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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

April 26, 2024

Mr. Henry Sekawungu
Director of Planning and Zoning
Cheltenham Township
8230 Old York Road
Elkins Park, PA, 19027

Re: MCPC #24-0075-001
Plan Name: 149 Greenwood Avenue
(1 lot comprising 0.13 acres)
Situate: Greenwood Avenue at Fernbrook Aveune
Cheltenham Township

Dear Mr. Sekawungu:

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 March 28, 2024. We forward this letter as a report of our review.

BACKGROUND

The Applicant, Greenwood Avenue, LLC, proposes to demolish a small 2-story building and construct a parking lot on a 5,594 square foot located at 149 Greenwood Avenue in Wyncote. The property is located in the R-3 Residential district. The existing structure is the childhood home of Reggie Jackson, a baseball player who was inducted into the National Baseball Hall of Fame in 1993. The applicant proposes a historic marker on the site to recognize the location where Reggie Jackson's childhood home once stood.

RECOMMENDATION

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

REVIEW COMMENTS

USES AND LOT CONSOLIDATION

A. Parking Lot Use. A parking lot is not permitted as a principal use on a lot in the R-3 Residential Zoning District. The applicant may need to seek a variance for this use as submitted.
B. Lot Consolidation. It appears that this lot is held in common ownership with several adjacent lots to the east of this site. We strongly recommend that the applicant consolidate this lot with the adjacent lots. This would allow the parking lot to be accessory to the uses on those lots and help to meet their parking requirements, which appears to be the applicant's intention. We note that some of the adjacent parcels in common ownership are in the MU2 zoning district.

LANDSCAPING AND IMPERVIOUS SURFACE COVERAGE

A. Landscaping Plan. A landscaping plan is required by §260-15.D.(4)(o). This is required even for minor land development plans. §260-20.B.(1). It does not appear that a landscaping plan was submitted.
B. Tree Replacement. The applicant is proposing to remove one tree of eight inches in diameter. Per §260-34.D.(1), the applicant may be required to replace that tree on the site. If the lots are consolidated, the applicant may be able to replace that tree elsewhere across the parcels owned in common.
C. Landscaping Requirements.
    a. *Street Trees*. One tree is required for every 30 feet of street frontage per §260-48.D. Two street trees appear to be required with this application.
    b. *Parking Lot Landscaping*. Although it appears that no interior landscaping is required due to the size of the parking lot (§260-50.C.(5)), perimeter landscaping is required by §260-50.D and E. We recommend that the applicant attempt to comply with these requirements and note that the applicant may need to apply for waivers for some of these requirements.
    c. *Buffer Requirements*. Although the R3 District does not have buffer requirements to adjacent uses, the MU2 district does have a 10 foot buffer requirement from residential districts (§295-1402.I). A commercial parking lot as proposed is not a permitted or typical use in a residential district, and we suggest the applicant consider buffer plantings along at least the west boundary of the lot, as space permits.
D. Impervious Coverage. The existing site seems to have areas of gravel and asphalt that are in poor condition. The applicant calculates the current impervious area as 78.6% of the site (4,397 square feet). We wonder if the township engineer or zoning officer has taken a look at the site to determine how much of the gravel area with plants growing through it counts impervious and how much is pervious coverage.

HISTORIC SITE

A. Marker. We appreciate that the applicant intends to erect a marker to commemorate the historic nature of this site. The historic marker design submitted appears to duplicate Reggie Jackson's Baseball Hall of Fame plaque. We suggest the applicant work with local historians to compose the text on the plaque that includes mention of Cheltenham Township, such as noting that this is the site of Reggie Jackson's childhood home, and that he graduated from Cheltenham High School, perhaps adding that he played football, basketball, baseball, and track and field while in high school. There is ample information

available about Reggie Jackson's life and history, such as Dayn Perry's 2010 book, *Reggie Jackson: The Life and Thunderous Career of Baseball's Mr. October*.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the Cheltenham Township's planning objectives. 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 (*#24-0075-001*) on any plans submitted for final recording.

Sincerely,

Chloe Mohr, AICP, Principal Planner
chloe.mohr@montgomerycountypa.gov – (610) 278-3739

c: Matt Sigel, Applicant
Alyson Elliot, Township Manager
Thomas Cross, Chair, Township Planning Commission
Jessica Buck, District Manager, Montgomery County Conservation District

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

ATTACHMENTS A & B



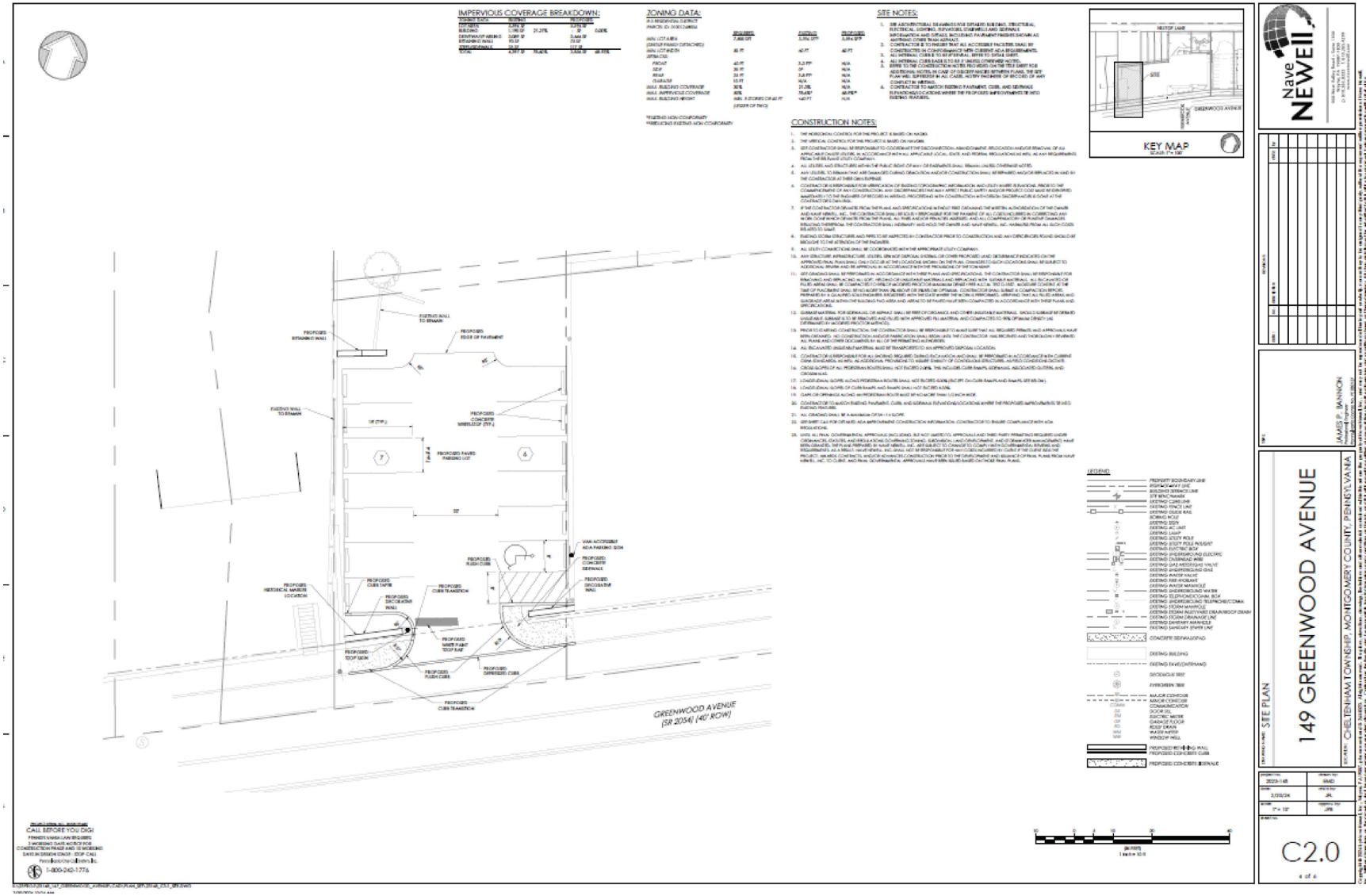
149 Greenwood Avenue
MCPC#240075001

Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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www.montcopa.org/plancom
Aerial photography provided by Nearmap


IMPERVIOUS COVERAGE BREAKDOWN:
ZONING DATA:
SITE NOTES:
CONSTRUCTION NOTES:
KEY MAP
LEGEND
GREENWOOD AVENUE
(SR 2054) (40' ROW)
CALL BEFORE YOU DIG!
Nave NEWELL
149 GREENWOOD AVENUE
SITE PLAN
C2.0