MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

July 1, 2026

Ms. Riley McGrath, Zoning Officer & Planning Coordinator
Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, Pennsylvania 19034

Re: MCPC #26-0151-001
Plan Name: Apex Padel Club
(2 lots comprising 15.47 acres)
Parcel ID: 540016385004, 540016386003
Situate: Susquehanna Road (S.R. 2017) and Virginia Drive
Upper Dublin Township

Dear Ms. McGrath:

We have reviewed the above-referenced preliminary/final land development plan and non-residential lot line adjustment in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 3, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Apex Padel Club, LLC, has submitted a preliminary/final land development and lot line adjustment plan to develop an indoor recreational facility at 1300 and 1301 Virginia Drive, at the intersection of Virginia Drive and Susquehanna Road. The proposal includes a lot line adjustment involving parcels 54-00-16385-00-4 and 54-00-16386-00-3, totaling 15.47 acres, and the construction of a new approximately 30,049-square-foot building in the northeastern portion of the site. Based on the submitted architectural plans, the facility would contain six indoor padel courts and related accessory spaces, including reception, lounge, locker, sauna, food service, pro shop, and observation areas. The project would replace a portion of the existing surface parking lot while retaining the two existing office buildings on the site. The properties are zoned Greater Fort Washington (GFW). The Upper Dublin Township Zoning Hearing Board granted relief related to parking and certain dimensional issues in a decision dated April 27, 2026.

COMPREHENSIVE PLAN COMPLIANCE

CONSISTENCY WITH UPPER DUBLIN TOWNSHIP'S COMPREHENSIVE PLAN

The Montgomery County Planning Commission (MCPC) has reviewed the proposed land development and lot line adjustment plan for consistency with the applicable policies of the adopted Upper Dublin Township Comprehensive Plan. The proposal is generally consistent with the plan's direction for reinvestment and redevelopment within the Greater Fort Washington area by adapting an underutilized portion of an existing

office campus for a new recreational use while maintaining the existing office buildings on the site. The proposal also supports the plan's emphasis on walkability and transportation choice, particularly given the site's location along Virginia Drive and Susquehanna Road and the proposed pedestrian connection to the Cross County Trail. As discussed below, additional attention to pedestrian connections, landscaping, and site design details would further advance the comprehensive plan's goals for a connected, attractive, and sustainable built environment.

CONSISTENCY WITH MONTCO 2040: A SHARED VISION

MCPC has also reviewed the proposal for consistency with *Montco 2040: A Shared Vision*. The project is generally consistent with the plan's themes of Connected Communities, Sustainable Places, and Vibrant Economy by reusing a previously developed portion of an employment campus, supporting private investment in the Greater Fort Washington area, and taking advantage of the site's location near existing pedestrian and bicycle infrastructure. The project would better reflect Montco 2040's goals if the applicant and township further strengthen on-site pedestrian circulation, verify that disturbed areas are accurately reflected on the plans, and maximize opportunities for landscaping and reduction of unnecessary impervious cover.

RECOMMENDATION

MCPC generally supports the applicant's proposal; however, in the course of our review we have identified the following issues that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

SITE DESIGN AND LANDSCAPING

The project proposes a new 30,049-square-foot building within an existing parking field and identifies areas of parking to be depaved as part of the site improvements. Based on the submitted plans, however, a strip of asphalt appears to remain along the Susquehanna Road frontage adjacent to the access ramp that may no longer be necessary for circulation. The township and applicant should consider whether this area could be reduced and replaced with additional landscaping, lawn, or other more permeable surface treatments. This may also provide an opportunity to improve buffering around the trash and service area adjacent to the building.

TRASH ENCLOSURE ACCESS

The trash receptacle area on the northwestern side of the building appears to be located adjacent to parking spaces, which may make trash removal challenging. The applicant and township should consider how this area will be accessed for routine trash collection and whether adjustments to the layout are needed to ensure safe and practical service access.

LIMIT OF DISTURBANCE

We recognize that the plans indicate a proposed limit of disturbance of 43,117 square feet (0.990 acre), likely in part to remain below additional permitting thresholds. The township should confirm that all areas proposed to be disturbed are accurately included within the limit of disturbance shown on the plans. In particular, the applicant should verify whether all work associated with the trash/service area, utility trenching, pavement restoration, and related site improvements are fully accounted for.

TRAILS AND PEDESTRIAN CONNECTIVITY

We commend the applicant for providing a pedestrian connection to the intersection of Susquehanna Road and Virginia Drive, which ties into the existing sidewalk network and regional trail access in the area. The applicant should also consider an additional pedestrian connection to the Susquehanna Road sidewalk at the northwestern end of the site to improve access for visitors approaching from that frontage. In addition, the applicant should consider providing a sidewalk or clearly defined crosswalk connection on the southwestern side of the new building to link the facility with the existing office building and improve internal pedestrian circulation.

TREE REPLACEMENT

Several trees are proposed to be removed from the parking area to accommodate the new facility, while the landscape plan also notes that portions of the existing softening buffer will remain and that existing plantings are being credited toward buffer compliance. The township should confirm that the proposed tree replacement and buffering approach is adequate and consistent with applicable ordinance requirements and should require additional replacement plantings if necessary to fully address tree loss associated with the project.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that the suggested revisions above will better achieve Upper Dublin Township's planning objectives.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number 26-0151-001 on any plans submitted for final recording.

Sincerely,

Douglas Maisey, Senior Planner
douglas.maisey@montgomerycountypa.gov - 610-278-3737

c: Christian Zera, Apex Padel Club, LLC, Applicant
Ryan M. Furlong, Riley Riper Hollin & Colagreco, Applicant's Attorney
Kurt Ferguson, Township Manager
Michael Cover, Chair., Township Planning Commission
Jonathan Blemmer, Assistant Township Manager
Thomas Fountain, Township Engineer

Attachments: A. Aerial View of Site
B. Reduced Copy of Applicant's Plan



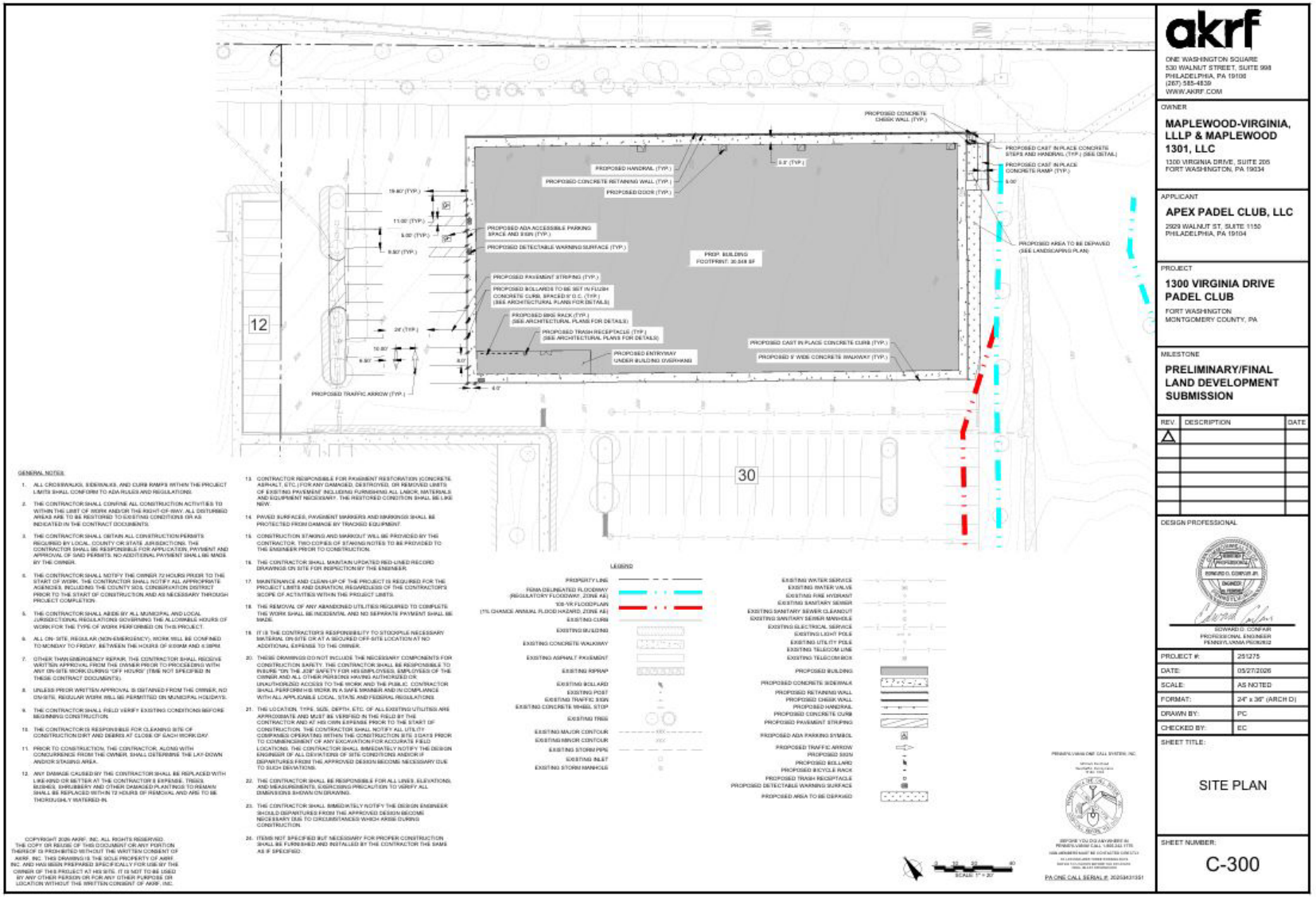
Apex Padel Club
MCPC#260151001

Montgomery County Planning Commission

0 150 300 600 Feet

N

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap



GENERAL NOTES

1. ALL CROSSWALKS, SIDEWALKS, AND CURB RAMPS WITHIN THE PROJECT LIMITS SHALL CONFORM TO ADA RULES AND REGULATIONS.
2. THE CONTRACTOR SHALL CONFINE ALL CONSTRUCTION ACTIVITIES TO WITHIN THE LIMIT OF WORK AND/OR THE RIGHT-OF-WAY. ALL DISTURBED AREAS ARE TO BE RESTORED TO EXISTING CONDITIONS OR AS INDICATED IN THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY LOCAL, COUNTY OR STATE JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLICATION, PAYMENT AND APPROVAL OF SAID PERMITS. NO ADDITIONAL PAYMENT SHALL BE MADE BY THE OWNER.
4. THE CONTRACTOR SHALL NOTIFY THE OWNER 72 HOURS PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, INCLUDING THE COUNTY SCD, CONSERVATION DISTRICT PRIOR TO THE START OF CONSTRUCTION AND AS NECESSARY THROUGH PROJECT COMPLETION.
5. THE CONTRACTOR SHALL ABIDE BY ALL MUNICIPAL AND LOCAL JURISDICTIONAL REGULATIONS GOVERNING THE ALLOWABLE HOURS OF WORK FOR THE TYPE OF WORK PERFORMED ON THIS PROJECT.
6. ALL ON-SITE, REGULAR (NON-EMERGENCY), WORK WILL BE CONFINED TO MONDAY TO FRIDAY, BETWEEN THE HOURS OF 8:00AM AND 6:00PM.
7. OTHER THAN EMERGENCY REPAIR, THE CONTRACTOR SHALL RECEIVE WRITTEN APPROVAL FROM THE OWNER PRIOR TO PROCEEDING WITH ANY ON-SITE WORK DURING "OFF HOURS" (TIME NOT SPECIFIED IN THESE CONTRACT DOCUMENTS).
8. UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM THE OWNER, NO ON-SITE, REGULAR WORK WILL BE PERMITTED ON MUNICIPAL HOLIDAYS.
9. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS BEFORE BEGINNING CONSTRUCTION.
10. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING SITE OF CONSTRUCTION DIRT AND DEBRIS AT CLOSE OF EACH WORK DAY.
11. PRIOR TO CONSTRUCTION, THE CONTRACTOR, ALONG WITH CONCURRENCE FROM THE OWNER, SHALL DETERMINE THE LAY-DOWN AND/OR STAGING AREA.
12. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPLACED WITH LIKE-KIND OR BETTER AT THE CONTRACTOR'S EXPENSE. TREES, BUSHES, SHRUBBERY AND OTHER DAMAGED PLANTINGS TO REMAIN SHALL BE REPLACED WITHIN 72 HOURS OF REMOVAL AND ARE TO BE THOROUGHLY WATERED-IN.
13. CONTRACTOR RESPONSIBLE FOR PAVEMENT RESTORATION (CONCRETE, ASPHALT, ETC.) FOR ANY DAMAGED, DESTROYED, OR REMOVED LIMITS OF EXISTING PAVEMENT INCLUDING FURNISHING ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY. THE RESTORED CONDITION SHALL BE LIKE NEW.
14. PAVED SURFACES, PAVEMENT MARKERS AND MARKINGS SHALL BE PROTECTED FROM DAMAGE BY TRACKED EQUIPMENT.
15. CONSTRUCTION STAKING AND MARKOUT WILL BE PROVIDED BY THE CONTRACTOR. TWO COPIES OF STAKING NOTES TO BE PROVIDED TO THE ENGINEER PRIOR TO CONSTRUCTION.
16. THE CONTRACTOR SHALL MAINTAIN UPDATED RED-LINED RECORD DRAWINGS ON SITE FOR INSPECTION BY THE ENGINEER.
17. MAINTENANCE AND CLEAN-UP OF THE PROJECT IS REQUIRED FOR THE PROJECT LIMITS AND DURATION, REGARDLESS OF THE CONTRACTOR'S SCOPE OF ACTIVITIES WITHIN THE PROJECT LIMITS.
18. THE REMOVAL OF ANY ABANDONED UTILITIES REQUIRED TO COMPLETE THE WORK SHALL BE INCIDENTAL AND NO SEPARATE PAYMENT SHALL BE MADE.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOCKPILE NECESSARY MATERIAL ON-SITE OR AT A SECURED OFF-SITE LOCATION AT NO ADDITIONAL EXPENSE TO THE OWNER.
20. THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE "ON THE JOB" SAFETY FOR HIS EMPLOYEES, EMPLOYEES OF THE OWNER AND ALL OTHER PERSONS HAVING AUTHORIZED OR UNAUTHORIZED ACCESS TO THE WORK AND THE PUBLIC. CONTRACTOR SHALL PERFORM HIS WORK IN A SAFE MANNER AND IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
21. THE LOCATION, TYPE, SIZE, DEPTH, ETC. OF ALL EXISTING UTILITIES ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND AT HIS OWN EXPENSE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES OPERATING WITHIN THE CONSTRUCTION SITE 3 DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION FOR ACCURATE FIELD LOCATIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ALL DEPARTURES OF SITE CONDITIONS AND/OR IF DEPARTURES FROM THE APPROVED DESIGN BECOME NECESSARY DUE TO SUCH DEVIATIONS.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LINES, ELEVATIONS AND MEASUREMENTS, EXERCISING PRECAUTION TO VERIFY ALL DIMENSIONS SHOWN ON DRAWING.
23. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER SHOULD DEPARTURES FROM THE APPROVED DESIGN BECOME NECESSARY DUE TO CIRCUMSTANCES WHICH ARISE DURING CONSTRUCTION.
24. ITEMS NOT SPECIFIED BUT NECESSARY FOR PROPER CONSTRUCTION SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR THE SAME AS IF SPECIFIED.

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LEGEND

PROPERTY LINE
FEMA DELINEATED FLOODWAY (REGULATORY FLOODWAY, ZONE AE)
100-YR FLOOD PLAIN (1% CHANCE ANNUAL FLOOD HAZARD, ZONE AE)
EXISTING CURB
EXISTING BUILDING
EXISTING CONCRETE WALKWAY
EXISTING ASPHALT PAVEMENT
EXISTING RIPRAP
EXISTING BOLLARD
EXISTING POST
EXISTING TRAFFIC SIGN
EXISTING CONCRETE WHEEL STOP
EXISTING TREE
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING STORM PIPE
EXISTING INLET
EXISTING STORM MANHOLE

EXISTING WATER SERVICE
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING SANITARY SEWER
EXISTING SANITARY SEWER CLEANOUT
EXISTING SANITARY SEWER MANHOLE
EXISTING ELECTRICAL SERVICE
EXISTING LIGHT POLE
EXISTING UTILITY POLE
EXISTING TELECOM LINE
EXISTING TELECOM BOX
PROPOSED BUILDING
PROPOSED CONCRETE SIDEWALK
PROPOSED RETAINING WALL
PROPOSED CHECK WALL
PROPOSED HANDRAIL
PROPOSED CONCRETE CURB
PROPOSED PAVEMENT STRIPING
PROPOSED ADA PARKING SYMBOL
PROPOSED TRAFFIC ARROW
PROPOSED SIGN
PROPOSED BOLLARD
PROPOSED BICYCLE RACK
PROPOSED TRASH RECEPTACLE
PROPOSED DETECTABLE WARNING SURFACE
PROPOSED AREA TO BE DEPAVED

SCALE: 1" = 20'

PA ONE CALL SERIAL #: 20253431351

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OWNER
MAPLEWOOD-VIRGINIA, LLLP & MAPLEWOOD 1301, LLC
1300 VIRGINIA DRIVE, SUITE 205
FORT WASHINGTON, PA 19034

APPLICANT
APEX PADEL CLUB, LLC
2929 WALNUT ST, SUITE 1150
PHILADELPHIA, PA 19104

PROJECT
1300 VIRGINIA DRIVE PADEL CLUB
FORT WASHINGTON
MONTGOMERY COUNTY, PA

MILESTONE
PRELIMINARY/FINAL LAND DEVELOPMENT SUBMISSION

REV	DESCRIPTION	DATE
1		

DESIGN PROFESSIONAL

EDWARD D. CONFAIR
PROFESSIONAL ENGINEER
PENNSYLVANIA PE036302

PROJECT #:	251275
DATE:	05/27/2026
SCALE:	AS NOTED
FORMAT:	24" x 36" (ARCH D)
DRAWN BY:	PC
CHECKED BY:	EC

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-300