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PLANNING COMMISSION
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 5, 2024

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

Re: 24-0058-002
The Tomlinson Project
Situate: Tomlinson Road/Nandina Street
Lower Moreland Township

Dear Manager Hoffman:

We have reviewed the above-referenced sketch plan as you requested on August 14, 2024. We forward this memo as a report of our ideas and recommendations.

BACKGROUND

The applicants, Eli Kantrovitz & Chagai Bader, propose to develop a 55 manufactured home park development, a 4,800 square foot community center, and 4,090 square foot two-story commercial building with a daycare facility on the first floor and office space on the second. The development will occur on a 10.4 acre parcel zoned MU-MHPC.

REVIEW COMMENTS

Housing Options: The County commends the applicant and Township for providing more affordable and diverse housing options in the Township. The County is supportive of communities ensuring that everyone who lives, works, learns, and invests in Montgomery County has equal opportunity to live in an affordable home and a thriving community.

Gravel Access Way: We recommend that the gravel access way and driveways be paved in the final design. Gravel material is not permeable for stormwater, and may actually contribute more than paved surfaces to sediment runoff into waterways.

Pedestrian Connectivity: We recommend the applicant consider moving the pathway from the community center to the manufactured home park development so that it does not terminate in a resident's side yard. The pathway should be designed so that children in the day care facility can easily access the common area in the manufactured home park development.

Childcare Facility Drop Off: We recommend the applicant consider the circulation in the parking lot during drop off and pick up times at the child care facility. Designing a designated drop off/pickup location may be beneficial.

Sidewalk: We recommend the applicant build a sidewalk along the frontage of Tomlinson Road to promote pedestrian connectivity in the Township.

Common Area: If a portion of the common area is required for stormwater management, the Township should ensure that the remaining common area meets zoning requirements and remains accessible and functional for the residents.

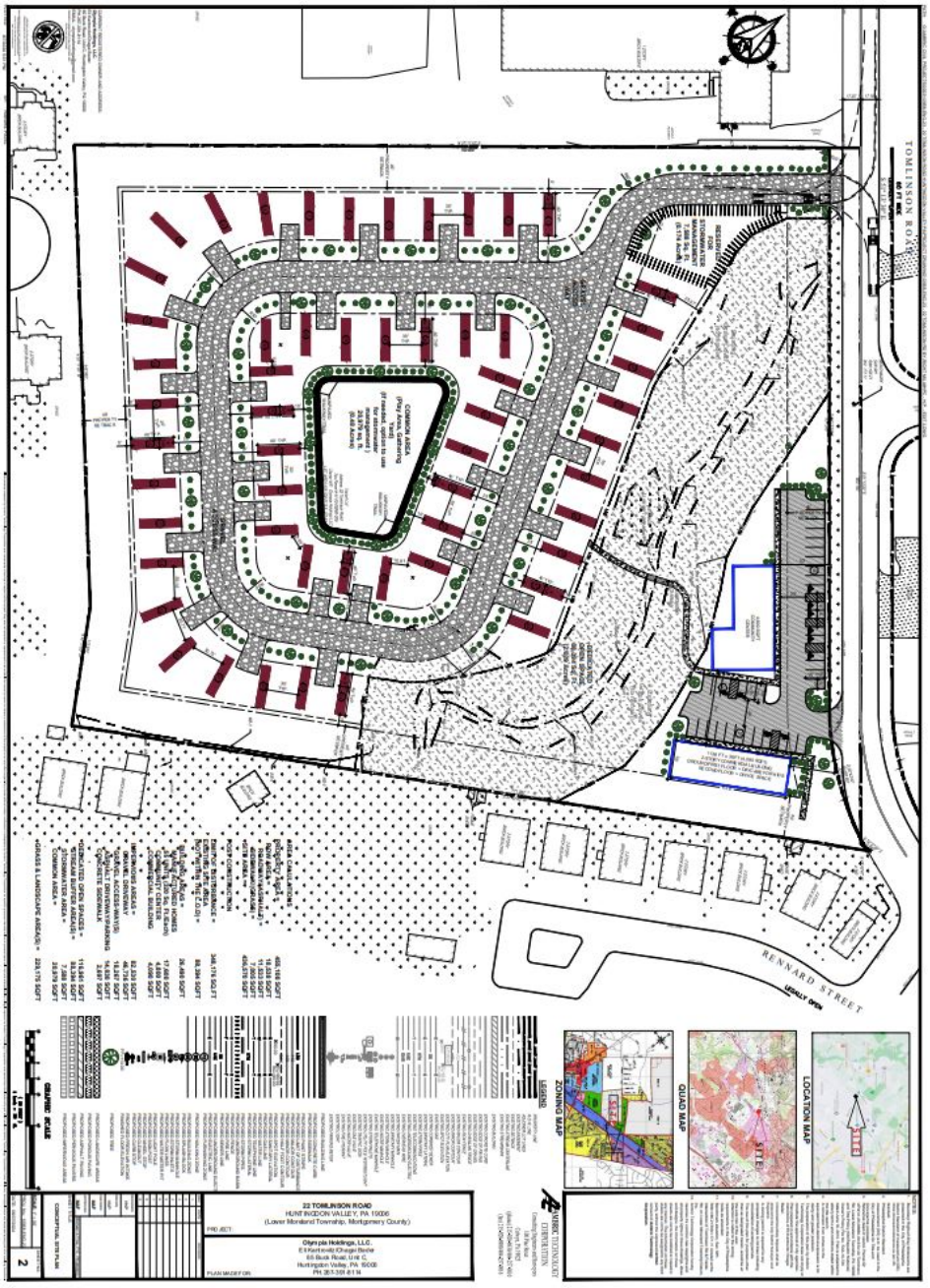
Sincerely,

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 – The Tomlinson Project, Lower Moreland Township



Aerial – The Tomlinson Project, Lower Moreland Township


The Tomlinson Project
MCPC#240058002
Tracey Road
Franks Road
Lower Moreland Township
Tomlinson Road
Renard Street
Nandina Court
Nandina Street
Nandina Way
Lockart Road
Cornflower Court
Sunflower Drive
Buttercup Court
Morning Glory Way
Montgomery County Planning Commission
0
100
200
400 Feet
N
Montgomery County Courthouse - Planning Commission
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Aerial photography provided by Nearmap