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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 15, 2025

Mr. John Ernst, AIA, CBO Borough Manager
Lansdale Borough
One Vine Street
Lansdale, Pennsylvania 19446

Re: MCPC # 25-0172-001
Plan Name: 817 West Main Street
(1 lot comprising 0.35 acres)
Situate: North Mitchell Avenue (west)/south of Mill Street
Lansdale Borough

Dear Mr. Ernst:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 22, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Keystone Investment LLC., has submitted a land development proposal for the construction of a four-story mixed-use property, impacting 0.35 acres in the Business District, within the Downtown Business Overlay District. The proposed development is to occur on an existing vacant lot on Main Street and will contain first-floor commercial, with the second through fourth floors comprising of 14 apartment units. There are 21 off-street parking spaces detailed in the plan, with 7 spaces depicted as EV charging spaces.

Nine waivers have been requested regarding: the review process, features within 400 feet of tract boundaries, open space, recreation facilities, MCCD, street trees, buffer plantings, parking lot screening, and parking spaces. Several zoning variances were additionally approved by the Zoning Hearing Board, covering relief from: building setback, non-conforming impervious, building height, parking under second floor, and driveway and parking adjacent to property lines. One additional variance was requested to allow 21 parking spaces, rather than 34 required.

COMPREHENSIVE PLAN COMPLIANCE

Borough Comprehensive Plan

This parcel is shown within the mixed–use center category of the Future Land Use map of the Lansdale Comprehensive Plan*, Lansdale 2040*. The Mixed-Use Center of the Future Land Use applies to the downtown area and includes the traditional, walkable area around the train station, intended to include a mixture of complementary uses including retail (shops, restaurants, and entertainment), office, and institutional/ community service uses. This mixed-use proposal appears to be aligned with the future land use goals of the Borough.

County Comprehensive Plan

This parcel is additionally identified within the Town Center Future Land Use category of the County's Comprehensive Plan, *Montco 2040, A Shared Vision*. These are traditional downtown areas with a mix of retail, institutional, office, and residential uses. They are typically pedestrian-oriented, with buildings built close to sidewalks and often attached, side to side. The proposed plan appears to be in alignment with the goals of the Future Land Use Areas.

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 Lansdale may wish to consider prior to plan approval, although we commend the applicant for leading in providing electric vehicle parking and charging within the borough. Our comments are as follows:

REVIEW COMMENTS

Zoning Ordinance

According to §405-1203. D. all buildings must be oriented toward or face the street. It is unclear whether the alley satisfies this requirement. The applicant should ensure it is compliant with the applicable codes.

Subdivision and Land Development Ordinance

According to §347-304. Preliminary Plan Requirements, a landscaping plan is required. With limited space, we understand a waiver may be necessary to fulfil these requirements and look to the borough for further guidance.

According to §347-425. Parking Lot Landscaping, all parking lots shall be landscaped with trees and shrubs. While a waiver was requested for screening requirements, future plans should detail parking islands, planting strips, and those requirements detailed within the residential parking lot standards of this section in order to fulfil the ordinance requirements.

General Landscaping

We acknowledge the limited space of the site within the Business District, although we hope to encourage any addition of green space to the proposal. Additionally, while the applicant has requested a waiver for

the street tree requirement, this may be an opportunity to support a pedestrian-friendly walking experience in front of the development.

General Design

While the proposed plan details five parking spaces to be designated for the commercial space, we hope to emphasize the importance of differentiating between the parking for residents and the commercial space on the first floor.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Lansdale Borough's planning objectives for mixed-use development.

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 #25-0172-001 on any plans submitted for final recording.

Sincerely,

Margaux Petruska

Margaux Petruska, Community Planner II
Margaux.petruska@montgomeryocuntypa.gov – 610-278-3728

c: Keystone Investment LLC, Applicant
Michael Panachyda, Chair, Borough Planning Commission
Maria Lohan, Department of Code Enforcement
John Kennedy, AICP Borough Planner
Richard Lesniak, Director of Code Enforcement and Emergency Services
Jessica Buck, District Manager, MCCD

Attachments: A. Aerial View of Site
B. Reduced Copy of Applicant's Plan



817 West Main Street
MCPC#250172001

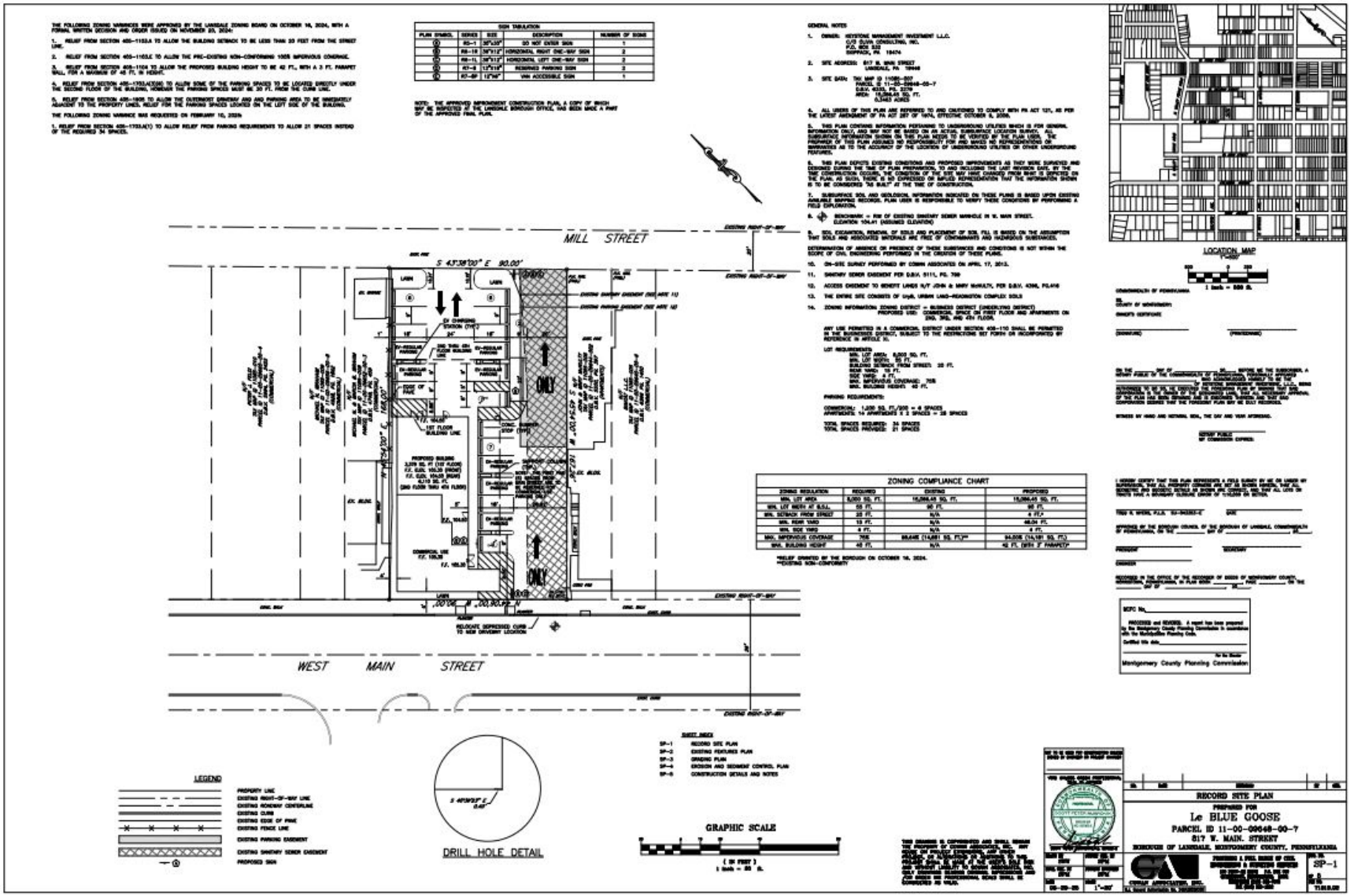
Montgomery County Planning Commission

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Aerial photography provided by Nearmap


MILL STREET
WEST MAIN STREET
ONLY
ONLY
LEGEND
DRILL HOLE DETAIL
GRAPHIC SCALE
LOCATION MAP
RECORD SITE PLAN
Le BLUE GOOSE
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BOROUGH OF LANSDALE, MONTGOMERY COUNTY, PENNSYLVANIA
Montgomery County Planning Commission