MONTGOMERY COUNTY
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Montgomery County
Planning Commission

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Norristown, PA 19404-0311

610-278-3722
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Scott France, AICP
Executive Director

May 20, 2026

Mr. Robert Habgood, Assistant Director of Planning and Zoning
Cheltenham Township
8230 Old York Road
Elkins Park, Pennsylvania 19027

Re: MCPC #26-0112-001
Plan Name: La Mott Community Center Lot Consolidation
(1 lot comprising 1.99 acres)
Parcel ID: 31-00-12142-00-4; 31-00-25873-00-7; 31-00-28726-00-7
Situate: 7420 Sycamore Avenue, at Willow Avenue
Cheltenham Township

Dear Mr. Habgood:

We have reviewed the above-referenced land development plan 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 consolidate three parcels where the La Mott Community Center is located. The three parcels are already in common ownership by the township. Lot 1 (Parcel #31-00-25873-00-7) is the largest parcel, with 55,958 square feet of land (net – without right-of-way), and containing the community center building itself. Lot 1 has frontage on three streets: Sycamore Avenue, Willow Avenue, and Graham Lane. Lot 2 (Parcel #31-00-28726-00-7) is a much smaller parcel with 6,881 square feet (net) of land area and frontage only on Willow Avenue that contains part of the play area for the community center. Finally, Lot 3 (Parcel #31-00-12142-00-4) is similar in size to Lot 2 with 6,657 square feet (net) but has frontage only on Graham Lane and is mostly wooded.

These parcels are located in the R-3 Residential zoning district, and also within the La Mott Historic District overlay.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant‘s proposal without comment as we have found it to be a straightforward lot consolidation that will better align the lot lines in this area with the uses and ownership of the land.

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.

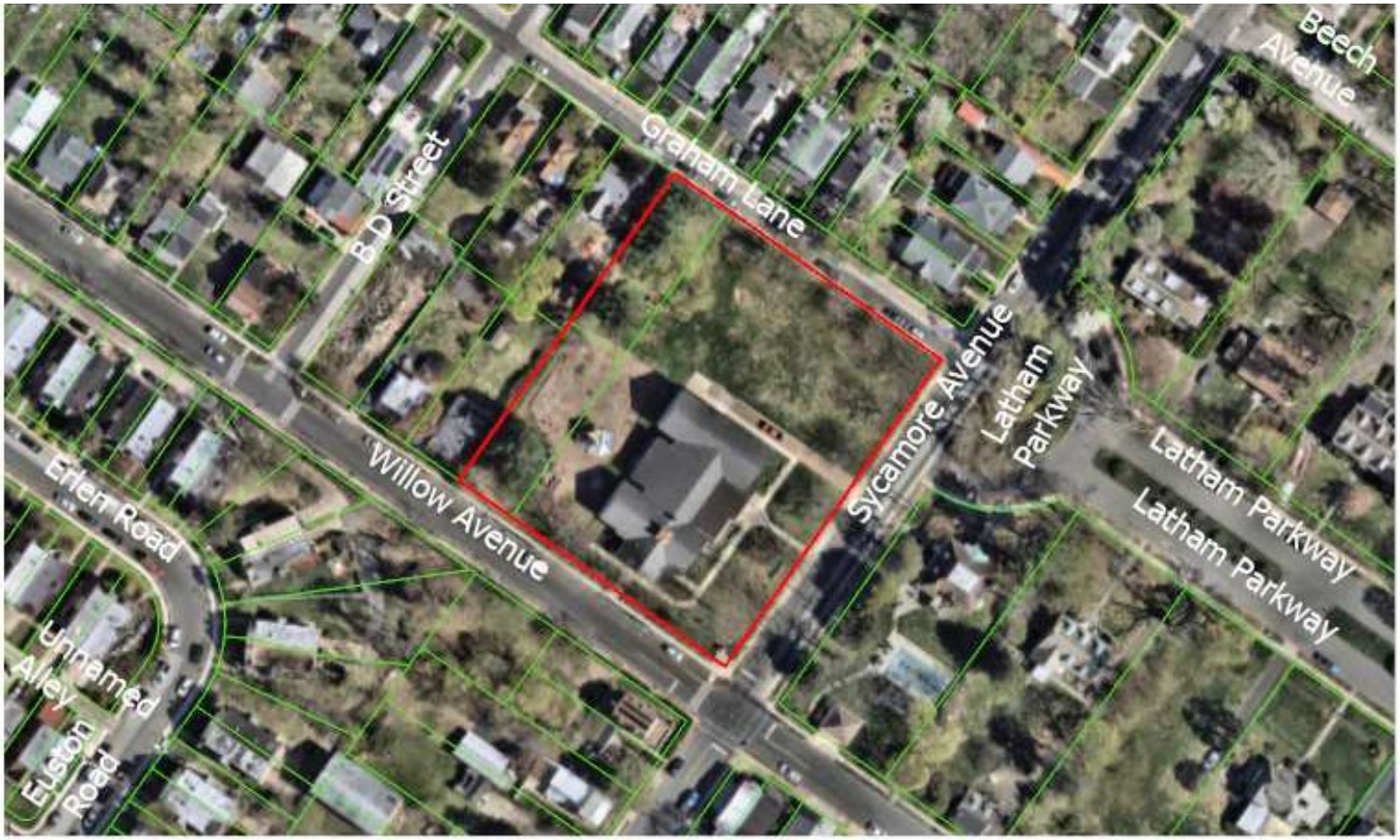
Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. Please print the assigned MCPC number (#26-0112-001), on any plans submitted for final recording.

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
Adam Schantz, Community Planner, MCPC

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



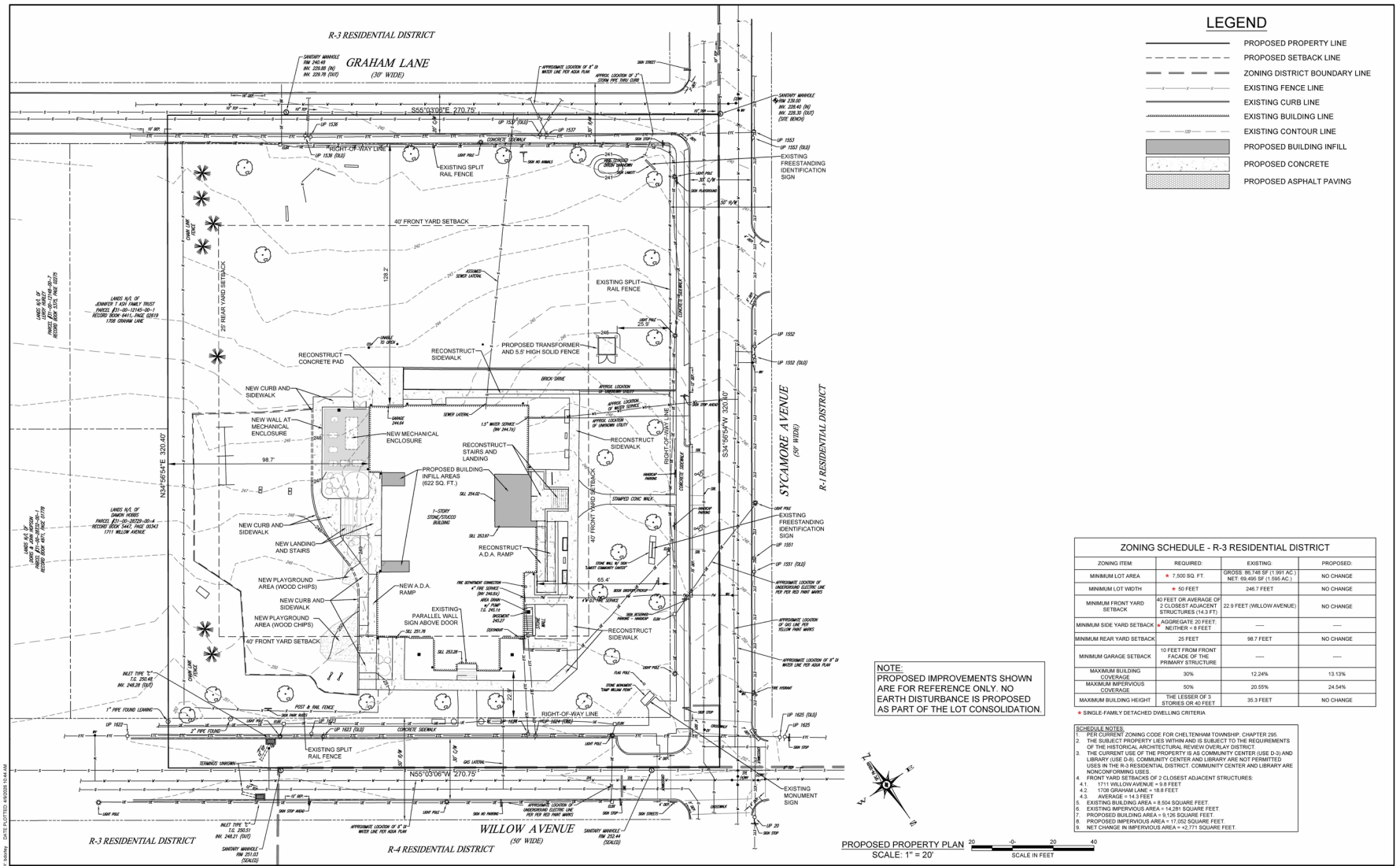
La Mott Community Center Lot
MCPC#260112001

Montgomery County Planning Commission

0 50 100 200 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/plan.com
Aerial photography provided by Nearmap



LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- ZONING DISTRICT BOUNDARY LINE
- EXISTING FENCE LINE
- EXISTING CURB LINE
- EXISTING BUILDING LINE
- EXISTING CONTOUR LINE
- PROPOSED BUILDING INFILL
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVING

NOTE:
PROPOSED IMPROVEMENTS SHOWN ARE FOR REFERENCE ONLY. NO EARTH DISTURBANCE IS PROPOSED AS PART OF THE LOT CONSOLIDATION.

ZONING SCHEDULE - R-3 RESIDENTIAL DISTRICT

ZONING ITEM:	REQUIRED:	EXISTING:	PROPOSED:
MINIMUM LOT AREA	* 7,500 SQ. FT.	GROSS: 86,748 SF (1.991 AC.) NET: 69,495 SF (1.595 AC.)	NO CHANGE
MINIMUM LOT WIDTH	* 50 FEET	246.7 FEET	NO CHANGE
MINIMUM FRONT YARD SETBACK	40 FEET OR AVERAGE OF 2 CLOSEST ADJACENT STRUCTURES (14.3 FT)	22.9 FEET (WILLOW AVENUE)	NO CHANGE
MINIMUM SIDE YARD SETBACK	AGGREGATE 20 FEET; NEITHER < 8 FEET	-----	-----
MINIMUM REAR YARD SETBACK	25 FEET	98.7 FEET	NO CHANGE
MINIMUM GARAGE SETBACK	10 FEET FROM FRONT FACADE OF THE PRIMARY STRUCTURE	-----	-----
MAXIMUM BUILDING COVERAGE	30%	12.24%	13.13%
MAXIMUM IMPERVIOUS COVERAGE	50%	20.55%	24.54%
MAXIMUM BUILDING HEIGHT	THE LESSER OF 3 STORIES OR 40 FEET	35.3 FEET	NO CHANGE

* SINGLE-FAMILY DETACHED DWELLING CRITERIA

SCHEDULE NOTES:
1. PER CURRENT ZONING CODE FOR CHELTENHAM TOWNSHIP, CHAPTER 295.
2. THE SUBJECT PROPERTY LIES WITHIN AND IS SUBJECT TO THE REQUIREMENTS OF THE HISTORICAL ARCHITECTURAL REVIEW OVERLAY DISTRICT.
3. THE CURRENT USE OF THE PROPERTY IS AS COMMUNITY CENTER (USE D-2) AND LIBRARY (USE D-8). COMMUNITY CENTER AND LIBRARY ARE NOT PERMITTED USES IN THE R-3 RESIDENTIAL DISTRICT. COMMUNITY CENTER AND LIBRARY ARE NONCONFORMING USES.
4. FRONT YARD SETBACKS OF 2 CLOSEST ADJACENT STRUCTURES:
   4.1. 1711 WILLOW AVENUE = 9.8 FEET
   4.2. 1708 GRAHAM LANE = 18.8 FEET
   4.3. AVERAGE = 14.3 FEET.
5. EXISTING BUILDING AREA = 8,504 SQUARE FEET.
6. EXISTING IMPERVIOUS AREA = 14,281 SQUARE FEET.
7. PROPOSED BUILDING AREA = 9,126 SQUARE FEET.
8. PROPOSED IMPERVIOUS AREA = 17,052 SQUARE FEET.
9. NET CHANGE IN IMPERVIOUS AREA = +2,771 SQUARE FEET.

PROPOSED PROPERTY PLAN
SCALE: 1" = 20'

SCALE IN FEET: 20 -0- 20 40

NO.	DATE	MODIFICATION	DRAWN	CHKD.	APPRVD.
		REVISIONS			

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PROFESSIONAL ENGINEER
BRENDEN J. BORLEY
DATE:

PROFESSIONAL ENGINEER
DATE:

DESIGNED	BJD
DRAWN	BJD
CHECKED	TJB
APPROVED	TJB

GFT
GFT INFRASTRUCTURE, INC.

CHELTENHAM TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

LA MOTT COMMUNITY CENTER
LOT CONSOLIDATION

PROPOSED PROPERTY PLAN

PHASE	241
CONTRACT NO.	068173
SCALE:	AS NOTED
DATE:	APR 2026
DRAWING NAME	
SHEET	4
OF	4

FILE PATH: C:\Users\bborley\OneDrive - Gannett Fleming Inc\241 - La Mott Community Center\CAD\Lot Consolidation Plans\Site Plan_La Mott.Lot
PLOTTED: 4/9/2026 10:43 AM BY: bborley
DATE SAVED: 4/9/2026 10:43 AM BY: bborley