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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 28, 2025

Daniel K. Kerr, Township Manager
Limerick Township
646 West Ridge Pike
Limerick, PA 19468

RE: MCPC #19-0201-002
Plan Name: Gambone Fox Ridge/Ruth Addition
One 8-unit apartment building, and one office/community center on 4 acres
Situate: 614 W. Ridge Pike
Limerick Township

Dear Mr. Kerr:

We have reviewed the above-referenced subdivision/land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 25, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, 614 W Ridge Pike, LP proposes new construction of a 5,565 SF, 8-unit apartment building, a separate 2,400 SF office building and an additional 42 parking spaces. The proposed development is an extension to Fox Ridge Apartments community that has already been completed on adjacent parcels #370001240145 and #370003766013. The lease office is proposed on the south side of the land development along Ridge Pike, within the MS - Main Street District. The apartment building is situated on the north side of the development, on two parcels within the R-5 - Village Residential District. The proposed buildings are accessed from Ridge Pike through a two-way driveway that leads to a parking lot with 37 spaces and an 8-space carport. The interior road connects to an adjacent parking lot within the Fox Ridge Community. The total tract area is 23 acres, with 4 acres belonging to the proposed development, which will result in 40% impervious coverage. Three stormwater management BMPs are proposed on the property: in front of the lease office, under the parking lot and behind the apartment building.

The proposed residential development is supported by the county's Comprehensive Plan, *Montco 2040*: A Shared Vision, which shows the proposed parcel within the Community Mixed Use District (Future Land Use, p. 81). The development is also consistent with the township's zoning designation of R-5 (Village Residential) and MS-Main Street District. As this request is for an apartment building

with office building development, the Montgomery County Planning Commission finds this project to be consistent with the goals and objectives established in the County's comprehensive plan.

Since Limerick Township's *2009 Comprehensive Plan's* Land Use Plan provides similar delineations to the county's Future Land Use Plan and similar growth policies, the Montgomery County Planning Commission (MCPC) believes that this project is consistent with the township's current zoning.

RECOMMENDATION/COMMENTS

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

LANDSCAPE PLAN

1. The Landscape Planting Schedule shows the use of Euonymus Alatus (Burning Bush) which is listed as an invasive species in Pennsylvania. Please replace with a native plant.

DESIGN/STORMWATER MANAGEMENT

1. The MCPC questions the over design of parking spaces; if 24 are required, why are 42 being built? As this would increase the already overburdened impervious coverage for this plan, we recommend constructing only the required number of parking spaces to reduce the overall impervious coverage.

2. We recommend that the township's engineer review the BMP design to ensure compliance with all flood plain management ordinances.

3. During construction all efforts must be taken to ensure the integrity of the pond remains unviolated.

4. We recommend that an operations and maintenance agreement be signed by the applicant with the township for the maintenance of the underground detention basin, as too often their maintenance is forgotten after they are constructed.

TRANSPORTATION/CIRCULATION

1. The applicant must coordinate a Highway Occupancy Permit (HOP) with PennDOT District 6 representatives, John Gallagher, PennDOT D-6 Acting HOP Manager for the new entrance onto Ridge Pike.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's subdivision proposal. Please note that the recommendation contained in this report is advisory to the municipality and the municipality will make final disposition of the approval of any proposal.

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 supply a paper copy bearing the municipal seal and signature of approval for our files.

Please print the assigned MCPC number #19-0201-002 on any plans submitted for final recording.

Sincerely,



Laureen G. Sendel-Grant
Principal Transportation Planner II
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610-278-3734

cc: Ted Kochen, tkochen@gambone.com
Daniel Kerr, Mgr., Limerick Township
Greta Martin Washington, Dir. Comm. Planning & Zoning Officer, Limerick Township
Christopher J. Haring, Chair Limerick Township Planning Commission

Attachments: 1) Aerial View; 2) Sketch Plan

Aerial View – Gambone Fox Ridge/Ruth Addition, Limerick Township, Montgomery County, PA



Gambone: Fox Ridge/Ruth Addition
MCPC#190201002

Montgomery County Planning Commission

0 150 300 600 Feet

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Sketch Plan – Gambone Fox Ridge/Ruth Addition, Limerick Township, Montgomery County, PA

