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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 18, 2025

Ms. Cecile Daniel, Manager
Perkiomen Township
1 Trappe Road
Collegeville, PA 19426-1829

Re: MCPC # 25-0053-001
Plan Name: Elderly Residential 2 (ER2) District Zoning Map and Text Amendment
(25.847 acres)
Situate: South of Harrison Avenue near Gravel Pike
Perkiomen Township

Dear Ms. Daniel:

We have reviewed the above-referenced zoning text and zoning map amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 26, 2025. We forward this letter as a report of our review.

BACKGROUND

Perkiomen Township proposes a zoning text and zoning map amendment for 25.847 acres of land located south of Harrison Avenue near Gravel Pike and owned by Spring Hill Realty. The Montgomery County Planning Commission worked with the township to craft the zoning text amendment for a new zoning district, Elderly Residential 2 (ER2). The ER2 zoning district will permit age-restricted housing for individuals 55 years of age and older in the form of independent housing and dependent care. Independent housing can consist of single-family detached, single-family semidetached, single-family quadruplex, single-family attached and multifamily buildings. The ER2 district also requires dwelling units be located within 500 feet of common open spaces such as a primary park and/or village green.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040: A Shared Vision – We find the proposed ER2 zoning district and associated uses to be generally consistent with the county comprehensive plan. The county's future land use plan identifies the proposed development site as primarily suburban residential area, adjacent to a community mixed use area. These areas are residential areas which will have a variety of housing types, including less dense multifamily and single-family attached uses, and depend on automobiles for transportation.

Central Perkiomen Valley Comprehensive Plan – We find the proposed ER2 zoning district and associated uses to be generally consistent with the Region's Future Land Use Plan as it is located within the designated growth area of the plan. All residential types will be permitted in the designated growth area at a density range of 1 to 12 dwelling units per acre.

CONCLUSION

The Montgomery County Planning Commission (MCPC) generally supports the township's proposal without comment as we have found it to be generally consistent with the comprehensive plans, as noted above.

Should the governing body adopt this proposed zoning ordinance amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



Adam Schantz, Community Planner
adam.schantz@montgomerycountypa.gov – 610-278-3887

c: Brett Coleman, Chair, Municipal Planning Commission
John Moran, Zoning Officer
Nicholas Szeredai, Municipal Engineer

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



Zoning Map Amendment
PV Associates Realty LP
MCPC#250053001

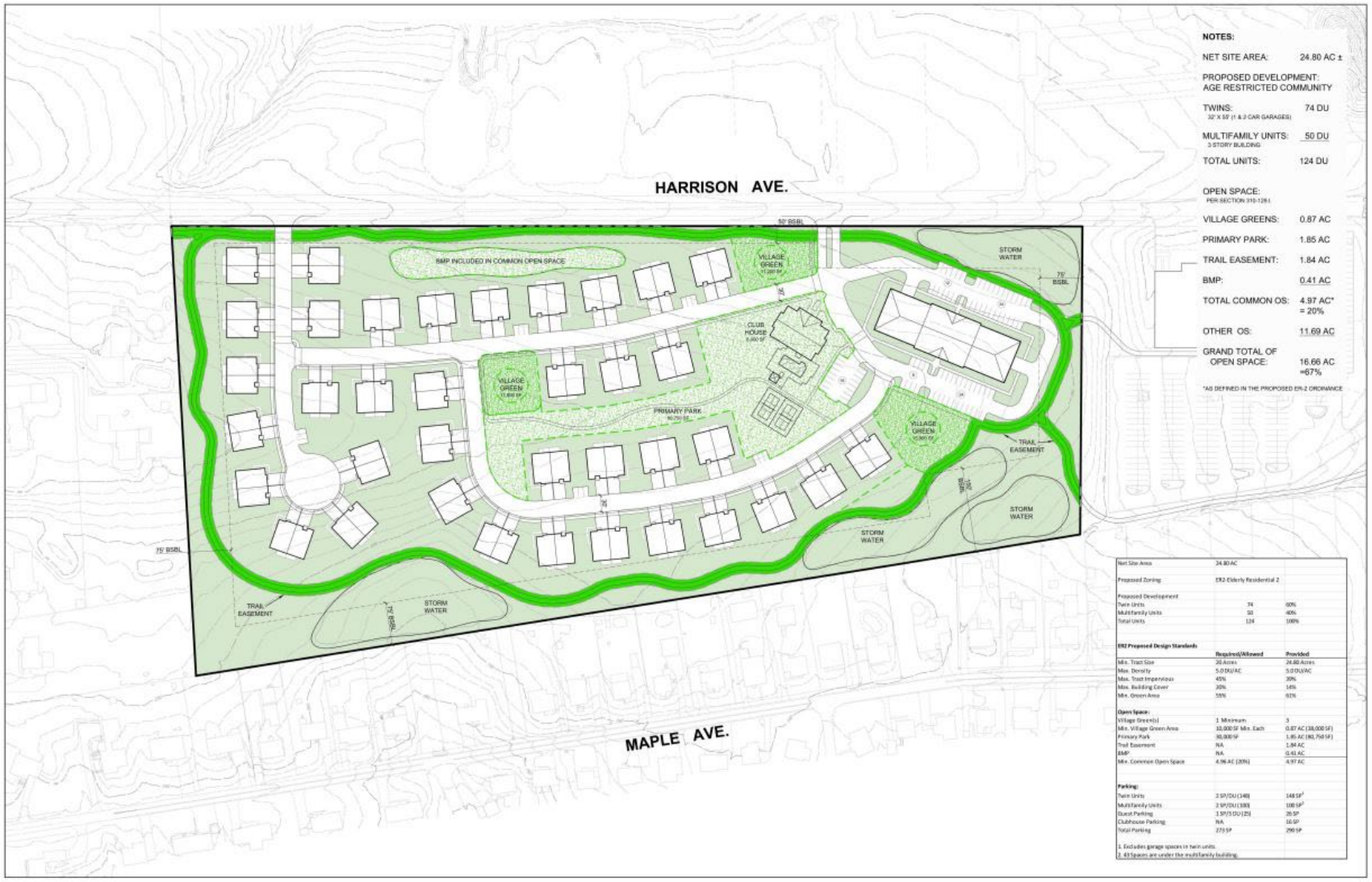
Montgomery County Planning Commission

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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/planning

Aerial photography provided by Nearmap



Net Site Area	24.80 AC	
Proposed Zoning	ER2-Elderly Residential 2	
Proposed Development		
Twin Units	74	60%
Multifamily Units	50	40%
Total Units	124	100%
ER2 Proposed Design Standards	**Required/Allowed**	**Provided**
Min. Tract Size	20 Acres	24.80 Acres
Max. Density	5.0 DU/AC	5.0 DU/AC
Max. Tract Impervious	45%	39%
Max. Building Cover	20%	14%
Min. Green Area	55%	61%
Open Space:		
Village Green(s)	1 Minimum	3
Min. Village Green Area	10,000 SF Min. Each	0.87 AC (38,000 SF)
Primary Park	80,000 SF	1.85 AC (80,750 SF)
Trail Easement	N/A	1.84 AC
BMP	N/A	0.41 AC
Min. Common Open Space	4.96 AC (20%)	4.97 AC
Parking:		
Twin Units	2 SP/DU (148)	148 SP[1]
Multifamily Units	2 SP/DU (100)	100 SP[2]
Guest Parking	1 SP/5 DU (25)	26 SP
Clubhouse Parking	N/A	16 SP
Total Parking	273 SP	290 SP

1. Excludes garage spaces in twin units.
2. 43 Spaces are under the multifamily building.

Spring Hill REALTY INC

ARBOUR GREEN at PERKIOMEN

OPEN SPACE PLAN

PERKIOMEN TOWNSHIP, PA

Kennedy & Associates