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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 2, 2025

Henry Sekawungu, Director of Planning and Zoning
Cheltenham Township
8230 Old York Road
Elkins Park, PA 19027

Re: MCPC #25-0094-001
Plan Name: Arcadia University Indoor Hitting Facility
1 lots comprising 55.03 acres
Situate: 450 South Easton Road
Cheltenham Township

Dear Mr. Sekawungu:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 6, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Arcadia University, proposes to install an indoor batting practice facility at the edge of an existing ball field on their campus. To reach the facility, the applicant proposes a paved pathway that ties into an existing sidewalk. The application includes regrading and the installation of a rain garden. The campus is over 50 acres, but the disturbance for this project is less than one acre. Arcadia University is located in the C-2 Commercial Zoning District and is a non-conforming use (parcel ID# 31-00-08860-00-1).

The proposed new building will be 28 feet tall with a footprint of 6,400 square feet. The new sidewalk and adjacent stone wall will add 2,650 square feet of pavement area. The overall impervious coverage on the site will increase by 9,050 square feet. Total impervious coverage on the property will be about 37%.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant‘s proposal. Our comments are as follows:

REVIEW COMMENTS

LANDSCAPING

A. Rain Garden Maintenance. We note that access to the construction site for this project will be from an adjacent cul-de-sac, Gypsy Lane. The applicant proposes to close the rock construction entrance once the improvements are complete and plant landscaping between the rain garden and Gypsy Lane. We feel this will make an attractive site, but want to point out that the rain garden, when finished, will be surrounded by the building on one side and trees on the other sides, and will not be accessible by vehicles. Noting that new landscaping, especially rain gardens, often has a need for removal of invasives and replacement of plants that do not survive initial planting, we recommend the applicant keep in mind the need for landscape maintenance that can be done solely on foot with no vehicle access.
B. Existing Trees to Remain. From aerial imagery, we note that some of the trees shown as "to remain" on the plan appear to be covered in English Ivy, an invasive species that can be harmful to tree health. We recommend the applicant remove English Ivy from these trees and the whole area in the process of constructing these improvements.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal. 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 (*#25-0094-001*) on any plans submitted for final recording.

Sincerely,

Chloe Mohr, AICP, Principal Planner
Chloe.Mohr@MontgomeryCountyPA.gov – (610) 278-3739

c: Thomas Macchi, Applicant's Representative
Alyson Elliott, Township Manager
Thomas Cross, Chair, Township Planning Commission
Roger A. Phillips, P.E., Township Engineer
Edward Diasio, Township Solicitor
Adam Schantz, Community Planner, Montgomery County Planning Commission
Jessica Buck, District Manager, Montgomery County Conservation District
John Gallagher, PennDOT
Paul Lutz, PennDOT

Fran Hanney, PennDOT

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

ATTACHMENT A: AERIAL IMAGE OF SITE



Arcadia Indoor Hitting Facility
MCPC#250094001

Montgomery County Planning Commission

0 200 400 800 Feet

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www.montcopa.org/plan.com
Aerial photography provided by Nearmap

ATTACHMENT B: REDUCED COPY OF APPLICANT'S SITE PLAN

