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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

February 5, 2026

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

Re: MCPC #25-0106-002
Plan Name: Foundry Yards
(1 lot comprising 5.32 acres)
Situate: 864 West 5th Street (cross: North Valley Forge Road)
Lansdale Borough

Dear Mr. Ernst:

We have reviewed the above-referenced land development in accordance with Section 502 or of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 7, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, WB Homes Land Acquisitions, LP, is proposing a 73-unit townhome development located on 5.32 acres within the C Residential Zoning District (recently amended) at 864 West 5th Street in Lansdale Borough, under the Unlotted Development criteria. This development is designed to contain 30 stacked townhomes and 13 single-family townhomes to make up the total unit number of 73. The property currently contains several smaller industrial buildings which serve as a self-storage business alongside a large building that remains from a steel fabrication business. The applicant has requested waiver relief from five areas of the Subdivision and Land Development Ordinance: existing features within 400 feet, reduction of street and buffer trees, and where they are allowed, reduction of ROW, and reduction of riparian buffer.

COMPREHENSIVE PLAN COMPLIANCE

REGIONAL PLAN

This parcel is shown as Employment-Residential of the Future Land Use map of Lansdale Comprehensive Plan, *Lansdale 2040*. Employment-Residential applies to the traditional industrial portion of the borough. These areas have historically permitted industrial and office uses. In 2015, the borough expanded flexible

zoning to allow high-rise apartments and other uses throughout the industrial district. Other goals of the Employment-Residential category are to make high- or medium-density housing and office development an attractive option for redevelopment of former industrial sites. The proposed development of stacked townhomes aligns with many of the goals of the Lansdale comprehensive plan in adding additional housing in the redevelopment of former industrial sites.

COUNTY PLAN

This parcel is additionally identified as a Business Area in the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Business Areas are concentrations of employment-oriented land uses, such as offices, research facilities, and industrial parks. Primary uses in these areas might include large offices, research and development facilities, large industrial, manufacturing and warehouse uses. Secondary uses might include small-scale retail and service businesses, higher-density residential uses that are buffered by other uses or on the periphery of the area, institutions, and day care centers. The proposed land development appears to be in alignment with goals for the Industrial 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 issue that the applicant and Lansdale may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

PARKING CALCULATION

It appears there are some errors regarding the parking calculation on the plan. On page 3 (Record Plan) of the plan document, within the “parking stall requirements” section, it states that there are 77 units proposed which determine the parking calculation. It is our understanding that 73 units, not 77 are being proposed. The current calculation with the 77 units adds up to 177.1, with the proposed stalls being 178, yet below it states 205 total parking spaces, including 51 visitor stalls. It is uncertain where the number 51 came from. Based on the information we have been provided with, there should be 146 parking stalls provided (garage and driveway), and 21.9 (22) visitor spaces, totaling 168 based on 73 units.

FLOODPLAIN

It appears that proposed units are located within the floodplain. The applicant should take care to ensure the channel is kept free from encroachments and proper steps are taken for flood mitigation prior and through the development process.

GREEN SPACE

As it stands, the central commons area is disconnected from the majority of the units. We encourage the applicant to explain the reasoning for not including a walkway along the channel or a crossing to allow for residents to easily access the central commons area. If that is not possible, we recommend an additional public amenity be integrated such as a tot lot.

STREET TREES

While we acknowledge the waiver of street trees along West 4th Street due to utilities and replacement with shrubs; we note that extra shrubs do not make up for the loss in canopy and if there is a way to increase canopy coverage on the space we highly encourage the applicant to do so.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Lansdale's planning objectives for residential 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 (25-0106-002) on any plans submitted for final recording.

Sincerely,

Margaux Petruska

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

c: WB Homes Land Acquisitions, LP, Applicant
Michael Panachyda, Chair, Borough Planning Commission
John Kennedy, AICP, Borough Planner
Richard Lesniak, Dir., Borough Code Enforcement and Emergency Services
Linda Menge, Borough Code Enforcement
Jessica Buck, District Manager, MCCD

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



Foundry Yards
MCPC#250106002

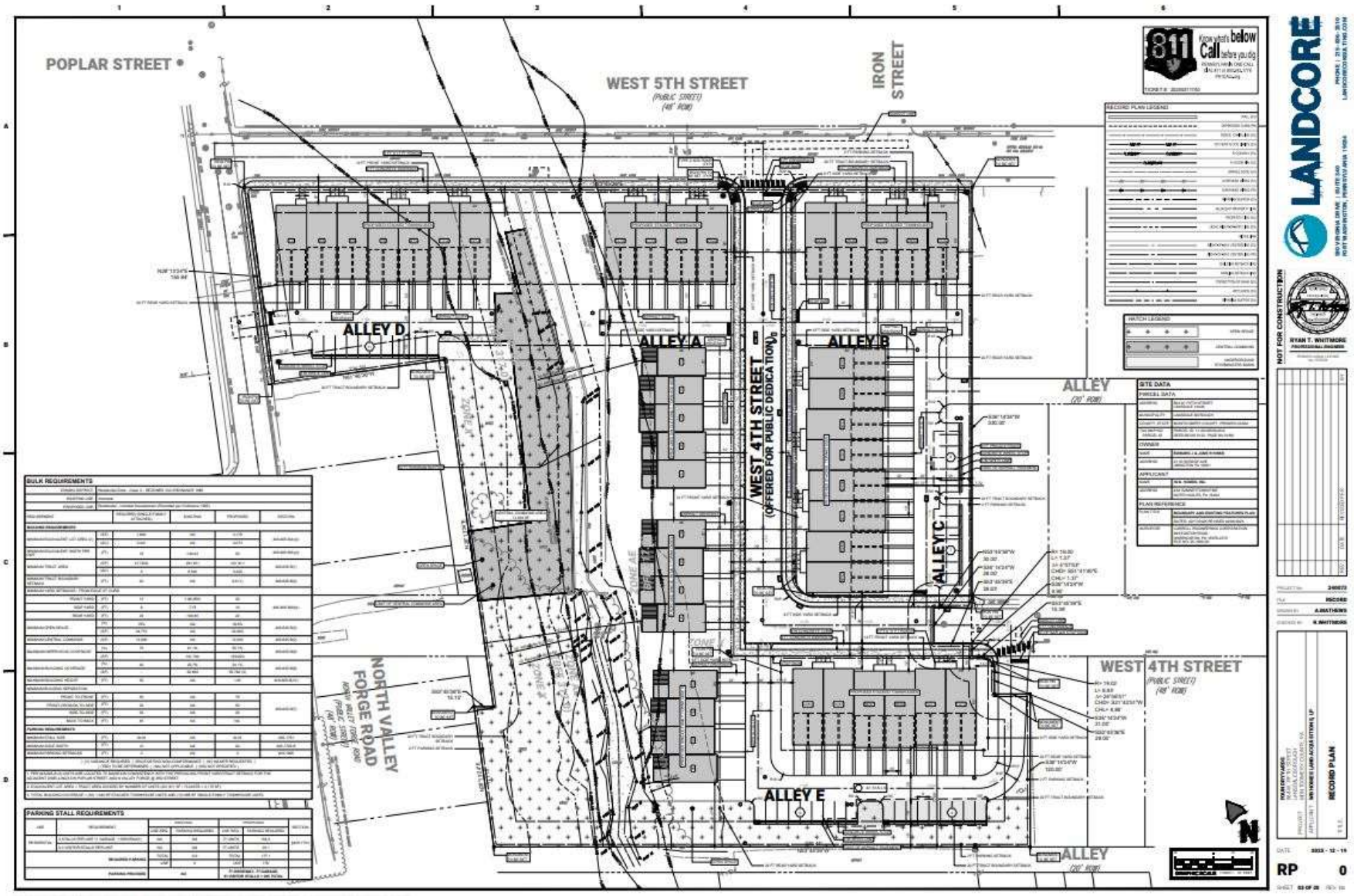
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Aerial photography provided by Nearmap


POPLAR STREET
WEST 5TH STREET
(PUBLIC STREET)
(48' ROW)
IRON STREET
ALLEY D
ALLEY A
ALLEY B
ALLEY C
ALLEY E
WEST 4TH STREET
(OFFERED FOR PUBLIC DEDICATION)
ALLEY
(20' ROW)
NORTH VALLEY FORGE ROAD
(PUBLIC STREET)
(48' ROW)
WEST 4TH STREET
(PUBLIC STREET)
(48' ROW)
ALLEY
(20' ROW)
811
Know what's below
Call before you dig
BULK REQUIREMENTS
PARKING STALL REQUIREMENTS
SITE DATA
RECORD PLAN LEGEND
MATCH LEGEND
LANDCORE
NOT FOR CONSTRUCTION
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PROFESSIONAL ENGINEER
RECORD PLAN
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