**MONTGOMERY COUNTY**
**BOARD OF COMMISSIONERS**

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**MONTGOMERY COUNTY**
**PLANNING COMMISSION**

MONTGOMERY COUNTY • PO BOX 311
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610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 20, 2024

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

Re: MCPC # 24-0030-001
Plan Name: Acts Spring House Estates Additions
(1 lots comprising approximately 55.04 acres)
Situate: 728 Norristown Road (cross street: McKean Road)
Lower Gwynedd Township

Dear Ms. Worman:

We have reviewed the above-referenced land development in accordance with Section 502 Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 2, 2024. We forward this letter as a report of our review.

## BACKGROUND

The applicant, ACTS Retirement Life Communities, is proposing to construct expansions to existing buildings and parking lots of the ACTS Spring House Estates. The proposal includes an addition on the Nursing Facility building as well as a reconfigured driveway entrance, porte cochere, and new sidewalks leading to the entrances of the Personal Care Building and Nursing Facility. The proposal would add a garden terrace with seating to the rear of the Nursing Facility Building and construct additional parking spaces through the expansion of existing parking lots and widening of the access road for new parking stalls.

The applicant is proposing to remove 21 trees as part of the land development and plant 84 trees, 19 of which are evergreen, and the rest are shade and flowering. Many of the trees to be removed are located where the retaining wall and new parking spaces would be added. The proposal also includes a large infiltration basin (BMP-1) on the southern side of the driveway, as well as two smaller BMPs along Norristown Road. The construction of new infiltration basins will require the removal of a portion of existing front lawn area.

The property is located in the MF-3-B Multifamily Residential Zoning District and currently contains the Spring House Estates retirement community campus consisting of multiple buildings, parking lots, and open spaces. The proposal would impact 2.67 acres of the 55 acre tract.

## COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the county's comprehensive plan*, MONTCO 2040: A Shared Vision,* which shows the area as being located in the "Suburban Residential" future land use areas. While single family detached homes are the most predominant type of housing in Suburban Residential areas, a variety of other housing types, including less dense multifamily and single family attached homes, as well as institutional uses, are also appropriate. Denser and more compact development should occur in Suburban Residential Areas that are next to centers with significant non-residential development. New development should match the character and type of housing found in the immediate neighborhood, and environmentally sensitive land should be preserved.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have not identified any significant land use, transportation, design, or other issues that should be addressed. In addition, the proposed development would satisfy the zoning requirements of the MF-3-B Multifamily Residential District. Therefore, we have no substantive comments.

## CONCLUSION

We wish to reiterate that MCPC generally 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. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (24-0030-001) on any plans submitted for final recording.

Sincerely,



Claire Warner, Senior Community Planner
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: Eustace Engineering, Applicant's Engineer
Mimi Gleason, Interim Township Manager
Kenneth Amey, AICP, Township Zoning Officer
Craig Melograno, Chairman, Planning Commission

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

## ATTACHMENTS A & B

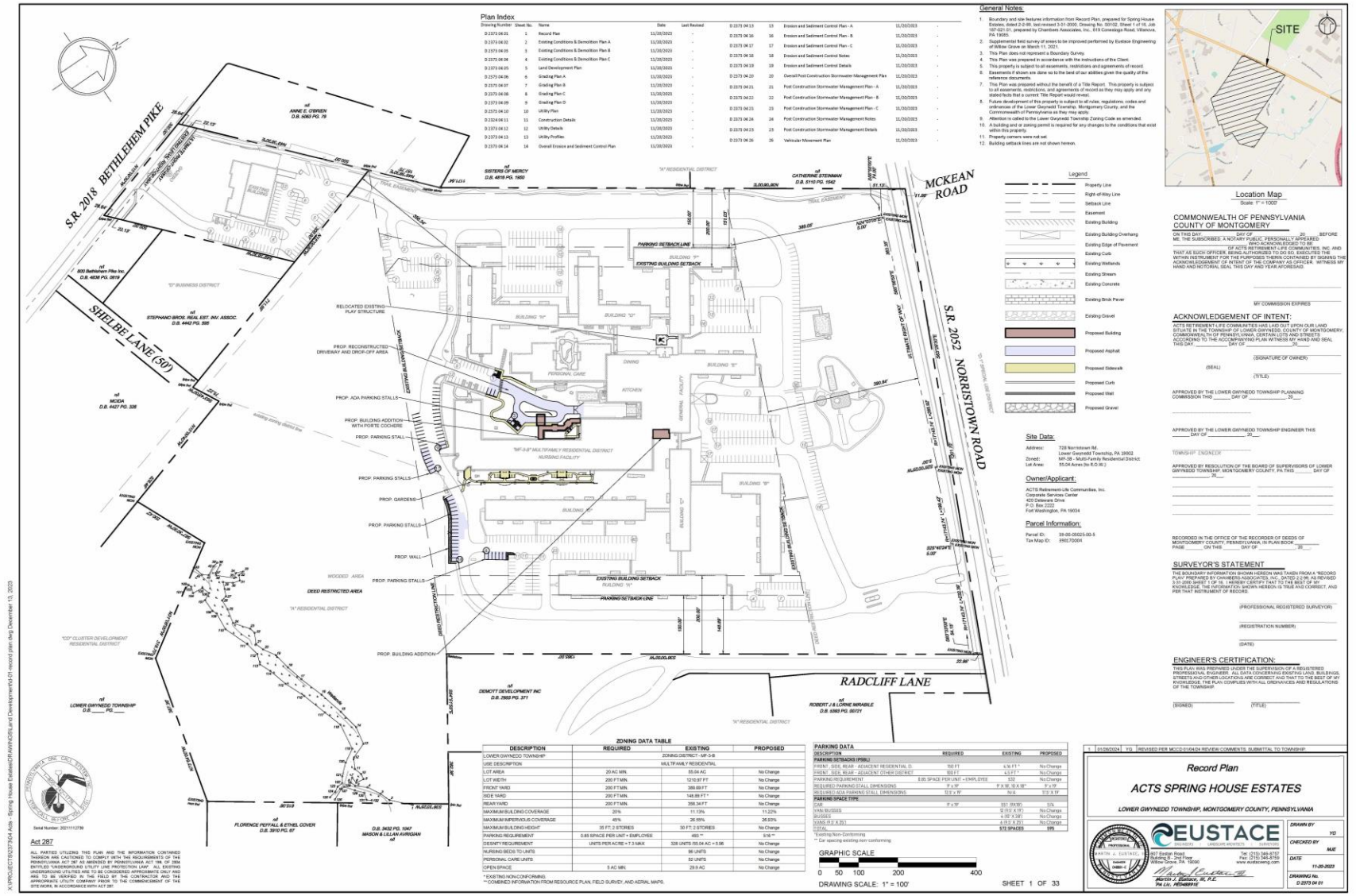



Acts Spring House Estates Additions
MCPC#240030001

Montgomery County Planning Commission

0 150 300 600 Feet

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Plan Index

| Drawing Number | Sheet No. | Name | Date | Last Revised |
|---|---|---|---|---|
| D 2373 04 01 | 1 | Record Plan | 11/20/2023 | - |
| D 2373 04 02 | 2 | Existing Conditions & Demolition Plan A | 11/20/2023 | - |
| D 2373 04 03 | 3 | Existing Conditions & Demolition Plan B | 11/20/2023 | - |
| D 2373 04 04 | 4 | Existing Conditions & Demolition Plan C | 11/20/2023 | - |
| D 2373 04 05 | 5 | Land Development Plan | 11/20/2023 | - |
| D 2373 04 06 | 6 | Grading Plan A | 11/20/2023 | - |
| D 2373 04 07 | 7 | Grading Plan B | 11/20/2023 | - |
| D 2373 04 08 | 8 | Grading Plan C | 11/20/2023 | - |
| D 2373 04 09 | 9 | Grading Plan D | 11/20/2023 | - |
| D 2373 04 10 | 10 | Utility Plan | 11/20/2023 | - |
| D 2324 04 11 | 11 | Construction Details | 11/20/2023 | - |
| D 2373 04 12 | 12 | Utility Details | 11/20/2023 | - |
| D 2373 04 13 | 13 | Utility Profiles | 11/20/2023 | - |
| D 2373 04 14 | 14 | Overall Erosion and Sediment Control Plan | 11/20/2023 | - |
| D 2373 04 15 | 15 | Erosion and Sediment Control Plan - A | 11/20/2023 | - |
| D 2373 04 16 | 16 | Erosion and Sediment Control Plan - B | 11/20/2023 | - |
| D 2373 04 17 | 17 | Erosion and Sediment Control Plan - C | 11/20/2023 | - |
| D 2373 04 18 | 18 | Erosion and Sediment Control Notes | 11/20/2023 | - |
| D 2373 04 19 | 19 | Erosion and Sediment Control Details | 11/20/2023 | - |
| D 2373 04 20 | 20 | Overall Post Construction Stormwater Management Plan | 11/20/2023 | - |
| D 2373 04 21 | 21 | Post Construction Stormwater Management Plan - A | 11/20/2023 | - |
| D 2373 04 22 | 22 | Post Construction Stormwater Management Plan - B | 11/20/2023 | - |
| D 2373 04 23 | 23 | Post Construction Stormwater Management Plan - C | 11/20/2023 | - |
| D 2373 04 24 | 24 | Post Construction Stormwater Management Notes | 11/20/2023 | - |
| D 2373 04 25 | 25 | Post Construction Stormwater Management Details | 11/20/2023 | - |
| D 2373 04 26 | 26 | Vehicular Movement Plan | 11/20/2023 | - |

General Notes:

1. Boundary and site features information from Record Plan, prepared for Spring House Estates, dated 2-2-99, last revised 3-31-2000, Drawing No. 50102, Sheet 1 of 19, Job 1997-021.01, prepared by Chambers Associates, Inc., 619 Conestoga Road, Villanova, PA 19085.
2. Supplemental field survey of areas to be improved performed by Eustace Engineering of Willow Grove on March 11, 2021.
3. This Plan does not represent a Boundary Survey.
4. This Plan was prepared in accordance with the instructions of the Client.
5. This property is subject to all easements, restrictions and agreements of record.
6. Easements if shown are done so to the best of our abilities given the quality of the reference documents.
7. This Plan was prepared without the benefit of a Title Report. This property is subject to all easements, restrictions, and agreements of record as they may apply and any stated facts that a current Title Report would reveal.
8. Future development of this property is subject to all rules, regulations, codes and ordinances of the Lower Gwynedd Township, Montgomery County, and the Commonwealth of Pennsylvania as they may apply.
9. Attention is called to the Lower Gwynedd Township Zoning Code as amended.
10. A building and or zoning permit is required for any changes to the conditions that exist within this property.
11. Property corners were not set.
12. Building setback lines are not shown hereon.

Legend

- Property Line
- Right-of-Way Line
- Setback Line
- Easement
- Existing Building
- Existing Building Overhang
- Existing Edge of Pavement
- Existing Curb
- Existing Wetlands
- Existing Stream
- Existing Concrete
- Existing Brick Paver
- Existing Gravel
- Proposed Building
- Proposed Asphalt
- Proposed Sidewalk
- Proposed Curb
- Proposed Wall
- Proposed Gravel

Location Map
Scale: 1" = 1000'

Site Data:

Address: 728 Norristown Rd.
Lower Gwynedd Township, PA 19002
Zoned: MF-3B - Multi-Family Residential District
Lot Area: 55.04 Acres (to R.O.W.)

Owner/Applicant:

ACTS Retirement-Life Communities, Inc.
Corporate Services Center
420 Delaware Drive
P.O. Box 2222
Fort Washington, PA 19034

Parcel Information:

Parcel ID: 39-00-03025-00-5
Tax Map ID: 390570004

ZONING DATA TABLE

| DESCRIPTION | REQUIRED | EXISTING | PROPOSED |
|---|---|---|---|
| LOWER GWYNEDD TOWNSHIP | | ZONING DISTRICT - MF-3-B | |
| USE DESCRIPTION | | MULTIFAMILY RESIDENTIAL | |
| LOT AREA | 20 AC MIN. | 55.04 AC | No Change |
| LOT WIDTH | 200 FT MIN. | 1210.87 FT | No Change |
| FRONT YARD | 200 FT MIN. | 389.69 FT | No Change |
| SIDE YARD | 200 FT MIN. | 148.89 FT * | No Change |
| REAR YARD | 200 FT MIN. | 358.34 FT | No Change |
| MAXIMUM BUILDING COVERAGE | 20% | 11.13% | 11.22% |
| MAXIMUM IMPERVIOUS COVERAGE | 45% | 26.55% | 26.93% |
| MAXIMUM BUILDING HEIGHT | 35 FT, 2 STORIES | 30 FT, 2 STORIES | No Change |
| PARKING REQUIREMENT | 0.85 SPACE PER UNIT + EMPLOYEE | 460 ** | 516 ** |
| DENSITY REQUIREMENT | UNITS PER ACRE = 7.3 MAX | 328 UNITS /55.04 AC = 5.96 | No Change |
| NURSING BEDS TO UNITS | | 96 UNITS | No Change |
| PERSONAL CARE UNITS | | 52 UNITS | No Change |
| OPEN SPACE | 5 AC MIN. | 29.9 AC | No Change |

* EXISTING NON-CONFORMING
** COMBINED INFORMATION FROM RESOURCE PLAN, FIELD SURVEY, AND AERIAL MAPS.

PARKING DATA

| DESCRIPTION | REQUIRED | EXISTING | PROPOSED |
|---|---|---|---|
| PARKING SETBACKS (PSBL) | | | |
| FRONT, SIDE, REAR - ADJACENT RESIDENTIAL D. | 150 FT | 4.76 FT * | No Change |
| FRONT, SIDE, REAR - ADJACENT OTHER DISTRICT | 100 FT | 4.0 FT * | No Change |
| PARKING REQUIREMENT | 0.85 SPACE PER UNIT + EMPLOYEE | 532 | No Change |
| REQUIRED PARKING STALL DIMENSIONS | 9' x 18' | 9' X 18', 16' X 18' * | 9' x 18' |
| REQUIRED ADA PARKING STALL DIMENSIONS | 12.0' x 18' | N/A | 12'0 X 18' |
| PARKING SPACE TYPE | | | |
| CAR | 9' x 18' | 331 (64.9%) | 51% |
| VAN / BUSSES | | 12 (15 X 18') | No Change |
| BUSSES | | 4 (16' X 39') | No Change |
| VANS (9.5' X 20') | | 4 (9.5' X 20') | No Change |
| TOTAL | | 572 SPACES | 595 |

* Existing Non-Conforming
** Car spacing existing non-conforming

Site Data:

Address: 728 Norristown Rd.
Lower Gwynedd Township, PA 19002
Zoned: MF-3B - Multi-Family Residential District
Lot Area: 55.04 Acres (to R.O.W.)

Owner/Applicant:

ACTS Retirement-Life Communities, Inc.
Corporate Services Center
420 Delaware Drive
P.O. Box 2222
Fort Washington, PA 19034

Parcel Information:

Parcel ID: 39-00-03025-00-5
Tax Map ID: 390570004

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THIS DAY _____ DAY OF _____ 20___ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED TO BE _____ OF ACTS RETIREMENT-LIFE COMMUNITIES, INC. AND THAT AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE ACKNOWLEDGEMENT OF INTENT OF THE COMPANY AS OFFICER. WITNESS MY HAND AND NOTORIAL SEAL THIS DAY AND YEAR AFORESAID.

_____
MY COMMISSION EXPIRES

ACKNOWLEDGEMENT OF INTENT:

ACTS RETIREMENT-LIFE COMMUNITIES HAS LAID OUT UPON OUR LAND SITUATE IN THE TOWNSHIP OF LOWER GWYNEDD, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WITNESS MY HAND AND SEAL THIS DAY _____ DAY OF _____ 20___

_____
(SIGNATURE OF OWNER)

(SEAL)

_____
(TITLE)

APPROVED BY THE LOWER GWYNEDD TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____ 20___

APPROVED BY THE LOWER GWYNEDD TOWNSHIP ENGINEER THIS _____ DAY OF _____ 20___

_____
TOWNSHIP ENGINEER

APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PA THIS _____ DAY OF _____ 20___

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF MONTGOMERY COUNTY, PENNSYLVANIA, IN PLAN BOOK _____ PAGE _____ ON THIS _____ DAY OF _____ 20___

SURVEYOR'S STATEMENT

THE BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A "RECORD PLAN" PREPARED BY CHAMBERS ASSOCIATES, INC., DATED 2-2-99, AS REVISED 3-31-2000 SHEET 1 OF 19. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT, AND PER THAT INSTRUMENT OF RECORD.

_____
(PROFESSIONAL REGISTERED SURVEYOR)

_____
(REGISTRATION NUMBER)

_____
(DATE)

ENGINEER'S CERTIFICATION:

THIS PLAN WAS PREPARED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER. ALL DATA CONCERNING EXISTING LAND, BUILDINGS, STREETS AND OTHER LOCATIONS ARE CORRECT AND THAT TO THE BEST OF MY KNOWLEDGE, THE PLAN COMPLIES WITH ALL ORDINANCES AND REGULATIONS OF THE TOWNSHIP.

(SIGNED) _____ (TITLE) _____

Act 287

ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199, OF 2004 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 287.

Serial Number: 20211112739

| # | 01/26/2024 | YG | REVISED PER MCCD 01/04/24 REVIEW COMMENTS, SUBMITTAL TO TOWNSHIP |
|---|---|---|---|

Record Plan

ACTS SPRING HOUSE ESTATES

LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

EUSTACE ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS
627 Easton Road
Willow Grove, PA 19090
Tel: (215) 346-8750
Fax: (215) 346-8751
www.eustaceeng.com

Martin J. Eustace, III, P.E.
PA Lic. #E046914

| | |
|---|---|
| DRAWN BY | YG |
| CHECKED BY | MJE |
| DATE | 11-20-2023 |
| DRAWING No. | D 2373 04 01 |

X:\PROJECTS\2023\2364 Acts - Spring House Estates\DRAWINGS\Land Development\d 01 record plan dwg December 13, 2023