MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

MONTGOMERY COUNTY
PLANNING COMMISSION
MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTGOMERYCOUNTY PA.GOV
SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 2, 2024

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

Re: MCPC# 24-0148-001
Plan: 3993 Huntingdon Pike
Situate: Huntingdon PIke/County Line Road
Lower Moreland Township

Dear Mr. Hoffman:

We have reviewed the above-referenced sketch plan as you requested on July 2, 2024. We forward this memo as a report of our ideas and recommendations.

BACKGROUND

The applicant, Hightop Real Estate & Development, proposes to develop two pad sites containing retail and restaurant space with drive-thrus on an existing commercial 2.15 acre property. The development site is zoned BO-I – Business/Office Institutional.

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

Allowed Uses: It appears that retail, restaurants, and drive-thru uses are currently not permitted in the BO-I Zoning District; a variance would be required for the uses proposed in the sketch plan.

Sidewalks: We recommend that sidewalks be installed along the road frontages and pedestrian access to the uses on site as designed.

Trees: We recommend that street trees be installed along the road frontages and in the parking areas, to improve stormwater management and reduce the heat island impacts. The narrow parking lot island across from the Huntingdon Pike entrance should be enlarged so trees can be planted there.

Circulation: The current design creates an awkward vehicular circulation issue coming into the site from Huntingdon Pike. The separated parking area in front of the Huntingdon Pike entrance may create a choke point as vehicles attempt to enter and exit the site.

Stormwater Management: When stormwater management is designed, we recommend that stormwater basins or swales not be installed along the road frontages. If underground detention is proposed, we

recommend the design coordinates the location of the basins and the parking lot trees to avoid future maintenance issues.

Sincerely,

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

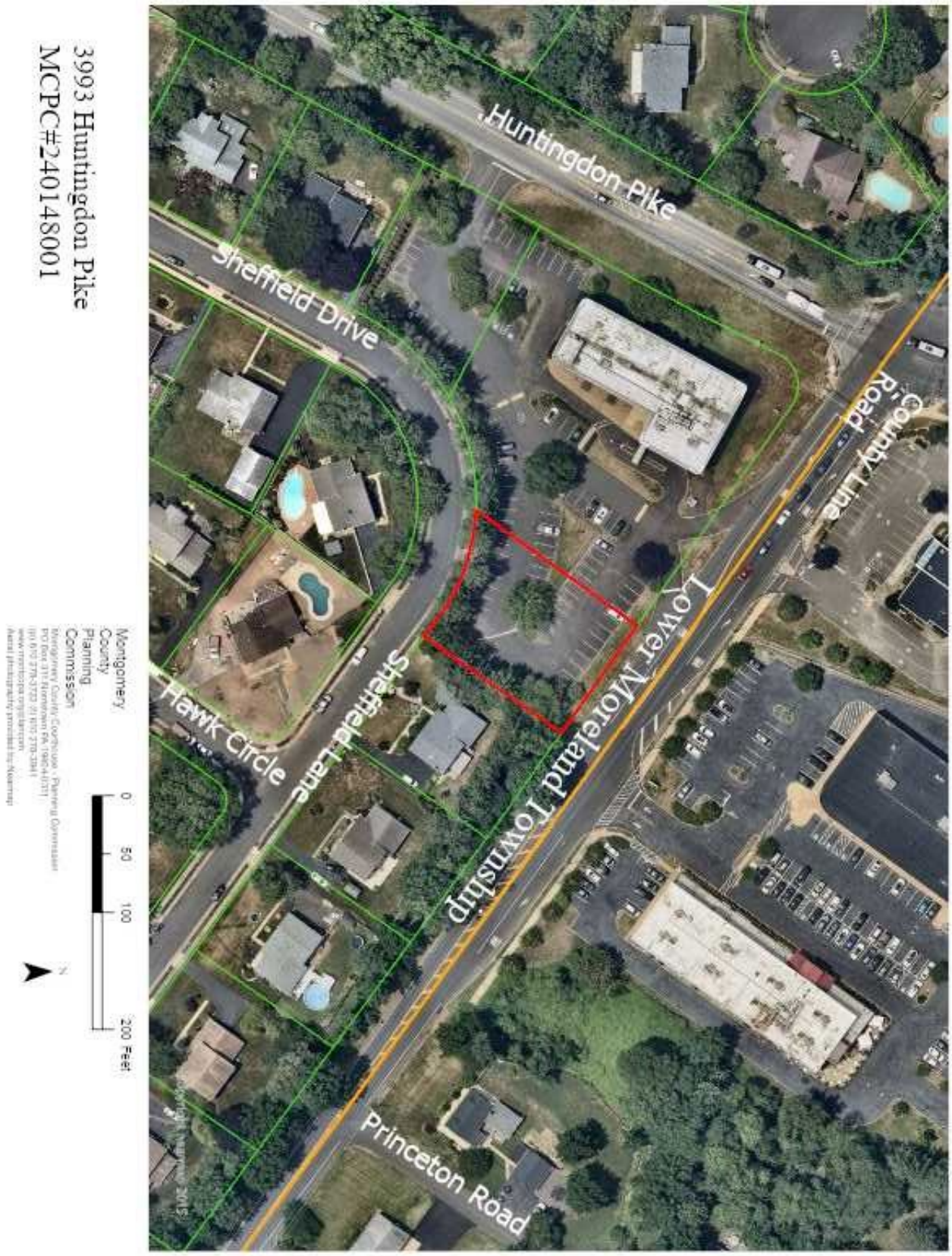
C: Andrew Frey, Chrp., Twp. Planning Commission
John B. Rice, Esq., Twp. Solicitor
Timothy P. Woodrow, P.E., Twp. Engineer

Attachments:
Site Plan (Appendix 1)
Aerial (Appendix 2)

Site Plan – 3993 Huntingdon Pike, Lower Moreland Township



Aerial – 3993 Huntingdon Pike, Lower Moreland Township



3993 Huntingdon Pike
MCPC#240148001