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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 1, 2024

Christopher Hoffman, Township Manager
Lower Moreland Township
640 Red Lion Road
Huntingdon Valley, PA 19006-6234

Re: MCPC #21-0186-004
Plan Name: Philmont Flats
Situate: Philmont Avenue/Tomlinson Road
Lower Moreland Township

Dear Mr. Hoffman:

We have reviewed the above-referenced land development proposal in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 24, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, BT Philmont LP, proposes a four-story, 75,000 square foot per level, 219 unit multi-family building with associated parking areas, open space, and stormwater management. The site is currently zoned MU-REV Mixed Use Revitalization Zoning District.

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 Lower Moreland Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

1. Access to the SEPTA Station– The applicant and township should coordinate to ensure there is easy and safe access from the site across Tomlinson Road to the SEPTA rail station.

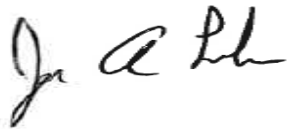
2. Relocated Stream Coordination with SEPTA - We recommend the applicant and township coordinate with SEPTA to ensure that the relocated stream will not negatively impact the SEPTA property. The SEPTA site should be able to accommodate the flows from the relocated stream so that water quality is not negatively impacted and that there no increased chance of flooding.

CONCLUSION

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 21-0186-004 on any plans submitted for final recording.

Sincerely,



Jon A. Lesher, Environmental Planning Assistant Manager
610-278-3750 – Jon.Lesher@montgomerycountypa.gov

c: Timothy P. Rice, Esq., Lower Moreland Township Solicitor
John B. Rice, Esq., Lower Moreland Township Solicitor
Andrew Frey, Chair, Lower Moreland Township Planning Commission
Michael McGahee, SEPTA
Jennifer Dougherty, AICP, SEPTA
Harley Cooper, SEPTA

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

ATTACHMENTS A & B

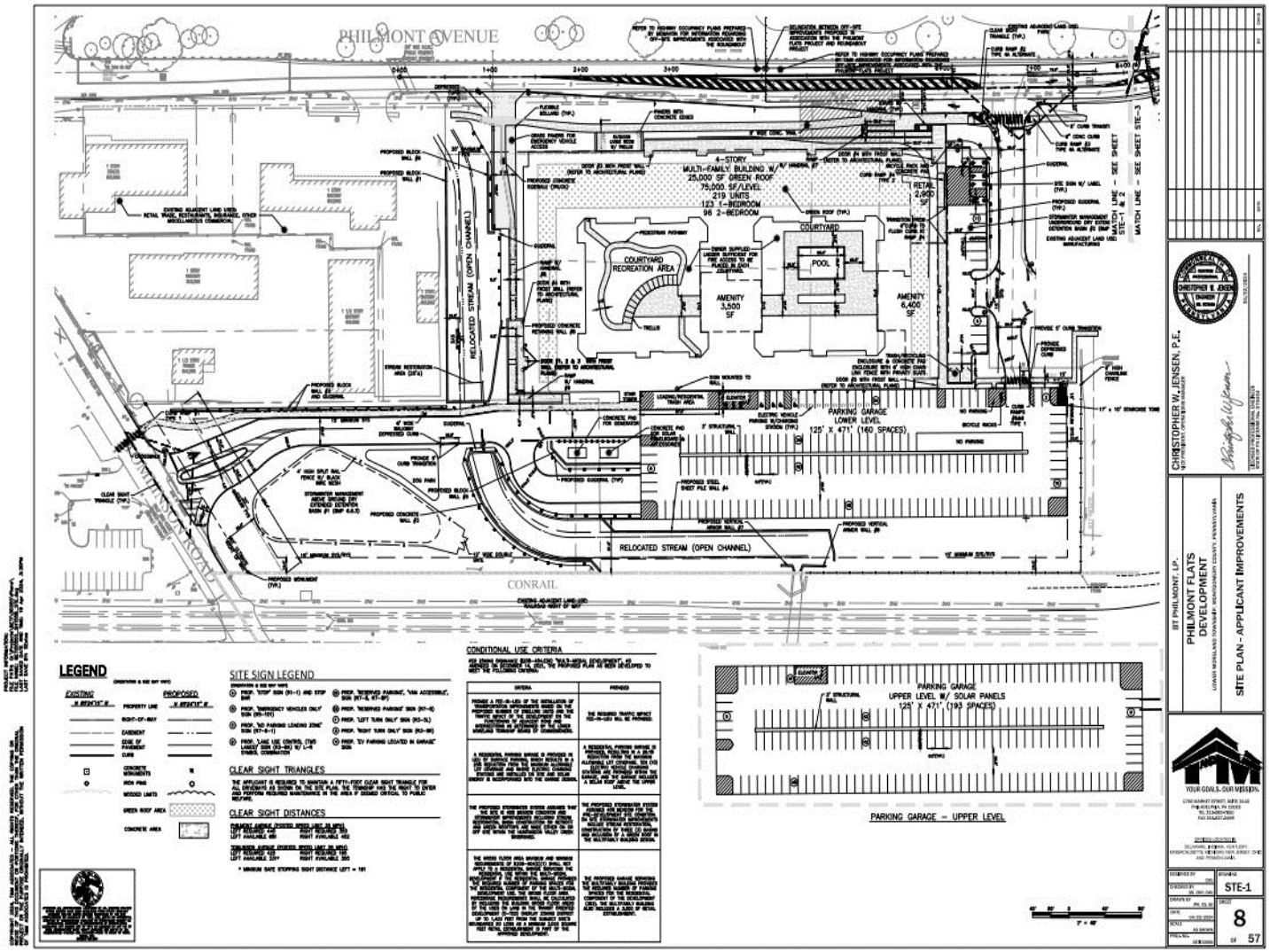


Philmont Flats
MCPC#210186001

Montgomery County Planning Commission

0 100 200 400 Feet

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PHILMONT AVENUE
4-STORY
MULTI-FAMILY BUILDING W/
25,000 SF GREEN ROOF
75,000 SF/LEVEL
219 UNITS
123 1-BEDROOM
96 2-BEDROOM
RETAIL
2,900
SF
COURTYARD
COURTYARD
RECREATION AREA
POOL
AMENITY
3,500
SF
AMENITY
6,400
SF
RELOCATED STREAM (OPEN CHANNEL)
PARKING GARAGE
LOWER LEVEL
125' X 471' (160 SPACES)
RELOCATED STREAM (OPEN CHANNEL)
CONRAIL
PARKING GARAGE
UPPER LEVEL W/ SOLAR PANELS
125' X 471' (193 SPACES)
PARKING GARAGE - UPPER LEVEL
LEGEND
SITE SIGN LEGEND
CLEAR SIGHT TRIANGLES
CLEAR SIGHT DISTANCES
CONDITIONAL USE CRITERIA
CHRISTOPHER W. JENSEN, P.E.
81 PHILMONT, LP.
PHILMONT FLATS
DEVELOPMENT
SITE PLAN - APPLICANT IMPROVEMENTS
STE-1
8
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