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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 2, 2026

Ms. Brianna Costira, Planning Administrator
Limerick Township
646 West Ridge Pike
Limerick, Pennsylvania 19468

Re: MCPC #25-0243-001
Plan Name: 250 W. Ridge Pike
(2 lots on 4.62 acres)
Situate: 250 W. Ridge Pike, near Sunset Road
Limerick Township

Dear Ms. Costira:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 14, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, W.B. Homes Land Acquisitions, LP, has submitted a subdivision and land development proposal to subdivide parcel 37-00-03895-00-1 into two lots, with one lot containing an existing commercial building and the other lot containing a proposed townhouse development. This parcel is currently 201,095 square feet (4.62 acres) in area, is located at 250 W. Ridge Pike (at the northern corner of the intersection of Ridge Pike and Sunset Road), and is in the Main Street Base Zoning District. The subdivision proposal involves dividing the existing parcel so that the lot closest to Ridge Pike, which will contain the existing commercial building, will be 110,468 square feet (2.54 acres) in area, while the lot further east on Sunset Road, which will contain the proposed townhouse development, will be 90,605 square feet (2.08 acres) in area.

As mentioned previously, the commercial building at the corner of Ridge Pike and Sunset Road will remain while the developer is proposing ten townhouses further east on Sunset Road. The commercial building has a gross footprint of 12,609 square feet and has a parking lot and two access driveways, one on Ridge Pike and one on Sunset Road, though the one on Sunset Road would be removed as part of the development proposal. The townhouses will have a garage and a driveway which will connect to a dead-end private road branching off Sunset Road, and this private road will have parking spaces near its end. There will also be a planted buffer between the commercial building and the townhouses. Most notably, an easement for the Buckeye Pipeline runs through both lots, but the commercial building is not in this easement, and no townhouses will be sited in this easement.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040, the Montgomery County Planning Commission's 2015 comprehensive plan, includes this parcel in the Designated Growth Area on its development potential map and the Village Center Area on its future land use map. The Designated Growth Area includes the most logical places in the county for future growth and development, and almost all new non-residential development should be in these areas. The Village Center Area includes a mix of residential, commercial, and institutional uses developed in a small-scale, traditional village pattern.

In addition, the 2009 Limerick Township Comprehensive Plan includes this parcel in the Limerick Village Area. The plan states that the Limerick Village Area is the "traditional, geographic, and communal center" of Limerick Township, where the older buildings and pedestrian infrastructure need enhancement, parking needs to be improved, and historic buildings need to be reused.

Because this development proposal preserves an existing commercial building while adding smaller-scale townhomes adjacent to the commercial building, the Montgomery County Planning Commission finds this project to be consistent with both *Montco 2040* and the 2009 Limerick Township Comprehensive Plan.

RECOMMENDATION AND COMMENTS

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

DRIVEWAYS

Currently, on the east side of private Road A, Houses no. 6 and no. 10, in the applicant's site plan have driveways that are 20.33 feet in length, while on the west side of private Road A, all houses have driveways of 20.33 feet in length excluding the sidewalk. The length of these driveways is a problem because if there are multiple vehicles parked front-to-back, the trailing vehicle may block some or all of the sidewalk. Limerick Township and the applicant should ensure that driveways are designed and built in a way that allows enough space for multiple vehicles without blocking the sidewalk.

PEDESTRIAN INFRASTRUCTURE

1. The applicant should design all sidewalks to be at least 5 feet in width.

2. If sidewalk is installed on the east side of the private Road A, the applicant should install ADA-compliant ramps and a high-visibility crosswalk across Road A to connect the proposed sidewalk on the west side to this potential sidewalk on the east side.

3. The applicant should extend the proposed sidewalk along Sunset Road from its current terminus to Ridge Pike, and the applicant should ensure that this sidewalk does not interfere with the Limerick Power Plant siren on Sunset Road and mark this siren on the site plan.

4. The applicant has requested a waiver for installing sidewalks on both sides of the private Road A. If Limerick Township wants the development to have a Main Street Village nature, then the township should not approve the sidewalk waiver requested by the applicant and require sidewalks on both sides of the road.

DESIGN STANDARDS

According to the Limerick Township Zoning Code, townhouse development in the Main Street District must be setback no less than 15 feet and no more than 25 feet from the edge of the roadway. In order for the development to have a 5-foot sidewalk and front-facing driveways of at least 25 feet in length, the townhouses would have to be set back more than 25 feet, meaning that the townhouses would not conform to the zoning code. A possible workaround for this issue is having parking access in the rear of the houses. Ultimately, Limerick Township should consider what can be installed in between the minimum and maximum setbacks of buildings in the Main Street District and provide prospective developers guidance for how to service all transportation modes effectively.

ROAD DESIGN

1. The private Road A in the site plan is 30 feet wide, which is enough room for a travel lane in each direction and an on-street parking lane. However, according to the site plan, there will be no on-street parking. Because there is no on-street parking, the width of this road should be reduced to just accommodate the travel lanes.

2. The township and the applicant should ensure that the turnaround for Road A in the applicant's Site Plan provides enough space for emergency vehicles and garbage vehicles to turn around.

LIGHTING

Limerick Township and the applicant should ensure that the light pole on top of the Buckeye Pipeline shown in the lighting plan does not conflict with the pipeline.

LANDSCAPING

Section 155-27A of the Limerick Township Subdivision and Land Development Ordinance requires street trees along all proposed streets. As private Road A is a proposed street, the applicant should plant street trees along it.

STORMWATER BASINS

1. Limerick Township and the applicant should ensure that any excess stormwater during extreme storm events does not negatively impact neighboring properties or the public right-of-way.

2. Limerick Township and the applicant should ensure that all plantings in the stormwater basins are coordinated to minimize impacts with the under drains.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Limerick Township's planning objectives.

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 #25-0243-001 on any plans submitted for final recording.

Sincerely,

Russell Livolsi

Russell Livolsi
Transportation Planner I
Russell.Livolsi@montgomerycountypa.gov
610-278-3638

c: Justin Strahorn, W.B. Homes Land Acquisition, LP
Daniel Kerr, Township Manager
Greta Martin Washington, Dir., Township Community Planning
Christopher J. Haring, Chairperson, Township Planning Commission

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

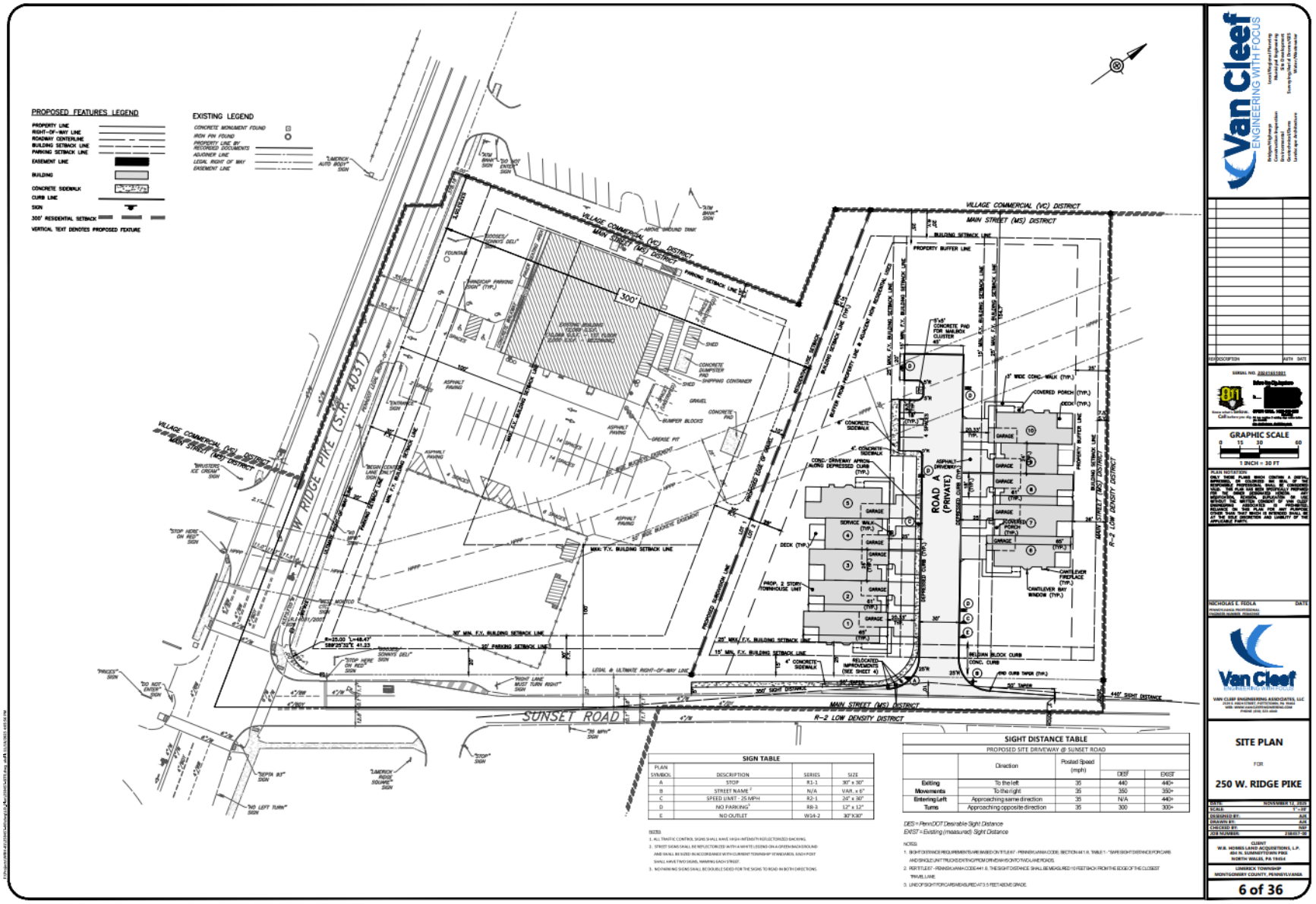


250 W. Ridge Pike
MCPC #25-0243-001

Montgomery County Planning Commission
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www.montcopa.org/plancom
Aerial Imagery provided by Nearmap

0 50 100 200 Feet

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PROPOSED FEATURES LEGEND
EXISTING LEGEND
W. RIDGE PIKE (S.R. 4031)
SUNSET ROAD
ROAD A (PRIVATE)
VILLAGE COMMERCIAL (VC) DISTRICT
MAIN STREET (MS) DISTRICT
R-2 LOW DENSITY DISTRICT
300'
GRAPHIC SCALE
1 INCH = 30 FT
SIGN TABLE
SIGHT DISTANCE TABLE
PROPOSED SITE DRIVEWAY @ SUNSET ROAD
SITE PLAN
250 W. RIDGE PIKE
LIMERICK TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
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