



# Township of Lower Makefield

## Subdivision & Land Development Status Report

Plan #	Project Name	Type	Description	Owner & Applicant	Lot Size (Acres)	Tax Parcel	Zoning	Status/Action	Time Expires
590	Aria Health (fka Frankford Health System) <i>Route 332 &amp; Stony Hill Road</i>	Land Development	3-story 375,000 sq. ft. hospital, two (2)-40,000 sq. ft. medical buildings with 976 parking spaces & a heliport	Aria Health/ Same	41.178	20-12-1-1	O/R Office Research	Preliminary Plan	6/30/2017
660	Aurliz LLC Dunkin' Donuts & Day Care <i>Big Oak Road</i>	Land Development	2,000 sq. ft. Dunkin' Donuts w/ drive-thru window & a 11,909 sq. ft. Day Care Center located adjacent to Lower Bucks Pediatrics	Aurliz LLC Same	3.88	20-32-3-1	C-3 General Business Industrial	Sketch Plan	N/A
574	Capstone Terrace <i>Stony Hill Road at Township Line Road</i>	Land Development	3-story 180,000 sq. ft. office building	Shady Brook Investors, L.P. Same	14.855	20-16-39 20-12-1 20-12-2	O/R Office Research	Final Plan	6/30/2017
643	1685 Dobry Road <i>Dobry Road</i>	Major Subdivision	76 single-family attached dwelling Age-Qualified Community	Dobry Road, LLC. ERIN Development	16.57	20-12-28	C-3 General Business Industrial	Sketch Plan	N/A
562	Dogwood Drive (aka Harmony Lane) <i>Dogwood Drive</i>	Major Subdivision	5 single-family residential building lots	Dogwood Drive, L.P. Same	14.727	20-8-25	R-2 Residential Medium Density	Preliminary Plan	9/30/2017
496 N	Fieldstone at Lower Makefield <i>Edgewood Road</i>	Major Subdivision	30 single-family residential building lots	Quaker Group Bucks, L. P. Same	39.2	20-16-73	R-2 Residential Medium Density	Preliminary Plan	6/30/2017

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655	Moser Tract (Marrazzo Garden Center) <i>Pine Grove Road &amp; Sutphin Road</i>	Major Subdivision	17 single-family attached townhouse dwellings (non-conforming use)	Dan & Carmela Marrazzo Same	2.6	20-50-1-1	R-2 Residential Medium Density	Sketch Plan	N/A
642	Kaplan Tract <i>Dolington Road</i>	Minor Subdivision	Subdivide 5 acres into 2 lots	Ann Ryan Trust Lawrence Kaplan	4.82	20-3-26-1	R-2 Residential Medium Density	PC recommends Preliminary/Final Approval 1/23/2017	6/30/2017
658	Snipes Tract Athletic Fields <i>Dolington Road &amp; Quarry Road</i>	Land Development	3 large & 1 small multi-purpose athletic fields, concession/restroom building, skate park, 157 parking spaces	Lower Makefield Township Same	36.26	20-16-2 20-16-1-1	R-2 Residential Medium Density	Preliminary/Final Approval by BOS 5/30/2017	
652	Artis Senior Living LLC <i>Stony Hill Road</i>	Land Development	72 bed memory care facility with 43 parking spaces	Artis Senior Living LLC Same	5.34	20-12-3 20-12-3-1 20-13-2 20-13-2-1	R-1 Residential Low Density	Preliminary/Final Approval by BOS 5/17/2017	
659	Hildebrand <i>Big Oak Road &amp; Stony Hill Road</i>	Minor Subdivision	Subdivide 10 acres into 2 lots for purchase of the 8.5 acre parcel by Lower Makefield Township	John & Janet Hildebrand Lower Makefield Township	10.17	20-34-14	R-2 Residential Medium Density	Preliminary/Final Approval by BOS 3/15/2017	
651	Matrix Residential Amended Plan <i>Big Oak Road</i>	Amended Land Development	62 single-family attached Age-Qualified dwellings (originally approved for 165 multi-family condominium units)	Matrix Lower Makefield Residential, L.P. Same	19.439	20-32-6	C-3 General Business Industrial	Amended Final Approval by BOS 12/21/2016	
653	Fieldstone (Harris Tract) <i>Edgewood Road</i>	Minor Subdivision	Subdivide 39 acres into 2 lots	Quaker Group Bucks L. P. Same	39.2	20-16-73	R-2 Residential Medium Density	Final Approval by BOS 9/21/2016	