MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV

MONTGOMERY COUNTY
PLANNING COMMISSION

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

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 27, 2024

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

Re: MCPC #24-0148-002
3993 Huntingdon Pike
Situate: Huntingdon Pike/County Line Road
Lower Moreland Township

Dear Mr. Hoffman:

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

BACKGROUND

The applicant, Hightop Real Estate & Development LLC, proposes to develop 20 stacked townhomes, for a total of 40 dwelling units, on an existing commercial 2.15 acre property. The development site is zoned BO-I – Business/Office Institutional.

REVIEW COMMENTS

The proposed development does not conform with the current zoning regulations. Residential uses are not permitted in the B-OI zoning district. The Township should decide whether the proposed land use is appropriate for this location in the Township. If so, the Township should make a determination on the appropriate regulatory course of action in order to allow the proposed development. Be advised that our review comments are based on the design submitted, and that they are general comments, as the current zoning district regulations do not apply. Further review comments from the County may be warranted once the applicable zoning regulations are applied.

Vehicular Access: The following should be considered in the site design to ensure safe and easy vehicular movement: 1) the connection of the cul-de-sac to Sheffield Lane or 2) adding access to County Line Road.

Townhouse Frontage: The site design should include front doors on the townhomes, and sidewalks from the front door to the sidewalk along Huntingdon Pike and County Line Road. It is important for a residential development to positively integrate with the Township sidewalks to promote pedestrian connectivity.

Sincerely,



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

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

Attachments:
Site Plan (Appendix 1)
Aerial (Appendix 2)

ATTACHMENTS A & B

Site Plan – 3993 Huntingdon Pike, Lower Moreland Township





3993 Huntingdon Pike
MCPC#240148002

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/plan.com
Aerial photography provided by Nearmap

0 50 100 200 Feet

N