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Montgomery County • PO Box 311
Norristown, PA 19404-0311

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

October 22, 2026

Mr. Geoffrey Grace, Director of Planning and Zoning
Upper Providence Township
1286 Black Rock Road
Phoenixville, Pennsylvania 19460

RE: MCPC #26-0225-001
Plan Name: Cypress Place at Royersford Baptist
(2 lots comprising 4.461 acres)
Situate: 452 Lewis Road
Upper Providence Township

Dear Mr. Grace:

We have reviewed the above-referenced zoning ordinance text revisions in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," and have also reviewed the preliminary sketch plan attached to your application on September 3, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicants, Mission First Housing Development Corp. and Cypress Place, LLC, have submitted a new sketch plan for a 40-unit Work Force Housing development on one half of a 4.461-acre parcel, along with a proposed zoning ordinance amendment that would permit additional uses in the IN-Institutional District; defines the term workforce housing; and establishes area and bulk regulations for this use. These parcels (61-00-02953-00-1 and 61-00-04474-00-1) are in the R2 Residential District within the IN-Institutional Overlay Zone.

The applicants have entered into a ground lease agreement with Cypress Place LLC in 2025 for $10.00. The lease extends through the end of 2026 with an option to extend the lease in 12-month increments.

Montgomery County has already provided financial support for this proposal. The Office of Housing and Community Development has committed $1.1 million for this workforce development project, and the applicants are in the process of applying for a 9% LIHTC tax credit in February.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this area on its Development Potential map as Designated Growth Area – Developed Land, and on its Future Land Use

map as Suburban Residential Area. The Montgomery County Planning Commission (MCPC) believes that both the land development project and the zoning text amendment should be supported.

Upper Providence's 2024 Comprehensive Plan Update also supports development in this area.

RECOMMENDATION/COMMENTS

MCPC wants to congratulate Upper Providence for including Workforce Housing in their recent Comprehensive Plan update. MCPC generally supports the applicant 's proposal; however, during our review we have identified the following issues that the applicant and Upper Providence Township may wish to consider prior to final plan approval. Our comments are as follows:

ZONING TEXT AMENDMENT

SECTION 1. Regarding the Zoning Ordinance Text Amendment, in Section 300-90 Terms Defined:

- The proposed definition of workforce housing is unnecessarily restrictive because it limits the use to the Institutional District and properties that have an existing faith-based institutional use. MCPC believes that this will put an unnecessary restriction on where workforce housing can be implemented. We recommend removing the reference to faith-based institutional use from the definition and instead set limits within the Permitted Use provisions.
- MCPC also recommends replacing the phrase "and/or" in the statement "apartment rental or purchase rates make such Multifamily Dwellings ***and/or*** Garden Apartments available and affordable to residents…" with "and" for improved clarity and inclusiveness.

SECTION 2. Chapter 300 Zoning, Article XXII IN-lnstitutional District, in Section 300-395 Legislative Intent. MCPC finds the proposed amendments to this Section acceptable as presented.

SECTION 3. In Chapter 300 Zoning, Article XXII IN-Institutional District, Section 300-397 Permitted Uses The applicant recommends adding a new Subsection 300-397.G, that includes Workforce Housing, in compliance with Section 300-399.N.

MCPC finds this amendment generally acceptable. We recommend considering workforce housing as permitted in all Districts, not just the Institutional District. If the township chooses to retain the faith-based institutional use limitation, the restriction should be included in this section rather than within the definition. We also recommend relocating the statement regarding multifamily dwellings and garden apartments serving residents with incomes up to 60% of area median income based on the metropolitan statistical area to this section.

SECTION 4. In Chapter 300 Zoning, Article XXII IN-lnstitutional District, Section 300-399 Development Regulations. The applicant proposes a new Subsection 300-399.N that sets forth the specific standards for workforce housing such as employing zero lot line flexibility within an overall lot or tract at Section 300-399.N(11), the setback, frontage and all other standards applying to the overall lot or tract. MCPC recommends that there is no need to include a time limit on the use of workforce housing.

SKETCH PLAN

MCPC supports the overall sketch plan but recommends several design modifications to make it less "canyon-like":

- Consider increasing the 10-foot setback from the church to allow for more natural light. The current plan limits natural light into the windows on the housing side of the church building.
- If the applicant needs to gain more space on the lot, consider a below ground stormwater detention solution.
- Throughout the design process, consider alternative site-design features to make this development less "institutional" looking even though it is in the Institutional District.

MCPC looks forward to reviewing the full land development plan when it is submitted.

CONCLUSION

We wish to reiterate that MCPC supports the applicants' Zoning Ordinance Amendment and sketch plan contingent on the township's approval.

Please note that the recommendations contained in this report are advisory to the municipality and the municipality will make final disposition of the approval of any zoning text or zoning map amendment.

Should the governing body adopt this proposed zoning ordinance and map amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days. Please print the assigned MCPC number 26-0225-001 on any documents submitted for final recording.

Sincerely,



Laureen G. Sendel-Grant, Principal Transportation Planner II
Laureen.sendel-grant@montgomerycountypa.gov - 610-278-3734

c: Royersford Baptist Church, c/o Rev. Sarah Strosahl Kagi
Mission First Housing Development Corp. and Cypress Place, LLC c/o Kyla Weisman Bayer
Andrew Rau, Unruh Turner Burke & Frees
Nicholas Feola, Van Cleef Engineering
Matthew Hammond; TPD Inc.
Bruce Weinsteiger, Architect
Tim Tieperman, Township Manager
Thomas Wright, Chair, Township Planning Commission

Attachments: A. Aerial View Proposed Cypress Place Workforce Housing Site
B. Cypress Place Workforce Housing Site Plan

Aerial View Proposed Cypress Place Workforce Development



Cypress Place at Royersford Baptist
MCPC#260225001

Montgomery County Planning Commission
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

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Plan View Proposed Cypress Place Workforce Development

