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Planning Commission

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Scott France, AICP
Executive Director

April 30, 2026

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

Re: MCPC #26-0087-001
Plan Name: 76 Lightcap Road
(1 lot comprising 5.14 acres)
Parcel ID: 37-00-03475-00-7
Situate: 76 Lightcap Road (north side of roadway adjacent to Possum Hollow Run)
Limerick Township

Dear Ms. Costira:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 6, 2026. We forward this letter as a report of our review.

BACKGROUND

Lightcap Realty, LLC has submitted a subdivision and land development proposal to build a warehouse and gravel equipment yard and outdoor storage area at 76 Lightcap Road. This proposal is on Parcel 37-00-03475-00-7, a 5.14-acre lot on the north side of Lightcap Road just west of Possum Hollow Run. The proposal includes a 24,000-square-foot building and 30 parking spaces at the front of the site (closest to Lightcap Road) and a gravel equipment yard and outdoor storage area at the back of the site (closest to US-422). The proposed building will contain 5,000 square feet of office space and 19,000 square feet of warehouse space. The proposal also includes a vegetated swale, infiltration basin, and dry detention basin to manage stormwater and trees planted around the perimeter of the site to serve as a buffer. The proposal is in the Office/Limited Industrial Base Zoning District as well as the Airport Overlay Zoning District, and a small portion of the parcel adjacent to Possum Hollow Run is in the Floodplain Conservation District.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040: A Shared Vision, the Montgomery County Planning Commission's 2015 comprehensive plan, includes most of this parcel in the Designated Growth Area on its development potential map and the Business 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 Business Area future land use includes employment-oriented development, including offices, as well as small-scale retail and service businesses and higher-density residential development.

However, *Montco 2040* also includes the portions of this parcel closest to Possum Hollow Run in the Open Space Preservation Area on its development potential map and the Conservation Area future land use on its future land use map. The Open Space Preservation Area includes natural areas and parks that should be minimally developed with a focus on environmental protection, greenway preservation, and outdoor recreation. The Conservation Area future land use includes parks, environmentally sensitive lands, and connecting lands with minimal development that are not appropriate for future large-scale development.

In addition, the 2009 Limerick Township Comprehensive Plan includes these parcels in the Airport Business Area. The plan states that the Airport Business Area is a great place in Limerick Township for offices and business parks adjacent to the Limerick Airport, and the plan calls for office and light industrial development in the area.

Because this development proposal is for a warehouse development with some office space, and because the proposal does not include any development in the floodplain of Possum Hollow Run, the Montgomery County Planning Commission finds this project to be consistent with *Montco 2040* Comprehensive Plan and the 2009 Limerick Township Comprehensive Plan.

RECOMMENDATION AND COMMENTS

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

ZONING

According to the Limerick Township Zoning Map, this parcel is in the Airport Overlay Zoning District and a small portion of this parcel adjacent to Possum Hollow Run is in the Floodplain Conservation District. The applicant should denote that their proposal is in these two overlay districts in the zoning table of their Layout and Geometry Plan and ensure that the proposal meets the requirements of these two overlay districts.

PEDESTRIAN INFRASTRUCTURE

1. The applicant has requested a waiver for installing a sidewalk along Lightcap Road. There is currently a sidewalk along Lightcap Road on the neighboring parcel to the west of this parcel. In addition, one of Limerick Township's transportation priorities, according to what the township submitted to MCPC for the county's Transportation Improvement Inventory, is improvements along Lightcap Road, including sidewalks. We strongly recommend that the township not approve the sidewalk waiver requested by the applicant and require sidewalk along Lightcap Road.

2. In addition to the sidewalk, the applicant should also add a high-visibility, continental crosswalk across the driveway that connects to the existing sidewalk to the west of the property, as well as ADA ramps that are properly aligned with the crosswalk.

INTERNAL CIRCULATION

According to the applicant’s Emergency Services Coordination Plan, it appears that a fire truck would not be able to turn around in the parking lot at the front of the warehouse. It also appears that a tractor trailer would

not be able to turn around in the loading area at the side of the warehouse. Limerick Township should ensure that this proposal allows for fire trucks, tractor trailers, and other emergency vehicles can easily and safely access and leave the site.

STORMWATER MANAGEMENT

We commend the applicant for incorporating a vegetated swale in their proposal, and we recommend, if the drainage and soils permit, the applicant add warm-season grasses to the swale.

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 #26-0087-001 on any plans submitted for final recording.

Sincerely,

Russell Livolsi

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

c: Al Hoffman, Lightcap Realty LLC, Applicant
Daniel Kerr, Township Manager
Greta Martin Washington, Dir., Township Community Planning
William DeGideo, Chrm., Township Planning Commission
Timothy Haas, Assistant Township Manager

Attachments: A. Aerial View of Site
B. Copy of Overall Site Plan



76 Lightcap Road
MCPC #26-0087-001

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Aerial Imagery provided by Nearmap

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Ms. Brianna Costira - Attachment B April 30, 2026

