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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 16, 2024

Christopher Hoffman, Township Manager
Lower Moreland Township
640 Red Lion Road
Huntingdon Valley, PA 19006-6234

Re: MCPC# 24-0055-001
2895 Pine Road
Situate: Pine Road/Philmont Avenue
Lower Moreland Township

Dear Manager Hoffman:

We have reviewed the above-referenced sketch plan as you requested on March 7, 2024. We forward this memo as a report of our ideas and recommendations.

BACKGROUND

The applicant, 2895 Pine Road LLC, proposes to redevelop an existing building on a 0.6 acre parcel including a 106.38 square foot addition with associated infrastructure. The site will be served by public water and sewer. The site is currently zoned MU-REV Mixed Use Revitalization Zoning District.

REVIEW COMMENTS

1. Access on Tomlinson Road– The access for Tomlinson Road is 24' wide but does not have a radius on the curb line. The design on this access should be reviewed to ensure safe ingress into the site.
2. Sidewalks – Sidewalks should be included along Pine Road where they are currently not being proposed.
3. Trees – Street trees should be included on site after the PennDOT road work is completed. Trees could also be included in the parking lot. If necessary parking spots 6 or 7 could be eliminated to create room for a tree island.
4. Interim Planning – If development on the site is completed before PennDOT completes their intersection and road work, the Township and developer should be prepared with an interim plan to ensure safe ingress and egress for the site until the final roadwork is complete.

CONCLUSION

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 MCPC# 24-0055-001 on any plans submitted for final recording.

Sincerely,

Jon A. Lesher, Environmental Planning Assistant Manager
610-278-3750 – Jon.Lesher@montgomerycountypa.gov

c: Timothy P. Woodrow, P.E., Twp. Engineer
John B. Rice, Esq., Twp. Solicitor
Andrew Frey, Chair, Lower Moreland Township Planning Commission

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENTS A & B



2895 Pine Road
MCPC#240055001

Montgomery County Planning Commission
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

0 50 100 200 Feet

N

ZONING INFORMATION MU-REV

ZONING REGULATIONS	REQUIRED	EXISTING	PROPOSED	VARIANCE
USE TYPE:	MIXED USE	ASSEMBLY	BUSINESS	YES
MINIMUM LOT WIDTH:	100'-0"	161'-0"	NO CHANGE	NO
MINIMUM LOT AREA:	10,000 SQ FT	29,516 SQ FT	NO CHANGE	NO
MAX BUILDING AREA:	60% - (19,426.5 SQ FT)	10,458% (3,065.38 SQ FT)	9.885% (2,917.27)	NO
MINIMUM FRONT YARD DEPTH (PINE):	60'-0"	139-1 1/2"	NO CHANGE	YES
MINIMUM FRONT YARD DEPTH (TOMLINSON):	60'-0"	4'-8"	NO CHANGE	YES
MINIMUM SIDE YARD WIDTH:	20'-0"	51'-0 1/4"	NO CHANGE	NO
MINIMUM REAR YARD DEPTH:	20'-0"	80'-6 1/2"	76'-8"	NO
MAXIMUM HEIGHT:	65'-0"	+/- 37'-7 1/4"	45'-0"	NO
MINIMUM SETBACK OF STORIES ABOVE 35':	10'-0" (1'-0" PER 1'-0" OF HEIGHT USED OVER 35')	N/A	0'-0"	YES
MAXIMUM LOT COVERAGE:	80% (23,912 SQ FT)	83.15% (24,541.81 SQ FT)	72.79% (21,485.78 SQ FT)*	NO
VEHICLE PARKING:	29 PARKING SPACES	42	30	NO

OVERLAY DISTRICTS - 0-TOD TRANSIT ORIENTED DEVELOPMENT OVERLAY

PERMITTED BUILDING TYPE - DETACHED, SEMI-DETACHED, ATTACHED

DESCRIPTION - PROPOSED RENOVATION & ADDITION TO EXISTING 2-STORY RESTAURANT INTO 3-STORY BUSINESS USE STRUCTURE WITH ROOF DECK CONSISTING OF A GROUND FLOOR URGENT CARE AND 2 STORIES OF OFFICES ABOVE

*** NOTE -** PROPOSED IS A 10.365% (3,656.03 SQ FT) REDUCTION IN IMPERVIOUS COVERAGE

PARKING REQUIREMENTS

PER ARTICLE 6, TABLE 6-3.1
"MINIMUM NUMBER OF REQUIRED PARKING SPACES"

OCCUPANCY	PARKING REQUIREMENT	REQUIRED NUMBER OF SPACES	PROPOSED SPACES
HEALTH CARE SERVICE (GROUND FLOOR URGENT CARE)	1 SPACE / 150 SQ FT OF GFA	16 (2,386 SQ FT)	16
BUSINESS (2ND & 3RD FLOOR OFFICES)	1 SPACE / 300 SQ FT OF GFA	13 (4,545 SQ FT)	14
TOTAL:		29	30

REQUIRED ADA SPACES - 2
PROPOSED ADA SPACES - 2

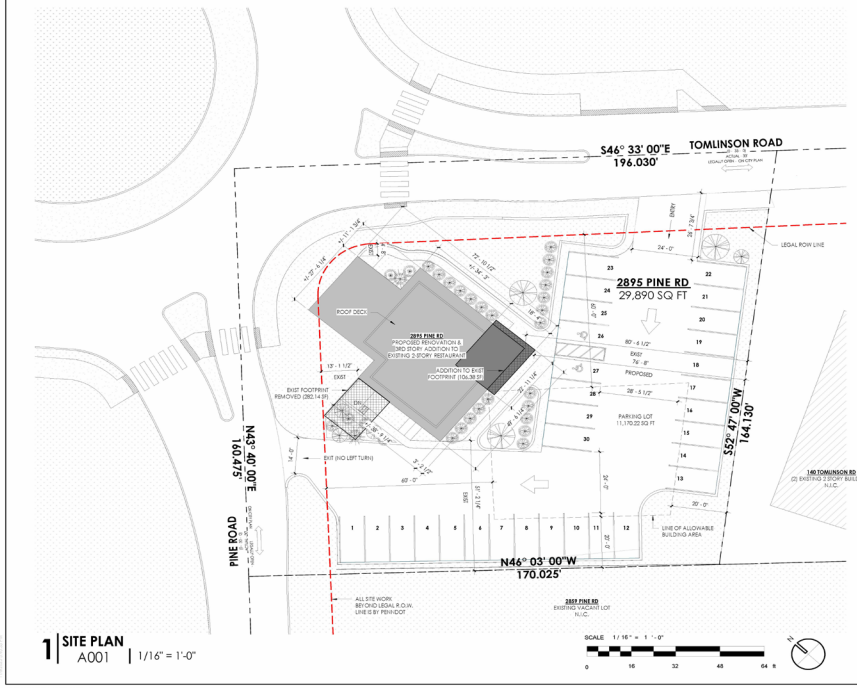
BUILDING COVERAGE CALCULATIONS

	EXISTING	NEW	TOTAL
BUILDING	2,803.24 SF	115.26 SF*	2,918.50 SF
FREEZER	-282.14 SF	-282.14 SF	0 SF
TOTAL	3,085.38 SF	-166.88 SF	2,918.50 SF

IMPERVIOUS COVERAGE CALCULATIONS

	EXISTING	NEW	TOTAL
BLDG COVERAGE	3,085.38 SF	-166.88 SF	2,918.50 SF
PARKING LOT	17,277.47 SF	-6,107.25 SF	11,170.22 SF
CONC. PAD	557.82 SF	-557.82 SF	0 SF
WALKWAY	0 SF	1,085.79 SF	1,085.79 SF
SIDEWALK	0 SF	1,479.43 SF	1,479.43 SF
STREET	3,621.14 SF	-1,210.70 SF	4,831.84 SF
TOTAL	24,541.81 SF	-3,056.03 SF	21,485.78 SF

*INCLUDES APPROX. 8.88 SF AS A RESULT OF NEW EXTERIOR FINISH FACE MATERIALS OVER EXISTING WALLS



1 | SITE PLAN
A001 | 1/16" = 1'-0"

ORIGINAL SHEET - ARCH D (24"x36")

GENERAL NOTES - SITE PLAN

1. REFER TO G001 FOR GENERAL PROJECT NOTES
2. ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO THE START OF NEW WORK.

SITE PLAN LEGEND

GRASS
SIDEWALK
PROPERTY N.L.C.
PA1 CALL: TELECOM
PA1 CALL: ELECTRICAL
PA1 CALL: GAS
PA1 CALL: POTABLE WATER
PA1 CALL: RECLAIMED WATER
PA1 CALL: SEWER/DRAINAGE
PROPERTY LINE
STREET LIGHT
FIRE HYDRANT
UTILITY POLE
STOP SIGN
BIKE RACK
MANHOLE COVER
STORMWATER INLET
ACCESS COVER

PA 1 CALL SERIAL NUMBER:

NOTE:
PENNSYLVANIA ACT 287 OF 1974, AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER, AND WATER LINES BEFORE COMMENCING CONSTRUCTION.

OWNER REPRESENTATIVE

LENNY CHERYAN
CHERYAN2020@GMAIL.COM
267.437.1515

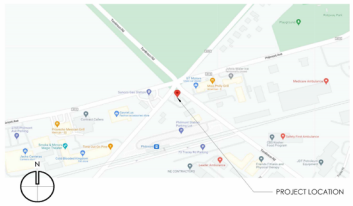
ARCHITECT

SCOTT WOODRUFF
DESIGNBLENDZ ARCHITECTURE LLP
4001 MAIN ST, SUITE 203
PHILADELPHIA, PA 19127
215.995.0228

CIVIL ENGINEER

JURON SURVEYING
JURONJURONSURVEYING.COM
111 N MORTON AVE
MORTON, PA 19070
267.702.5151

PROJECT LOCATION



designblendz architecture

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e | INFO@DESIGNBLENDZ.COM w | WWW.DESIGNBLENDZ.COM

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CLIENT
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2895 PINE ROAD, HUNTINGDON
VALLEY, PA 19006
267.437.1515

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SEAL

PROJECT ADDRESS
2895 PINE ROAD, HUNTINGDON VALLEY, PA 19006

1	SKETCH PLAN	TG	2023.11.06
SUBMISSIONS & REVISIONS		BY	APPD	YYYY.MM.DD

PROJECT
PINE ROAD RENOVATION

SHEET TITLE
SITE PLAN

PROJECT NO 23003104
DRAWING NO **A001**
REVISION 1
SCALE As indicated