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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 21, 2025

Henry Sekawungu
Director of Planning and Zoning
Cheltenham Township
8230 Old York Road
Elkins Park, PA 19027

Re: MCPC #24-0277-001
Plan Name: 8200 Ogontz Avenue Subdivision
2 lots comprising 4.4 acres
Situate: Ogontz Avenue between Limekiln Pike and Cheltenham Avenue
Cheltenham Township

Dear Mr. Sekawungu:

We have reviewed the above-referenced subdivision proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 27, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, KL Investments, LLC, wishes to subdivide an existing parcel into two parcels without any alterations to the property. The parcel is currently a 191,922 square foot (4.41 acres) parcel in the C-2 Commercial Zoning District. The applicant proposes two parcels with Parcel 1 as 140,617 square feet (3.23 acres) and Parcel 2 as 51,305 square feet (1.18 acres). The site is currently in commercial use containing one long strip shopping center with 9 commercial spaces and two other freestanding commercial buildings, one with a single commercial tenant and the other with 2 commercial spaces.

The existing parcel is non-conforming in rear yard setback, parking setback, impervious coverage, and green area. The proposed subdivision would make one of the parcels conforming in rear yard setback, but the other non-conformities would remain for both parcels. The applicant has applied for and received five variances from the zoning hearing board to address these non-conformities.

We previously reviewed a land development plan for this parcel on February 20, 2000. (MCPC # 20-0019-001 can be found here). That plan was to construct the two freestanding buildings, reconfigure the driveways, add landscaping, and add stormwater management. Those improvements are now complete.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and Cheltenham Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

ACCESS AND PARKING

A. Cross-Access Easements. We recommend that Cheltenham Township ensure that cross-access easements are provided between the two new parcels so that vehicles can freely circulate between the buildings on the site without needing to exit to the street.
B. Shared Parking. We further recommend that a legal shared parking arrangement be put in place such that all of the parking on both proposed parcels can legally be used for any of the businesses located on either parcel.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

C. Sidewalks Along Street Frontage. The Subdivision and Land Development Ordinance (SALDO) requires sidewalks to be installed at the time of a subdivision. Portions of this site have existing sidewalks. The applicant will need to install sidewalks throughout the remainder of the site or request a waiver from this requirement. Even with a waiver, the applicant may need to post a guaranty for the eventual installation of sidewalks if this was not done during the recent land development. (See. §260-40.A.)
D. Verges and Internal Sidewalks. Sidewalks are also required to safely allow pedestrians access to the buildings. Verges are required between the sidewalk and the curbline and the sidewalk. These may need to be installed or a waiver requested. (See §260-40.B.)
E. Street Trees. Street trees are required at a rate of at least one per 30 feet of frontage. The applicant should demonstrate compliance with this requirement, install the required street trees, or request a waiver from this requirement. (See §260-48)

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal. 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.

Please print the assigned MCPC number (24-0277-001) on any plans submitted for final recording.

Sincerely,

Chloe Mohr, AICP, Principal Planner
chloe.mohr@montgomerycountypa.gov – (610) 278-3739

c: Brandon Kim, Applicant's Representative
Alyson Elliott, Township Manager
Roger A. Phillips, P.E., Township Engineer
Thomas Cross, Chair, Township Planning Commission
Adam Schantz, Montgomery County Planning Commission
Michael McGahee, SEPTA
Jennifer Dougherty, AICP, SEPTA
Harley Cooper, SEPTA

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

ATTACHMENTS A & B



8200 Ogontz Avenue Subdivision
MCPC#240277001

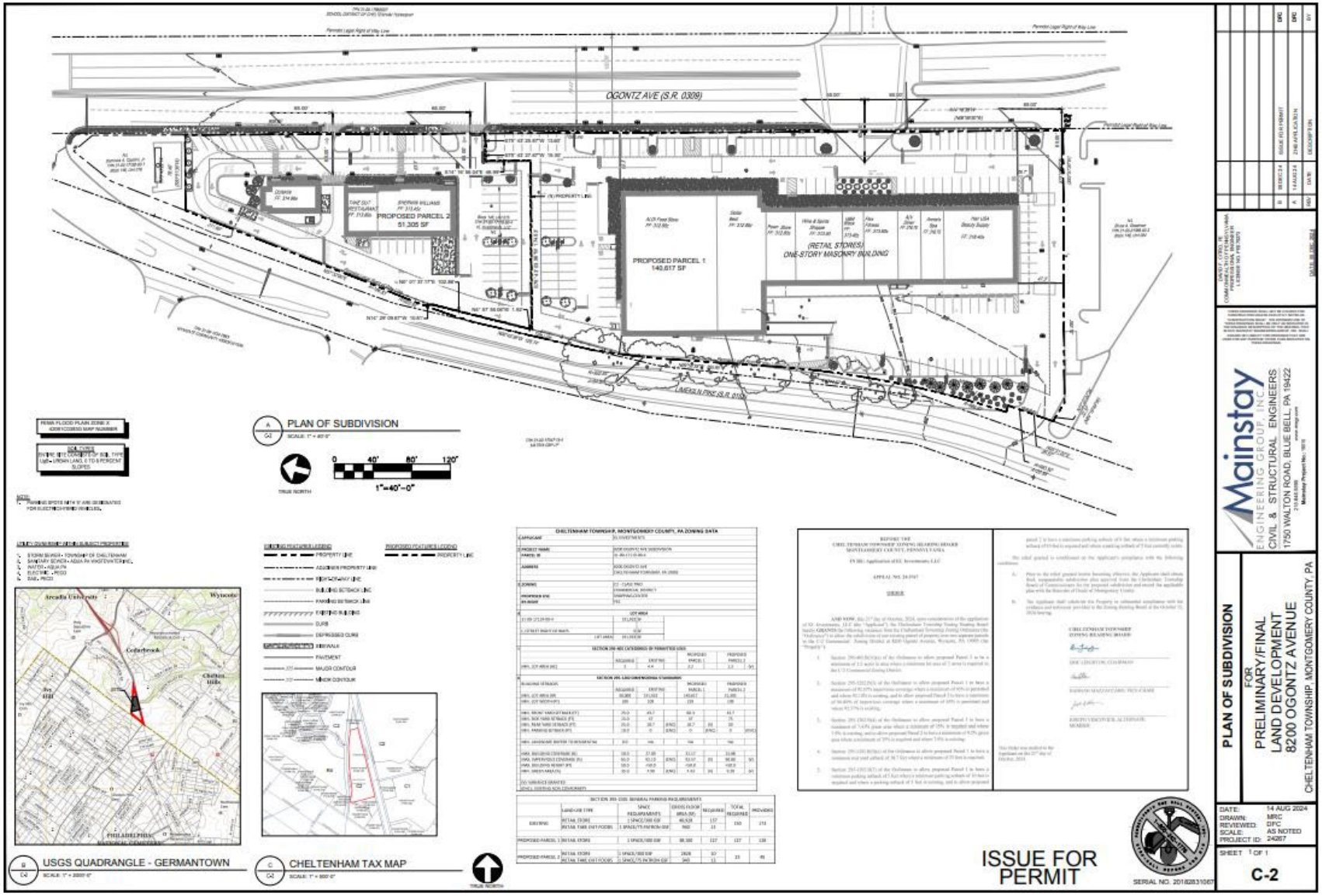
Montgomery County Planning Commission

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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


OGONTZ AVE (S.R. 0309)
PROPOSED PARCEL 2
51,305 SF
PROPOSED PARCEL 1
140,617 SF
(RETAIL STORES)
ONE-STORY MASONRY BUILDING
LINCOLN HWY (S.R. 0100)
PLAN OF SUBDIVISION
SCALE: 1" = 40'-0"
1"=40'-0"
USGS QUADRANGLE - GERMANTOWN
CHELTENHAM TAX MAP
ISSUE FOR PERMIT
SERIAL NO. 201828310670
PLAN OF SUBDIVISION
FOR
PRELIMINARY/FINAL
LAND DEVELOPMENT
8200 OGONTZ AVENUE
CHELTENHAM TOWNSHIP, MONTGOMERY COUNTY, PA
DATE: 14 AUG 2024
DRAWN: MRC
REVIEWED: DPC
SCALE: AS NOTED
PROJECT ID: 24267
SHEET 1 OF 1
C-2
Mainstay
ENGINEERING GROUP, INC.
CIVIL & STRUCTURAL ENGINEERS
1750 WALTON ROAD, BLUE BELL, PA 19422