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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

June 17, 2026

Ms. Jamie Worman, Assistant Township Manager
Lower Gwynedd Township
1130 North Bethlehem Pike, Box 625
Spring House, Pennsylvania 19477

Re: MCPC #26-0143-001
Name: Spring House Court
(3 lots/3 dus comprising 1.32 acres)
Situate: 1217 N. Bethlehem Pike/Tintern Drive
Lower Gwynedd Township

Dear Ms. Worman:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 22, 2026. We forward this letter as a report of our review.

BACKGROUND

The plan depicted in the submission involves the development of a 1.27-acre tract located at 1217 North Bethlehem Pike in Lower Gwynedd Township with three carriage home units arranged along a shared access driveway. The property is situated in the E-2 Residential District and represents an existing nonconforming tract that received zoning relief, including a variance from the minimum 20-acre lot area requirement, as well as several waivers from the Subdivision and Land Development Ordinance (SALDO) provisions related to plan submission requirements, curb installation, sidewalk construction, and driveway width standards. The plan included supporting site improvements such as stormwater management facilities, public water and sewer service connections, and approximately 1.07 acres of common open space. The open space, shared access drive, and stormwater facilities are to be owned and maintained by a homeowners' association. Additional elements include a proposed pedestrian trail and landscaping.

We previously reviewed plans for planned improvements to this property and submitted our comments to the township on February 3, 2020. The review letter for the proposal indicated that, while the Montgomery County Planning Commission (MCPC) generally supported the creation of three single-family attached dwellings on the 1.32-acre site, several technical and design considerations were identified for further attention. The comments noted that the submitted landscape plan should comply with the SALDO requirements for native plantings, specifically ensuring that at least 75 percent of proposed vegetation consists of species native to the Lower Delaware Valley/Piedmont Coastal Plain region. From a design standpoint, MCPC expressed concern with the proposed site access configuration, recommending that

access along Bethlehem Pike be minimized and that primary ingress and egress instead be directed to Tintern Drive to improve safety and limit curb cuts on a major roadway.

RECOMMENDATION

MCPC supports this proposal; however, during our review, we found the following issues that the applicant and municipality may want to consider before final plan approval.

REVIEW COMMENTS

ZONING ORDINANCE COMPLIANCE

A. E-2 District/Off-Street Parking and Loading - The Zoning Ordinance requires designated areas for loading, unloading, refuse collection, and service vehicles to be provided. These areas must be adequate in size, properly arranged to avoid blocking access roads or parking facilities, and comply with Chapter 1294. Additionally, these zones should be clearly marked and labeled on the plan.

CONCLUSION

We reiterate that the MCPC generally supports this application; however, we recommend that township officials consider the issues raised in this letter.

Please note that the review comments and recommendations in this report are advisory to the municipality, and final disposition on 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 before 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 (26-0143-001) on any plans submitted for final recording.

Sincerely,

Kevin Chavous

Kevin Chavous, ASLA, SITES AP, LEED AP, WELL AP, CNU-A, AICP CUD
Design Planner II
610.278.3731 e-mail kevin.chavous@montgomerycountypa.gov

c: Hallmark Homes, Applicant
STA Engineering, Inc., Applicant's Engineer
Mimi Gleason, Township Manager
Craig Melograno, Chairman, Township Planning Commission
Neil Stein, Esq., Township Solicitor

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

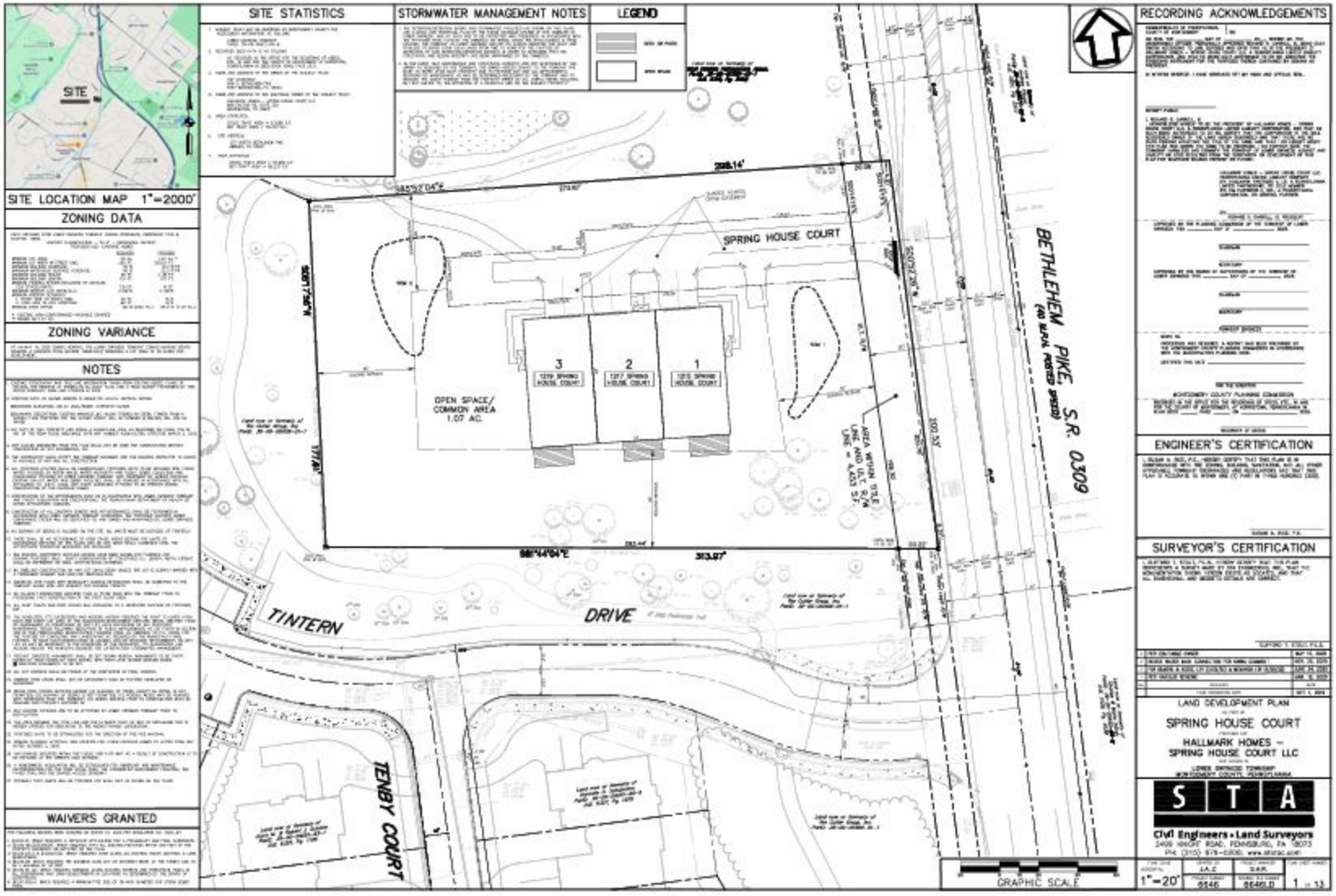


Spring House Court
MCPC#260143001

Montgomery County Planning Commission

0 50 100 200 Feet

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SITE
SITE LOCATION MAP 1"=2000'
ZONING DATA
ZONING VARIANCE
NOTES
WAIVERS GRANTED
SITE STATISTICS
STORMWATER MANAGEMENT NOTES
LEGEND
RECORDING ACKNOWLEDGEMENTS
ENGINEER'S CERTIFICATION
SURVEYOR'S CERTIFICATION
SPRING HOUSE COURT
BETHLEHEM PIKE, S.R. 0309
(80 MAIN POSTED SPEED)
TINTERN DRIVE
TENBY COURT
OPEN SPACE/ COMMON AREA 1.07 AC.
3
2
1
1279 SPRING HOUSE COURT
1277 SPRING HOUSE COURT
1275 SPRING HOUSE COURT
298.14'
313.97'
100.00'
GRAPHIC SCALE
LAND DEVELOPMENT PLAN
SPRING HOUSE COURT
HALLMARK HOMES -
SPRING HOUSE COURT LLC
LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
S T A
Civil Engineers • Land Surveyors
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