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PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 6, 2025

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

Re: MCPC #25-0046-002
Plan Name: Glenside Elementary School Building Additions
(1 lots comprising 10.06 acres)
Situate: 400 Harrison Avenue at Limekiln Pike (SR 0152)
Cheltenham Township

Dear Mr. Sekawungu:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 19, 2025. We forward this letter as a report of our review. We previously reviewed an earlier version of this proposal on March 20, 2025.

BACKGROUND

The applicant, Cheltenham School District, proposes to incorporate three building additions onto Glenside Elementary School. This proposal includes the removal of nine parking spaces from the west side of the building and the addition of nine parking spaces to the bus loop to the northeast of the building. The applicant also proposes to relocate a play area to the southwest of the building, relocate an emergency access drive, and improve three subsurface stormwater detention/infiltration beds.

The school is located in the R-2 Residential Zoning District and is a non-conforming use. The building additions will add 7,573 square feet to a 54,388-square foot building, an expansion of approximately 14% of the building area. The entire site is approximately 10 acres (parcel ID# 31-00-1738000-4). The impervious coverage on the site will increase by 5,691 square feet. The increase in impervious coverage is less than the square footage of the footprint of the building additions due to the location of some of the building additions on exiting driveway and pavement areas.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant‘s proposal; however, in the course of our review we have identified several issues that we believe should be resolved prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

PEDESTRIAN SAFETY

A. Intersection of Limekiln Pike and Harrison Avenue. We note that the crosswalks at this intersection would be safer and more effective if they were improved to a highly visible crosswalk style, such as a continental crosswalk. We suggest the applicant consider repainting these crosswalks at the time of construction of this project due to the potential safety improvement for children walking to school.

LANDSCAPING

A. Species Selection. We note that the applicant has added eight Washington Hawthorn (*crataegus phaenopyrum*) plants to the landscape plan. This species of small tree has 1- to 3-inch thorns. We recommend that the applicant carefully consider the placement of these eight trees, favoring locations that do not have a lot of student foot traffic. Perhaps the two planned for the center of the bus loop are out of the way of students, but it might be better to select a different species instead of the five located close to the building entrance and the one near the parent loop.

B. Bus Loop Parking Area. We appreciate the applicant's inclusion of additional landscape plantings in the bus loop area. These will improve the natural features of the site.

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.

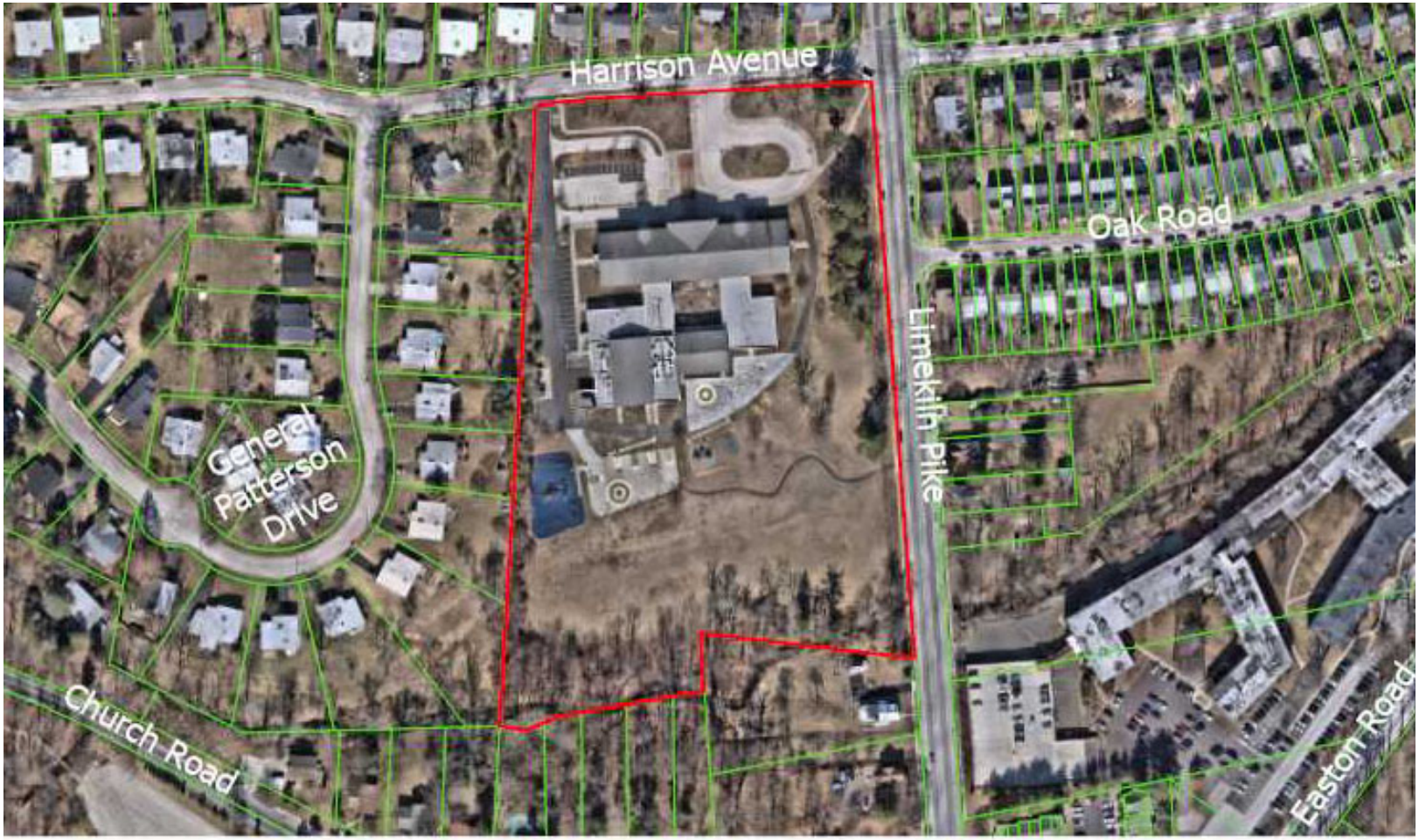
Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (*#25-0046-002*) on any plans submitted for final recording.

Sincerely,

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

c: Chester Valley Engineers, Inc., Applicant's Representative
Alyson Elliott, Township Manager
Thomas Cross, Chair, Township Planning Commission
Roger A. Phillips, P.E., Township Engineer
Edward Diasio, Township Solicitor
Adam Schantz, Community Planner, Montgomery County Planning Commission
Scott Burton, PennDOT
Paul Lutz, PennDOT
Fran Hanney, PennDOT

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



Glenside Elementary School
MCPC#250046002

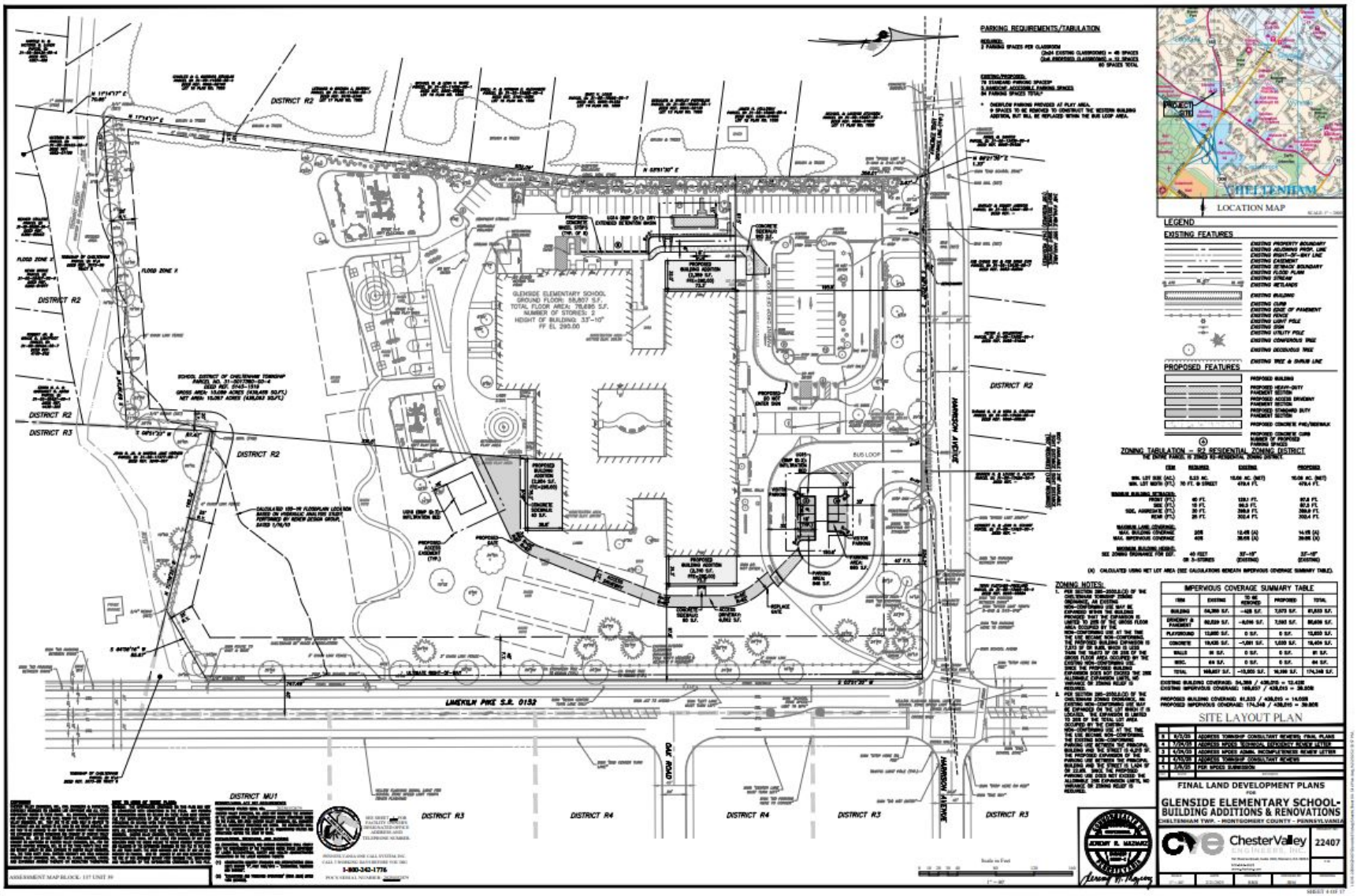
Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/planning

Aerial photography provided by Nearmap


PARKING REQUIREMENTS/TABULATION
LOCATION MAP
LEGEND
EXISTING FEATURES
PROPOSED FEATURES
ZONING TABULATION - R2 RESIDENTIAL ZONING DISTRICT
ZONING NOTES:
IMPERVIOUS COVERAGE SUMMARY TABLE
SITE LAYOUT PLAN
FINAL LAND DEVELOPMENT PLANS
GLENSIDE ELEMENTARY SCHOOL-
BUILDING ADDITIONS & RENOVATIONS
CHELTENHAM TWP. - MONTGOMERY COUNTY - PENNSYLVANIA
LIMEKILN PIKE S.R. 0152
OAK ROAD
HARRISON AVENUE
BUS LOOP
DISTRICT R2
DISTRICT R3
DISTRICT R4
DISTRICT MU1
ChesterValley ENGINEERS, INC.
22407