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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 16, 2026

Ms. Riley McGrath, Zoning Officer/Planning Coordinator
Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, Pennsylvania 19034

Re: MCPC #19-0013-006
Plan Name: Wrigley Ridge - 1635-47 Limekiln
(2 lots consisting of 22 dus comprising approx. 3.47 acres)
Situate: Limekiln Pike (Golden Drive (west) and Dreshertown Road (east))
Upper Dublin Township

Dear Ms. McGrath:

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 October 21, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Commerce Pursuit Capital, LP, has submitted a revised sketch plan proposing a 22-unit townhouse development spread across six buildings. In addition to the required residential parking spaces, 13 guest parking spaces are proposed in two locations throughout the site. The development is proposed to have one vehicular access on Limekiln Pike, three deadends within the interior roads and an emergency access road at the end of Road C. Pedestrian-only access is proposed to the abutting property that would align with the sidewalk on Trilogy Way. The site consists of two parcels with a combined area of 3.47 acres. There are four existing structures that would be demolished, and a number of existing trees that would be removed.

The property is located in the MD-Multiple Dwelling zoning district and would be served by public water and sewer. We reviewed previously submitted plans for the site in letters dated February 7, 2019, June 21, 2021, and July 13, 2022, October 10, 2022, and November 12, 2024.

COMPREHENSIVE PLAN COMPLIANCE

A. *MONTCO 2040* – The proposal is generally consistent with *MONTCO 2040: A Shared Vision*, which designates the area as “regional mixed use” future land use category. Regional Mixed-Use Centers are intensely developed suburban cores with significant retail, office, and residential land uses.

B. Upper Dublin Comprehensive Plan – The proposal is generally consistent with the Upper Dublin Comprehensive Plan, which designates the site as within the "Mixed-Use - Village Center" future land use category. These centers are meant to create a mix of neighborhood-serving retail, business and small-scale offices as a transition to residential areas. Development should enhance the character and design of the surrounding area and should generate activity for the community.

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 township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

SITE DESIGN

We feel that the design and layout of the proposed townhouse development and vehicular circulation would not create a welcoming and safe townhouse community. The following are our key concerns and recommendations regarding the proposed site design.

A. Townhouse Design. We reiterate the recommendations from our previous review letters to refer to the MCPC guidebook, Building Better Townhouse Communities, for design best practices.

1. *Parking Location*. We recommend that, where feasible, rear-loaded garages be utilized. Understanding that there may be site constraints to building alleys, we recommend considering alternate driveways designs, such as shared or tapered driveways, to reduce the number of linear feet along the sidewalk that would be impacted by a driveway curb cut. The placement of garages and driveways in townhouse developments can significantly impact the visual aesthetic of the building façade, front yard and streetscape design, pedestrian safety, and street tree placement.

2. *Street Trees*. We recommend planting street trees between driveways, where possible. We wish to encourage the applicant to plant street trees along internal streets to provide shade and to soften the appearance of townhouse units. For example, trees could be placed between the driveways of Units 4 and 5, 8 and 9, 17 and 18, and next to the drive of end Unit 11.

3. *Steep Slopes*. We wish to reiterate that there is some concern about developing in an area with 15-25% steep slopes. Development on steep slopes could require a retaining wall, which would disturb the steep slopes and change the runoff and hydrology patterns of the site. We recommend protecting and preserving the steep slopes to the greatest extent possible, to minimize negative impacts to the neighboring properties.

B. Pedestrian Connectivity.

1. *Sidewalks*. The proposal includes 6-foot wide sidewalks that would be separated from Limekiln Pike by a 8-foot grass strip. Street trees are proposed outside the ultimate right-of-way line for Limekiln Pike. We recommend the applicant plant street trees along Limekiln Pike between the sidewalk and the road to provide shade and a stronger buffer between pedestrians and the high traffic volume.

2. *Crosswalks*. A highly visible crosswalk is proposed at the driveway entrance. However, the driveway is wide and the crossing is 75 feet long. There is a chevron-style striping separating the left turn and

straight/right turn lane. We recommend a planted island be used to shorten the distance a pedestrian has to cross at the development entrance. There also appears to be an indication of a midblock crosswalk across Limekiln Pike; however, there are no accessible ramps that lead to the crosswalk on the property side or the shopping center side across the Limekiln Pike. The applicant should coordinate with PennDOT and neighboring property owners to make pedestrian crossings feasible at this location. A crosswalk should be considered across the road leading from the pedestrian connection leading from Trilogy Way.

3. *Internal Sidewalks*. We recommend sidewalks on both sides of the proposed streets and driveways. The internal pedestrian network should include fully-connected sidewalks with marked crossings. There should also be sidewalks connecting both sets of visitor parking spaces and the sidewalks and ganged mailboxes. We also would like to note that the sidewalk along the front of Unit 17 does not appear to connect to the sidewalk located in front of Units 16 and 15.

C. Vehicular Circulation. In previously reviewed plans for this site, the proposal included a new road that would be accessed by Trilogy Way and Limekiln Pike, creating a vehicular and pedestrian connection between Susquehanna Road and Limekiln Pike.

1. *Driveway Alignment.* We recommend reconfiguring the vehicular circulation to create one driveway that would align with the driveway on the opposite side of Limekiln Pike. The applicant is now proposing two driveways onto Limekiln Pike, which would create a confluence of three driveways very near the major intersection of Limekiln Pike and Dreshertown Road, and the Dresher Triangle area. This would likely create safety issues for people walking and driving.

2. *Vehicular Connection to Trilogy Way.* We recommend that the proposed development provides vehicular access to Trilogy Way to reduce congestion and traffic safety issues in the greater Dresher area. In previously reviewed plans, vehicular access was proposed to connect the proposed townhouse development with the abutting neighborhood on Trilogy Way. The currently proposed plan provides pedestrian walkway but no longer shows vehicular access. The applicant requested and was granted a waiver from §255-50.1.A(6 and 7) that requires shared access and "driveway interconnections with adjoining lots" (§255-50.1.A(7)). We still feel that by not providing an alternate route, cars will be funneled to the intersection of Limekiln Pike and Susquehanna Avenue, and could create additional traffic congestion and safety issues, especially for people who are traveling west on Susquehanna.

3. *Stub Street*. The proposed development would have three stub streets which could be difficult to turn around, especially for emergency and waste truck vehicles. We recommend that the street be designed with a bulb- or hammerhead-shaped turnaround.

D. Coordinate with PennDOT. The proposed development is located less than one-quarter mile from the Dresher Triangle, which experiences a lot of traffic issues. The township is considering a roadway project to improve congestion and safety in the Dresher Triangle area. We recommend the applicant coordinate with the township and PennDOT regarding how this development as proposed would impact the intersection and greater area.

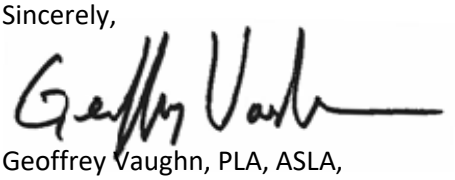
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the municipality name planning objectives for residential townhouse development.

Please note that the review comments and recommendations contained in this report are advisory to the township 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 (19-0013-006) on any plans submitted for final recording.

Sincerely,



Geoffrey Vaughn, PLA, ASLA,
Section Manager for Design Planning
Geoffrey.vaughn@montgomerycountypa.gov | 610-278-3751

c: Michael Maier, Westrum Development Co., Applicant
Michael J. Cover, Chair, Upper Dublin Planning Commission
Kurt Ferguson, Township Manager
Scott Burton, PennDOT
Paul Lutz, PennDOT
Francis Hanney, P.E., PennDOT District 6-0

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



Wrigley Ridge Townhome Development
MCPC#190013006

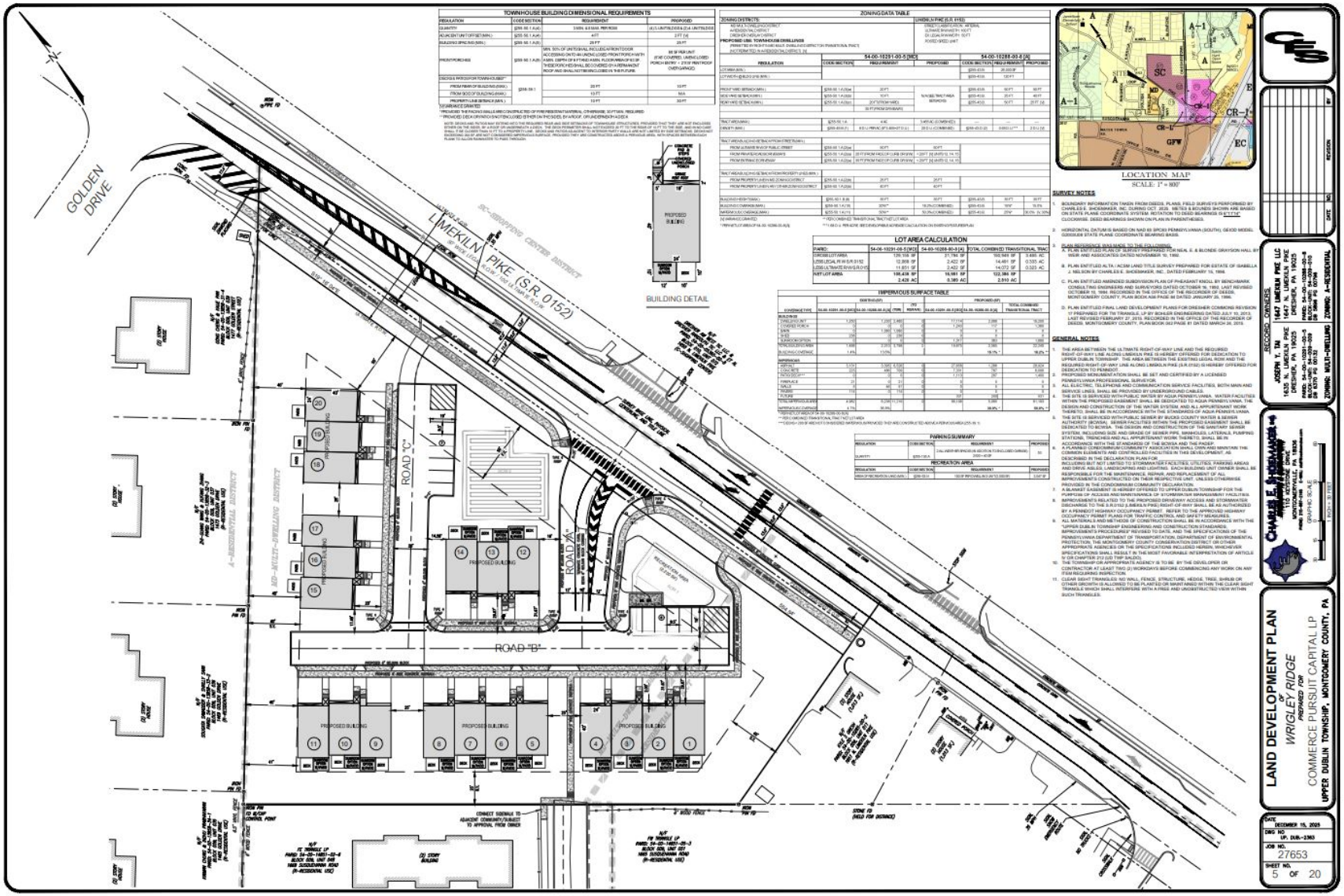
Montgomery County Planning Commission

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Aerial photography provided by Nearmap


GOLDEN DRIVE
LIMEKILN PIKE (S.R. 0152)
ROAD "A"
ROAD "B"
ROAD "C"
PROPOSED BUILDING
BUILDING DETAIL
LOCATION MAP
SCALE: 1" = 800'
LAND DEVELOPMENT PLAN
WRIGLEY RIDGE
COMMERCE PURSUIT CAPITAL LP
UPPER DUBLIN TOWNSHIP, Mmontgomery COUNTY, PA
DECEMBER 15, 2025
27653
5 OF 20