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**MONTGOMERY COUNTY**
**PLANNING COMMISSION**
MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 27, 2024

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

Re: MCPC# 24-0231-001
2600 Philmont Avenue
Situate: Philmont Avenue/Red Lion Road
Lower Moreland Township

Dear Mr. Hoffman:

We have reviewed the above-referenced sketch plan as you requested on October 24, 2024. We forward this memo as a report of our ideas and recommendations.

## BACKGROUND

The applicant, 2600 Philmont Avenue, proposes to construct a 4-story, 20,000 square foot office building with senior living facility on a site that contains an existing four-story building. The development will occur in the BOI – Business Office Institutional zoning district.

## REVIEW COMMENTS

Zoning Terminology: The Township should determine if a "Senior Living Community", as proposed, is allowed in this zoning district. The Township solicitor should interpret the pertinent NAICS code to determine which regulations should apply to this development.

Stormwater Management: Due to the increased impervious surfaces proposed on the site, the developer should develop a stormwater best management practices policy to ensure that stormwater is managed appropriately.

Pedestrian Connectivity: We recommend the final site design focus on pedestrian connectivity. The design should include pedestrian connectivity through the parking lots and to the Township sidewalk system. The design should also include the construction of sidewalks along Philmont Ave. to benefit the Township's sidewalk system.

Outdoor Amenities: We recommend the site design include more outdoor amenities for the residents and visitors of the senior living community. This could include benches, tables, patios, pergolas, and additional landscaping.

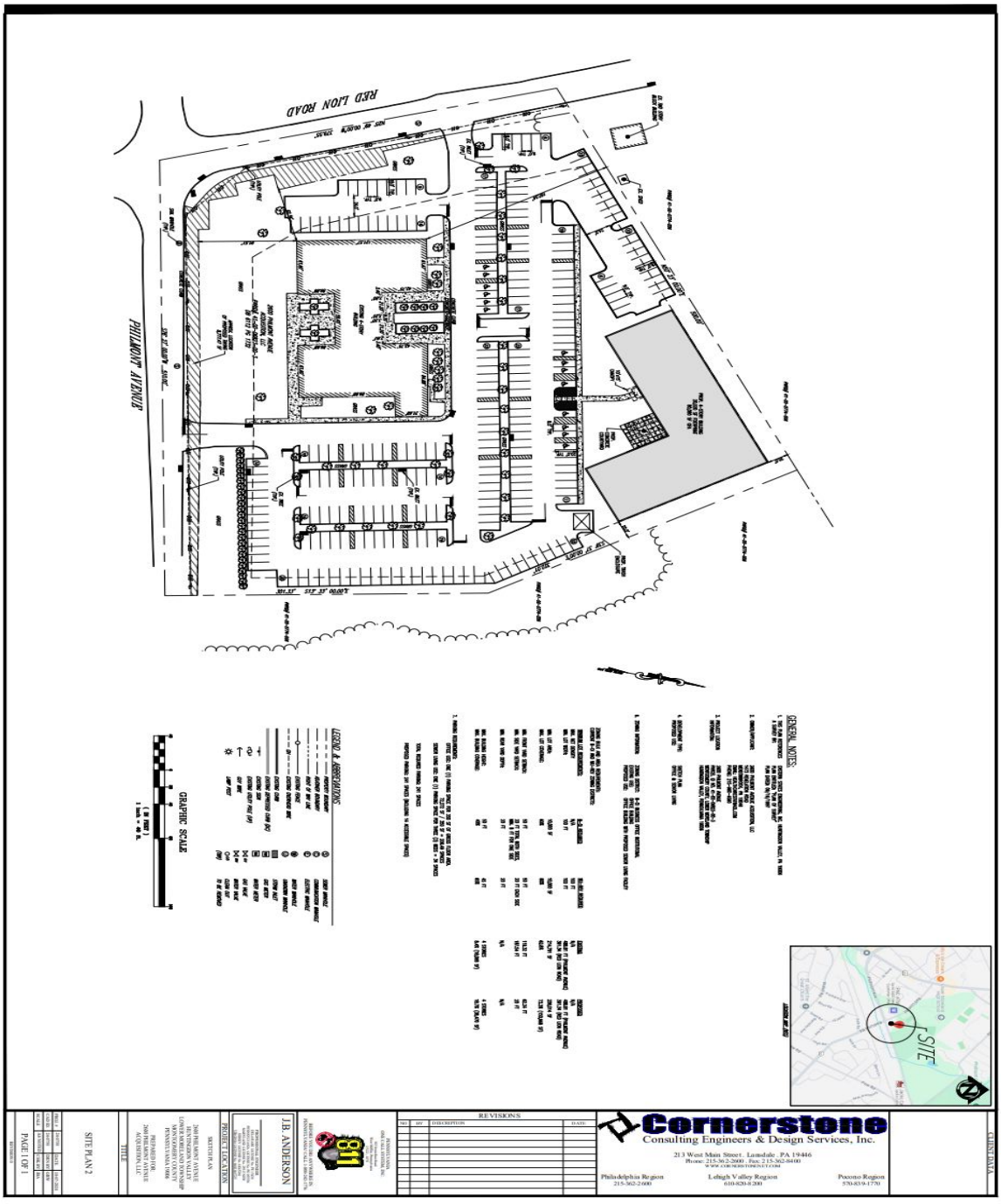
Sincerely,

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 – 2600 Philmont Avenue, Lower Moreland Township*




*Aerial – 2600 Philmont Avenue, Lower Moreland Township*


Red Lion Road
Philmont Avenue
2600 Philmont Avenue
MCPC#240231001
Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
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Aerial photography provided by Nearmap
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