MONTGOMERY COUNTY
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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

May 28, 2026

Mr. Robert Habgood, Assistant Director of Planning and Zoning
Cheltenham Township
8230 Old York Road
Elkins Park, Pennsylvania19027

Re: MCPC #26-0111-001
Plan Name: 300 Ashbourne Road Subdivision
(3 lots comprising 14.89 acres)
Parcel ID: 31-00-04825-00-4
Situate: West of Central Avenue at Tookany Creek Parkway and Ashbourne Road
Cheltenham Township

Dear Mr. Habgood:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 27, 2026. We forward this letter as a report of our review.

BACKGROUND

Cheltenham Township proposes to subdivide a parcel (#31-00-04825-00-4) into three parcels. The existing lot crosses several roads and Tookany Creek and is located in multiple zoning districts. No improvements are proposed as part of this subdivision. The new lots are proposed to be as follows:

- Lot 1 will be located to the north of the intersection of Central Avenue and Tookany Creek Parkway and is located in the R-1 Residential Zoning district. The lot will be 236,373 square feet in area (approximately 5.43 acres). The land is currently used as a park, with tennis and basketball courts, playground equipment, a veterans' memorial, picnic tables, and ball field. The majority of this parcel is within the FEMA designated floodplain, with the exception of the tennis courts and a small strip of land at the northeast edge of the parcel.

- Lot 2 will be located between Tookany Creek Parkway and Ashbourne Road west of Central Avenue, also within the R-1 Residential Zoning District. The lot will be 277,673 square feet (approximately 6.37 acres). The land contains Tookany Creek, a public parking lot, a portion of the existing (pedestrian only) Tookany Creek Trail, a pedestrian bridge, and wooded areas. A portion of the rear driveway for Cheltenham Center for the Arts (439 Ashbourne Road) is located on this parcel. The majority of this parcel is within the FEMA designated floodplain, with the exception of an area close to the rear of the Cheltenham Center for the Arts and some adjacent homes to the north.

- Lot 3 will be located at the southwest corner of Ashbourne Road and Central Avenue, within the R-3 zoning district. The lot will be 11,917 square feet (approximately 0.27 acres). The land contains a historic building commonly known as the Shovel Shop, originally built in 1774. The building was the home of Thomas Rowland who founded Rowland & Sons Shovel Works, which produced shovels and spades at a nearby mill complex between 1795 and 1901. A state historic marker is located on the property, and the home is listed in the National Register of Historic Places. (See Figure 1.) This lot is located outside of the FEMA designated floodplain.



Figure 1. The historic "Shovel Shop" is proposed to be located on Lot 3.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal as we have found it to be a logical subdivision of land considering the natural and human-made features that are located in this area. However, we suggest the township consider the following comments prior to completing the subdivision.

REVIEW COMMENTS

RIGHT OF WAY DEDICATION

A. As many in Cheltenham Township are aware, this area has several challenges.

1. Traffic Flow. Seven road segments (Ashbourne Road, Central Avenue – both ways, Old Soldiers Road, Ryers Avenue, and Tookany Creek Parkway – both ways) come together at a triangle with three interconnected traffic lights. Because of the complexity of routing vehicles, traffic commonly backs up on some of the approaches to the intersection. (See Figure 2.)

2. Flooding. Tookany Creek at this location floods during large rain events submerging parts of roadways and flooding buildings.

3. Future Trail Access. The Tookany Creek Trail is proposed to go through this area along the creek. Figuring out the right-of-way for the trail is going to be very challenging due to existing constraints.



Figure 2. Three interconnected traffic signals manage vehicle traffic from seven road segments over Tookany Creek. Aerial image from Nearmap, April 7, 2026.

We recommend communicating and collaborating with PennDOT and the Circuit Trails Coalition on the exact amount and location of right-of-way dedication that is appropriate from these parcels to allow for future

efforts to improve traffic flow, reduce flooding, and incorporate a trail in this area. Right-of-way dedication should happen at the time of subdivision if at all possible so the issue will be settled prior to any future consideration of the sale of any of these parcels.

PROTECTION OF HISTORIC RESOURCES

As mentioned above, the Shovel Shop is an important historic building. Cheltenham Township currently does not have any protections from demolition on this National Register property. We suggest the township adopt a landmark/site preservation overlay ordinance as soon as possible to ensure that this historic site and other unprotected sites in the township will be preserved. Our office would be happy to assist with the process of developing the ordinance if desired by the township.

CONCLUSION

We wish to reiterate that MCPC 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. Please print the assigned MCPC number (#26-0111-001) on any plans submitted for final recording.

Sincerely,

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

c: Brenden Dorley, P.E., Applicant's Representative
Alyson Elliott, Township Manager
Julia Detwiler, AICP, Township Planning Department
Edward Diasio, Township Solicitor
Roger Phillips, P.E., Township Engineer
Thomas Cross, Chair, Municipal Planning Commission
Lana Harshaw, Executive Director, Bicycle Coalition of Greater Philadelphia
Justin DiBerardinis, Executive Director, Tookany-Tacony/Frankford Watershed Partnership
Nidhi Mehra, HOP Manager, PennDOT
Mirlene Saintval, PennDOT
Fran Hanney, P.E., PennDOT
Adam Schantz, Community Planner, MCPC

Attachments: A. Aerial of Site
B. Reduced Copy of Proposed Plan Under Review



300 Ashbourne Road Subdivision Plans
MCPC#260111001

Montgomery County Planning Commission

0 150 300 600 Feet

N

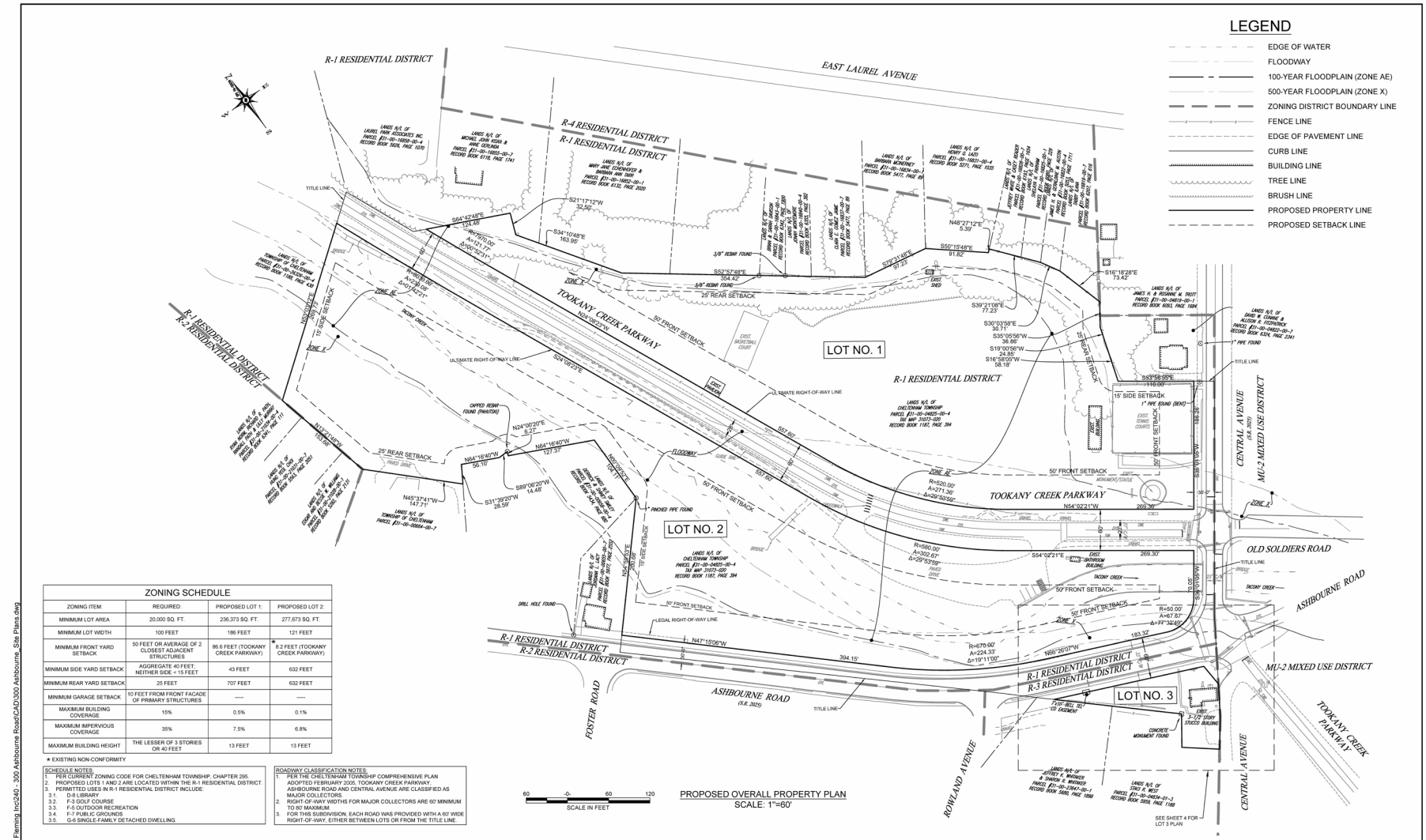
Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom

Aerial photography provided by Nearmap

Mr. Robert Habgood

- Attachment B -

May 28, 2026



ZONING SCHEDULE			
ZONING ITEM:	REQUIRED:	PROPOSED LOT 1:	PROPOSED LOT 2:
MINIMUM LOT AREA	20,000 SQ. FT.	236,373 SQ. FT.	277,673 SQ. FT.
MINIMUM LOT WIDTH	100 FEET	186 FEET	121 FEET
MINIMUM FRONT YARD SETBACK	50 FEET OR AVERAGE OF 2 CLOSEST ADJACENT STRUCTURES	86.6 FEET (TOOKANY CREEK PARKWAY)	* 8.2 FEET (TOOKANY CREEK PARKWAY)
MINIMUM SIDE YARD SETBACK	AGGREGATE 40 FEET; NEITHER SIDE < 15 FEET	43 FEET	632 FEET
MINIMUM REAR YARD SETBACK	25 FEET	707 FEET	632 FEET
MINIMUM GARAGE SETBACK	10 FEET FROM FRONT FACADE OF PRIMARY STRUCTURES	-----	-----
MAXIMUM BUILDING COVERAGE	15%	0.5%	0.1%
MAXIMUM IMPERVIOUS COVERAGE	35%	7.5%	6.8%
MAXIMUM BUILDING HEIGHT	THE LESSER OF 3 STORIES OR 40 FEET	13 FEET	13 FEET

★ EXISTING NON-CONFORMITY

SCHEDULE NOTES:
1. PER CURRENT ZONING CODE FOR CHELTENHAM TOWNSHIP, CHAPTER 295.
2. PROPOSED LOTS 1 AND 2 ARE LOCATED WITHIN THE R-1 RESIDENTIAL DISTRICT.
3. PERMITTED USES IN R-1 RESIDENTIAL DISTRICT INCLUDE:
   3.1. D-8 LIBRARY
   3.2. F-3 GOLF COURSE
   3.3. F-5 OUTDOOR RECREATION
   3.4. F-7 PUBLIC GROUNDS
   3.5. G-6 SINGLE-FAMILY DETACHED DWELLING.

ROADWAY CLASSIFICATION NOTES:
1. PER THE CHELTENHAM TOWNSHIP COMPREHENSIVE PLAN ADOPTED FEBRUARY 2005, TOOKANY CREEK PARKWAY, ASHBOURNE ROAD AND CENTRAL AVENUE ARE CLASSIFIED AS MAJOR COLLECTORS.
2. RIGHT-OF-WAY WIDTHS FOR MAJOR COLLECTORS ARE 60' MINIMUM TO 80' MAXIMUM.
3. FOR THIS SUBDIVISION, EACH ROAD WAS PROVIDED WITH A 60' WIDE RIGHT-OF-WAY, EITHER BETWEEN LOTS OR FROM THE TITLE LINE.

NO.	DATE	MODIFICATION	DRAWN	CHKD.	APPRVD.
REVISIONS					

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PROFESSIONAL ENGINEER
BRENDEN J. BORLEY
PROFESSIONAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA
DATE:

PROFESSIONAL ENGINEER
DATE:

DESIGNED	BJD
DRAWN	BJD
CHECKED	RAP
APPROVED	RAP

GFT

GFT INFRASTRUCTURE, INC.

CHELTENHAM TOWNSHIP

MONTGOMERY COUNTY
PENNSYLVANIA

300 ASHBOURNE ROAD
SUBDIVISION PLAN

PROPOSED OVERALL
PROPERTY PLAN

PHASE	240
CONTRACT NO.	068173
SCALE:	AS NOTED
DATE:	APR 2026
DRAWING NAME	
SHEET	4
OF	5

Friday, March 27, 2026 2:19:52 PM
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