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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 5, 2025

Mr. William Walker, Township Manager
Horsham Township
1025 Horsham Road
Horsham, PA 19044

Re: MCPC #25-0072-001
Plan Name: Worth Property
(35 lots / 34 du on approximately 50.3 acres)
Situate: Limekiln Pike (E); south of Lower State Road
Horsham Township

Dear Mr. Walker:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 31, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Toll Mid-Atlantic LP Company, Inc., proposes to consolidate two existing parcels to create an approximately 50.3-acre tract and then subdivide the tract to develop 34 single-family detached homes. An existing Historic II resource home on the property is proposed to remain on a separate 3.4-acre lot. In addition, a total of approximately 27 acres of open space is proposed. Vehicular access would be provided via two proposed roads to Limekiln Pike (which is a State road). Additional improvements shown at this time include three stormwater basins, sidewalks along Limekiln Pike and some of the interior road frontages, and street trees and other landscaping. A proposed trail and trail easement is shown connecting from the sidewalk along Limekiln Pike to the rear of the property. In addition, an off-site sidewalk is shown connecting the sidewalk along Limekiln Pike to the signalized intersection at Lower State Road. The property is located in the township's R-2 Low-Density Residential and Historic Resource Overlay District zoning districts.

COMPREHENSIVE PLAN COMPLIANCE

This area of Horsham Township is shown as Suburban Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Suburban Residential Areas are

residential areas where single-family detached homes are the most prominent housing type and properties are often more auto-oriented with extensive landscaping on individual properties. Within Suburban Residential Areas, trees, steep slopes, wetlands, and other sensitive lands should be preserved as part of new developments.

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

REVIEW COMMENTS

ZONING ORDINANCE COMMENTS

Based on our review, we have identified the following comments related to the township's zoning ordinance that we recommend be addressed as part of future submissions:

A. Perimeter Buffer Landscaping. Section 230-31.B. requires a 50-foot-wide perimeter buffer "along existing public right-of-way in all residential zoning districts." Although it appears street trees and other landscaping is proposed along the right-of-way frontage of most of the tract, the perimeter buffer width and calculations are not clearly noted. In addition, it does not appear that sufficient perimeter buffer landscaping is provided along the section of right-of-way frontage south of the PECO easement.

B. Wetland Impacts. Section 230-49.D.(4) states that "wetlands shall not be altered, regraded, developed, filled, piped or diverted, or built upon." The proposed trail is shown within a wetland area in the northeastern corner of the property.

C. Riparian Buffer Impacts. Section 230-49.E.(4)(a)[2][a] and 230-49.E.(4)(b)[2][b] require conditional use approval for corridor crossings within Zone One and Zone Two, respectively, of the Riparian Corridor Conservation District. Certain improvements, including the sanitary sewer connection and sections of the proposed trail are shown within portions of the Riparian Corridor Conservation District, therefore it appears that a conditional use or site plan revisions may be needed.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Based on our review, we have identified the following comments related to the township's subdivision and land development ordinance that we recommend be addressed as part of future submissions:

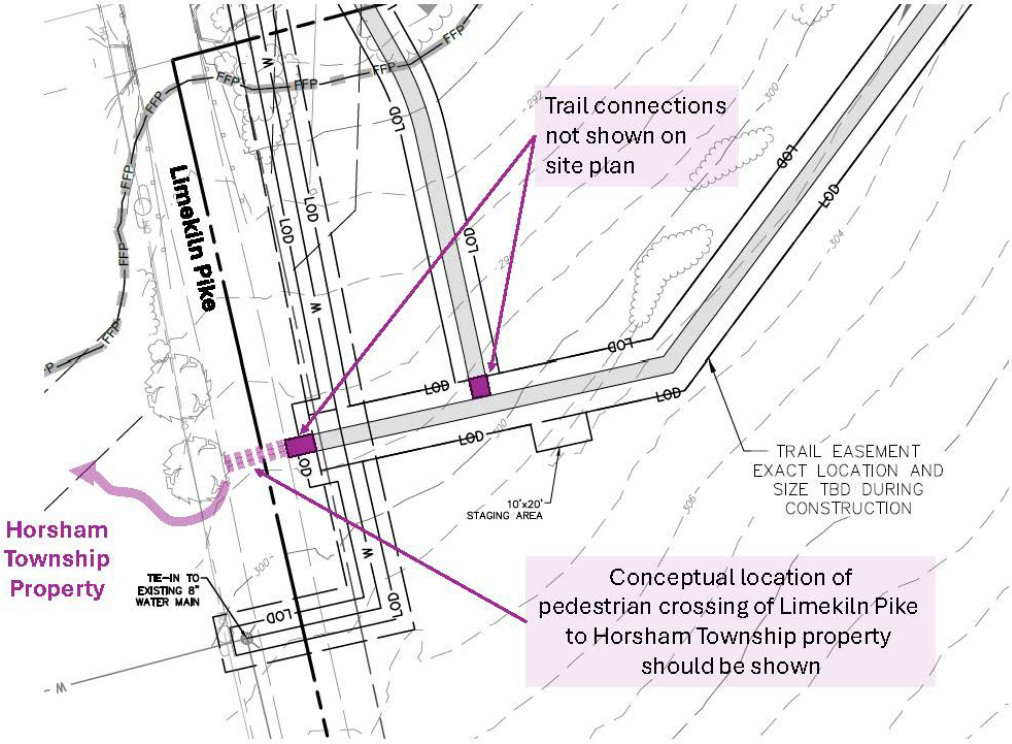
A. Sidewalk. Section 198-34.A.(1) establishes where sidewalks are required. We commend the applicant for providing sidewalk along the majority of their Limekiln Pike frontage and most interior roads; however, we noted that there are no sidewalks proposed along the frontages of proposed Lots #21-#30. A waiver from providing sidewalks was not included on the waiver request letter provided. We recommend that sidewalks be provided along both sides of all interior road frontages, especially given the narrower cartway width proposed that limits space for residents to walk in the street. At a minimum, we recommend that additional crosswalks and ADA curb ramps be added at all intersections of interior roads.

B. Interior Road Paving Width. Section 198-31.C.(3)(a) requires a paving width of 30 feet for local streets, such as the proposed interior roads. According to the waiver request letter provided, the applicant proposes to provide a cartway of 28 feet on interior roads. While we agree with the applicant that a narrower cartway can "reduce impervious coverage and provide a traffic calming benefit," we encourage the applicant to demonstrate how overflow and guest parking would be provided within the development, given the narrower cartway width proposed. For example, the applicant may wish to limit on-street parking to one side of the interior roads only.

C. Limekiln Pike Paving Width. Section 198-31.C.(3)(a) requires a paving width of 40 feet for minor arterial streets, such as Limekiln Pike. According to the waiver request letter provided, the applicant proposes to not widen Limekiln Pike from its current approximately 30-foot width. Limekiln Pike is a State Road and we defer to PennDOT regarding the appropriate cartway width. However, we wish to point out that Limekiln Pike is identified as a priority route in the proposed bike network in *Bike Montco: The Bicycle Plan for Montgomery County* and additional cartway width could facilitate future bicycle improvements, such as the bike lanes that are located on Limekiln Pike south of Horsham Road. At a minimum, we recommend that the ultimate right-of-way width be offered for dedication as part of the proposal.

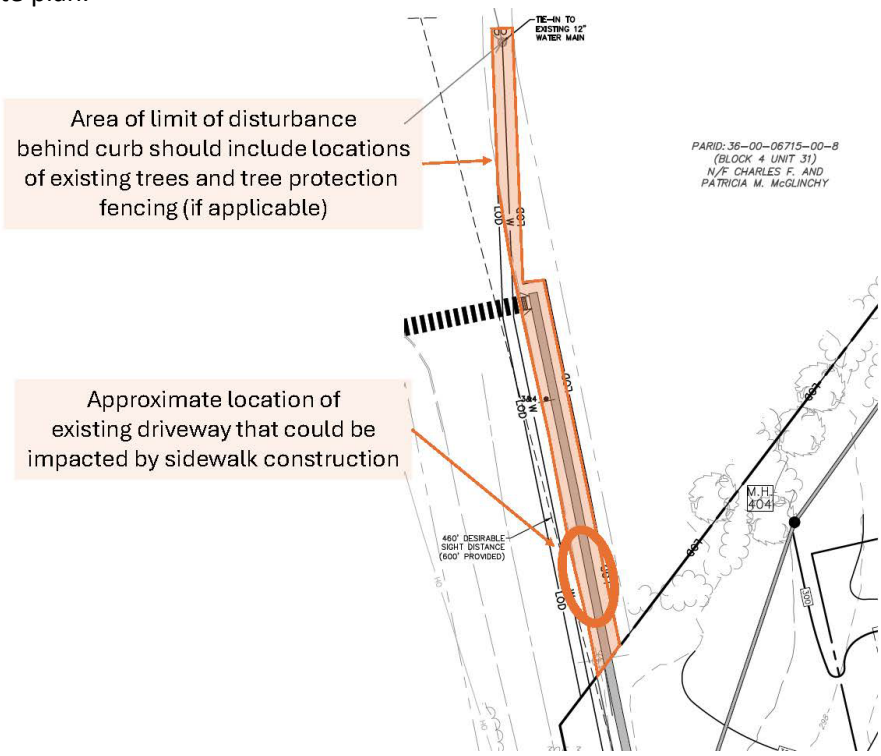
TRAIL CONNECTIONS

We commend the applicant for proposing a trail as part of their proposal. However, we noted that the trail segment along Limekiln Pike and the trail segment extending towards the rear of the property are not shown to fully connect. In addition, it is our understanding that the goal is to connect the trail to a new trail on Horsham Township property across Limekiln Pike with a pedestrian crossing of Limekiln Pike. It may be helpful to include a conceptual location for the pedestrian crossing on the site plans and discuss the location and design of the pedestrian crossing with PennDOT as part of the overall highway occupancy permit process.



SIDEWALK CONNECTIONS

We commend the applicant for proposing to extend the sidewalk along Limekiln Pike north, beyond their property line, to connect to an existing pedestrian crossing and traffic signal at Lower State Road. However, we noted that there is an existing driveway onto Limekiln Pike on the adjacent property to the north that is not shown on the site plan. The design of the proposed sidewalk should include an appropriate driveway crossing at this location. In addition, any existing trees within the limit of disturbance for the sidewalk construction and water line connection, and tree protection fencing (if applicable), should be shown on the site plan.



UTILITY CONNECTIONS

It is unclear where existing water and sewer utility connections are located to serve the existing dwelling on Lot #35. Future versions of the site plan should demonstrate whether Lot #35 will be served by public or on-lot water and sewer and where such connections are located, if applicable.

LANDSCAPE DESIGN

A berm is proposed along the Limekiln Pike frontage of the tract behind Lots #31-34. Only the outward-facing side of the berm is proposed to be landscaped. We recommend that the inward-facing side of the berm also be landscaped, which could provide aesthetic and erosion control benefits.

CONCLUSION

We wish to reiterate that MCPC generally supports the proposed development; however, we believe that our suggested revisions will better achieve Horsham Township's planning objectives for residential development.

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 (#25-0072-001) on any plans submitted for final recording.

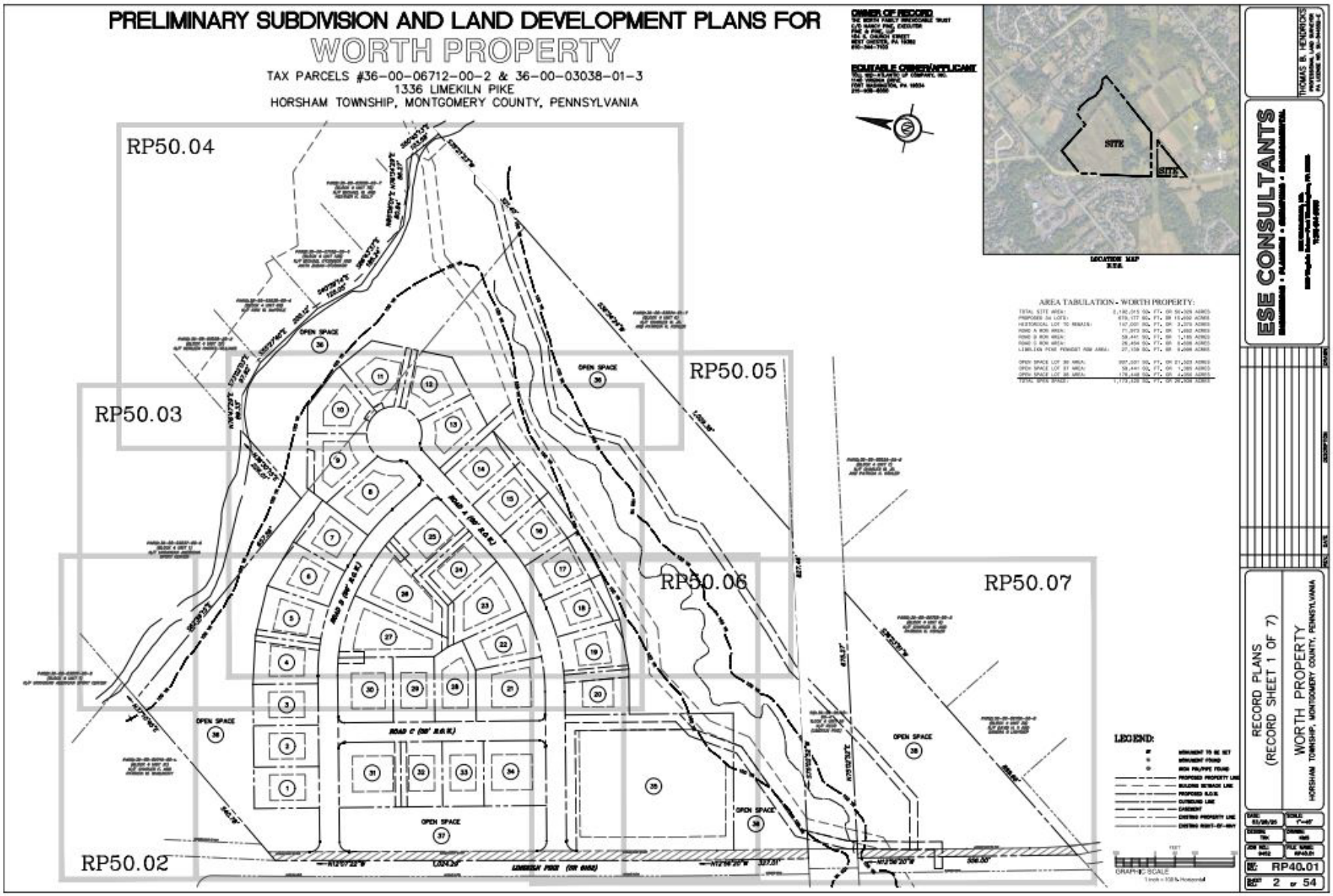
Sincerely,

Marley B Bice

Marley Bice, AICP, Community Planning Assistant Manager
610-278-3740 – marley.bice@montgomerycountypa.gov

c: John Baionno, P.E., Applicant's Engineer
Michael Shinton, P.E., Township Director of Codes & Community Planning
David W. McCullough, Chrm., Horsham Township Planning Commission
Erik Garton, P.E. and Geoffrey Attanasio, P.E., Township Engineer
Mary C. Eberle, Township Solicitor
Fran Hanney, Scott Burton, Paul Lutz, PennDOT

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


PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLANS FOR
WORTH PROPERTY
TAX PARCELS #36-00-06712-00-2 & 36-00-03038-01-3
1336 LIMEKILN PIKE
HORSHAM TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
RP50.04
RP50.05
RP50.03
RP50.06
RP50.07
RP50.02
OPEN SPACE
ROAD A (50' R.O.W.)
ROAD B (50' R.O.W.)
ROAD C (50' R.O.W.)
LIMEKILN PIKE (50' WIDE)
AREA TABULATION - WORTH PROPERTY:
LEGEND:
GRAPHIC SCALE
ESE CONSULTANTS
RECORD PLANS
(RECORD SHEET 1 OF 7)
WORTH PROPERTY
HORSHAM TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
RP40.01
2 OF 54



Worth Property
MCPC#250072001

Montgomery County Planning Commission

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N

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom

Aerial photography provided by Nearmap