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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

June 15, 2026

Mr. Eric Traub, Township Manager
Whitpain Township
960 Wentz Road
Blue Bell, Pennsylvania 19422

Re: MCPC #26-0132-001
Plan Name: 1730 Skippack Pike
(2 lots comprising 13.86 acres)
ID 660006405009
Situate: 1730 Skippack Pike
Whitpain Township

Dear Mr. Traub:

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 May 19, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Terralead, LLC, is proposing to build 34 townhomes at 1730 Skippack Pike. The property is 13.86 acres and is bisected by Whitpain Hills Road. There is currently a vacant building on the site. It is zoned R-3B Low-Intensity Multifamily District which allows townhomes as a conditional use.

COMPREHENSIVE PLAN COMPLIANCE

This submittal is generally consistent with the goals and objectives established in the County Comprehensive Plan, *Montco 2040*: *A Shared Vision*. The property is in the Suburban Residential future land use designation, which encourages single-family detached homes as a primary use. It also falls within the Agricultural future land use designation in Whitpain Township's comprehensive plan.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal; however, in the course of our review we have identified the following issues that the applicant may wish to consider prior to final plan approval. Our comments are as follows:

COMMENTS

INGRESS/EGRESS

Based on the site rendering, access into the development will not connect with Fieldcrest Court, creating staggered intersections. The County generally recommends lining up access roads to create a single four-way intersection that will improve traffic flow.

LANDSCAPING

The site rendering shows a fair number of trees on the front yards of the proposed townhomes. While advantageous, it is the County's experience that utility installments can limit the number of tree plantings in the front yard. The applicant should work with utility companies to ensure that utility lines will not interfere with the number of trees proposed in the plan. The County recommends consulting the Building Better Townhouse Communities book for guidelines on tree placement.

STORMWATER MANAGEMENT

The County notes that the stormwater management infrastructure appears to be isolated in the southeast portion of the site. The applicant should utilize the parking islands to spread out the infrastructure and foster elements like bioswales and rain gardens. For more information on, the applicant should consult the county's Sustainable Green Parking Lots Guidebook.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's proposal but we believe that our suggested revisions will better achieve the Whitpain's planning objectives for 1730 Skippack Pike.

Please note that the recommendation contained in this report is advisory to the municipality and the municipality will make final disposition of the approval of any proposal.

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 26-0132-001 on any plans submitted for final recording.

Sincerely,

David Greenberg

David Greenberg, Senior County Planner
(610)-278-3741 – david.greenberg@montgomerycountypa.gov

c: John F. Walko, Esq., Attorney for Applicant
Kenneth Corti, Chair, Township Planning Commission
James E. Blanch, P.E., Township Engineer
Michael P. Clarke, Esq., Township Solicitor

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



1730 Skippack Pike
MCPC#260132001

Montgomery County Planning Commission

0 100 200 400 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/planning
Aerial photography provided by Nearmap



SITE DATA

PARCEL # 46-00-05405-00-9	
TOTAL GROSS TRACT AREA	13.86 AC.
AREA WITHIN LEGAL R.O.W.	0.00 AC.
AREA WITHIN ULTIMATE R.O.W.	0.20 AC.
TOTAL NET AREA	13.66 AC.
PROPOSED DWELLING UNITS	34 UNITS
SANITARY SEWER	PUBLIC
WATER	PUBLIC

ZONING DATA MULTIFAMILY UNITS (CONDITIONAL USE REQUIRED)

	REQUIRED	PROVIDED
R-3B RESIDENTIAL DISTRICT		
MINIMUM TRACT SIZE	5.0 AC.	13.66 AC.
MAXIMUM BUILDING AREA OF TRACT	15%	10.04% (1.37 AC/13.66 AC.)
MINIMUM SETBACK FROM SKIPPACK PIKE	175'	197'
MINIMUM SETBACK FROM OTHER PROPERTY LINES	50'	62'
MINIMUM SETBACK FROM INTERNAL STREETS	20'	30'
MINIMUM DISTANCE BETWEEN BUILDINGS	35'	35'
MINIMUM DISTANCE BETWEEN PARALLEL BUILDINGS	2 x HEIGHT (x70')	181'
MAXIMUM DENSITY	2.5 DU/AC	2.49 DU/AC. (34 UNITS/13.66 AC.)
BUILDING CONFIGURATION	3 UNITS MINIMUM 4 UNITS MAXIMUM	3 UNITS 4 UNITS

PARKING

MINIMUM DISTANCE FROM PERIMETER PROPERTY LINE	50'	178'
MINIMUM DISTANCE FROM SKIPPACK PIKE	100'	357'
MINIMUM GREEN AREA	60%	52.7%

PARKING CALCULATION

REQUIRED RESIDENTIAL = 2 SPACES/DWELLING + 0.5 GUEST SPACE/DWELLING

34 DWELLING UNITS = 85 REQUIRED SPACES

GARAGE SPACES	= NOT COUNTED PER ORDINANCE
DRIVEWAY SPACE	= 68
GUEST SPACES	= 20
TOTAL SPACES	= 88 SPACES

IMPERVIOUS COVERAGE

BUILDINGS	= 59,750 SF (1.37 AC.)
EXISTING MEEHAN BLVD.	= 32,960 SF
ACCESS DRIVES AND PARKING	= 32,1 6 SF
DRIVEWAYS	= 17,080 SF
SIDEWALKS	= 9,994 SF
TOTAL	= 151,800 SF (25.5%)

1730 SKIPPACK PIKE

SITE RENDERING

WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
APRIL 17, 2026

PROJECT - ROJ-01-157945

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