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Scott France, AICP
Executive Director

July 7, 2026

Mr. Christopher Hoffman, Township Manager
Lower Moreland Township
640 Red Lion Road
Huntingdon Valley, Pennsylvania 19006

Re: MCPC #24-0148-004 & 24-0148-005
Plan Name: 3993 Huntingdon Pike (Tax Parcel 41-00-04578-00-7)
An Ordinance to Amend Section 208.303.D.(3) and Table 3-3.3 – Lower Moreland Zoning Code and an Amendment to the Zoning Map to Change a 2.1-Acre Parcel at 3993 Huntingdon Pike from B-OI District to MU-VC- District
Lower Moreland Township

Dear Mr. Hoffman:

We have reviewed the above-referenced zoning ordinance text amendments and zoning map amendments in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 1, 2026 and June 25, 2026. We forward this letter as a report of our review.

BACKGROUND

The submission to amend the township's Zoning Ordinance is proposed by Hightop Real Estate & Development, LLC. The proposed amendment includes a sketch plan for the development of a mixed-use building at 3993 Huntingdon Pike. The proposed mixed-use building would be a 54,602-square foot structure that includes 45 one-bedroom apartments and approximately 15,856 square feet of ground floor commercial space on the 2.15-acre site. The building would replace an existing 30,921-square foot office building on the site constructed in 1980.

The proposed Zoning Ordinance would amend Section 208.303.D.3. Mixed-Use Zoning District Table 3-3.3 to allow a maximum net density bonus in the MU-VC District for tracts of 2.0 acres or greater which front and have access to two (2) PA State Highways. The amendment proposes allowing an additional 5.0 dwelling units per acre for apartments in mixed-use buildings where all residential dwelling units are deed restricted to no more than two occupants and allow an

additional density of 5.0 dwelling units per acre. The amendment proposes that the density bonuses may be cumulative. The amendment proposes that the tracts fronting two PA State Highways may have the maximum height for the principal mixed-use building increased to 40 feet.

The second proposal is a Zoning Map Amendment that would change the current zoning for 3993 Huntingdon Pike from B-OI District to MU-VC Zoning District. This 2.1-acre parcel is the site for the applicant's proposed mixed-use development.

COMPREHENSIVE PLAN COMPLIANCE

Consistency with *Montco 2040: A Shared Vision*

The redevelopment proposal for a mixed-use building and the proposed zoning map amendment appears consistent with the future land use vision and stated goals of *Montco 2040: A Shared Vison*, the comprehensive plan and future land use vision for the county. The Future Land Use Map of the plan designates the land use vision for this area of the township as 'Suburban-Residential'. The proposed mixed-use building with one-bedroom apartments is consistent with the designated land use.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the proposed Zoning Ordinance amendment and the Zoning Map amendment. We have a concern regarding means by which a tract qualifies for both the 5.0 dwelling unit density bonus and the 40-foot height bonus. We recommend this issue be considered in your deliberation of the proposed amendment. Our comments are as follows:

REVIEW COMMENT

We recommend the township consider modifying the provisions which allow a tract to qualify for the proposed bonus provisions. Both the density bonus for the apartments in the mixed-use buildings and the building height bonus are contingent upon the tract having frontage on at least two State Highways. By requiring qualifying tracts to be located on a corner lot, the condition *excludes other eligible* lots that feature State Highway frontage within the MU-VC District." There appears to be very few qualifying MU-VC tracts in the township that met these requirements as proposed, (possibly several tracts east of Route 232 and Red Lion Road). This appears tailored to the applicant's tract and limited in consideration of other tracts in the MU-VC Zoning District. We believe the qualification should be based instead upon the 'Classification of the Roadway', such as major or minor arterials, etc. We recommend the township consider modifying this part of the text amendment and use the roadway classification system as the bonus qualification instead of proposed State Highway designation.

CONCLUSION

We reiterate that MCPC generally supports the proposed text amendments and the proposed map amendment and recommend the township consider our review comment to your satisfaction.

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 adopt zoning ordinance text amendments and zoning map amendments, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,

Barry W. Jeffries

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c: Hilltop Real Estate & Development, LLC, Applicant
Craig R. Lewis, Esq., Kaplan Stewart, Applicant's Representative
Andrew Frey, Chrm., Twp. Planning Commission
John B. Rice, Twp. Solicitor
Timothy P. Woodrow, PE, Twp. Engineer