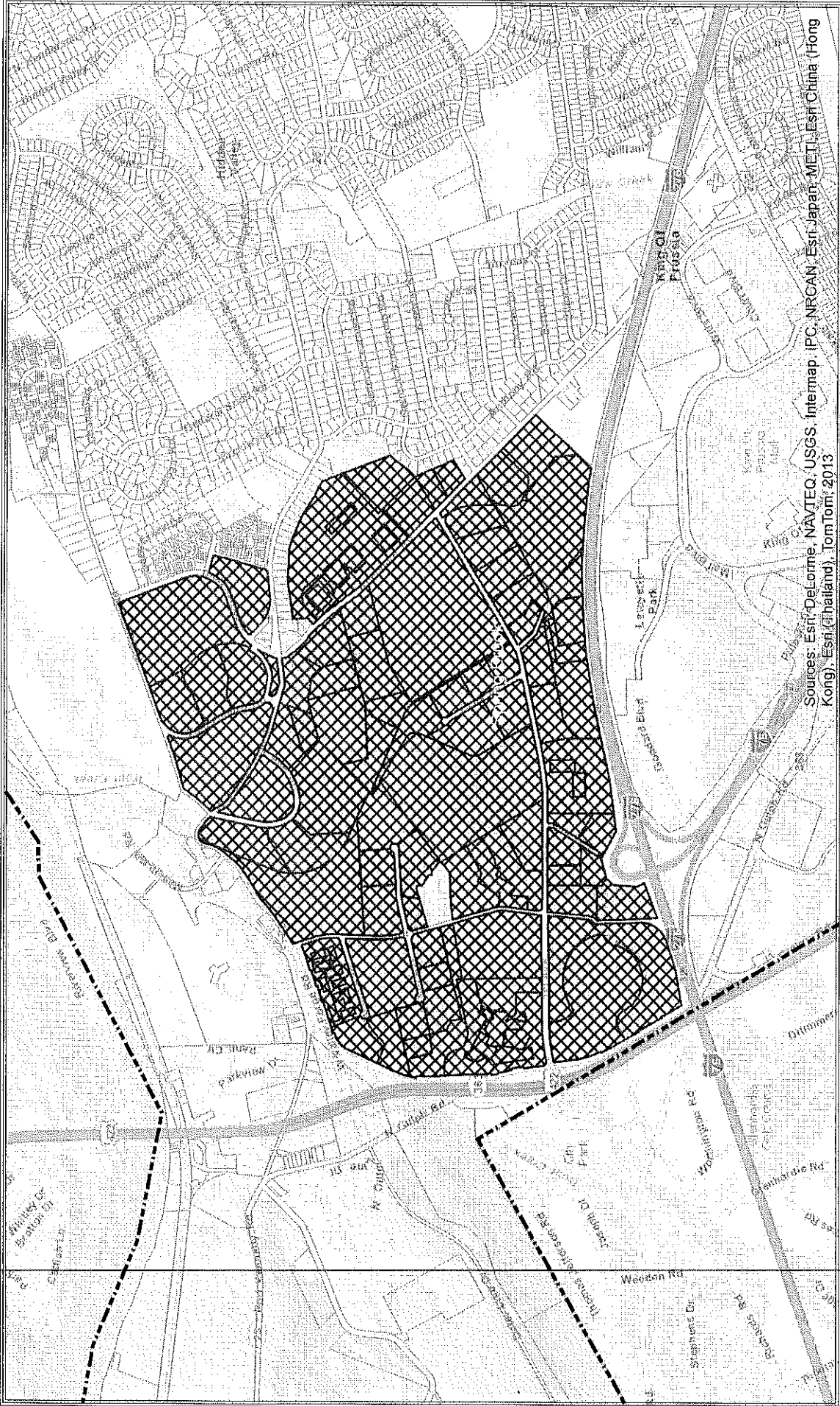
- Prop_Zone
- KP MXD

Upper Merion Township
Planning Division
Date: 5/22/2014

1 inch = 5,163 feet



UPPER MERION TOWNSHIP KING OF PRUSSIA MIXED USE DISTRICT KPMU DISTRICT



Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, IPC, NRCAN, Esri, Japan, METI, Esri, China (Hong Kong), Esri, Thailand, TomTom, 2013

Upper Merion Township
Planning Division
Date: 5/22/2014

1 inch = 2,038 feet

Legend

Prop_Zone

