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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 15, 2025

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

Re: MCPC #15-0153-003
Plan Name: Kerlin Farms
(1 lot comprising 7.49 acres)
Situate: 1050 Ashbourne 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 June 12, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, 1050 Ashbourne Associates, LLC, proposes 79 age-restricted dwelling units in three buildings. The proposed buildings will be four stories tall and cover approximately 12 percent of the site area. The plan also includes 153 parking spaces, sidewalks, walking paths, crosswalks, landscaping, and underground stormwater management. Outdoor areas are designated for future installation of bocce ball, shuffleboard, and other games.

The site is currently an undeveloped parcel of approximately 7.5 acres (Parcel ID #31-00-00985-00-1). The development is located in the current R2 Residential District but was initially proposed prior to the adoption of the current zoning map.

We previously reviewed versions of this plan on January 8, 2018 and July 22, 2015. We appreciate the applicant's acknowledgment of our prior comments.

RECOMMENDATION

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

REVIEW COMMENTS

CIRCULATION

A. Detectable Warning Surfaces. We commend the applicant for the inclusion of high-quality crosswalks throughout the development site, both internal and along the street right-of-way. Where the sidewalk crosses the two driveways, we would prefer to see detectable warning surfaces that clearly direct pedestrians towards the crosswalks (as shown in figure 1), as pedestrians should not be directed to cross the street, only the driveway.

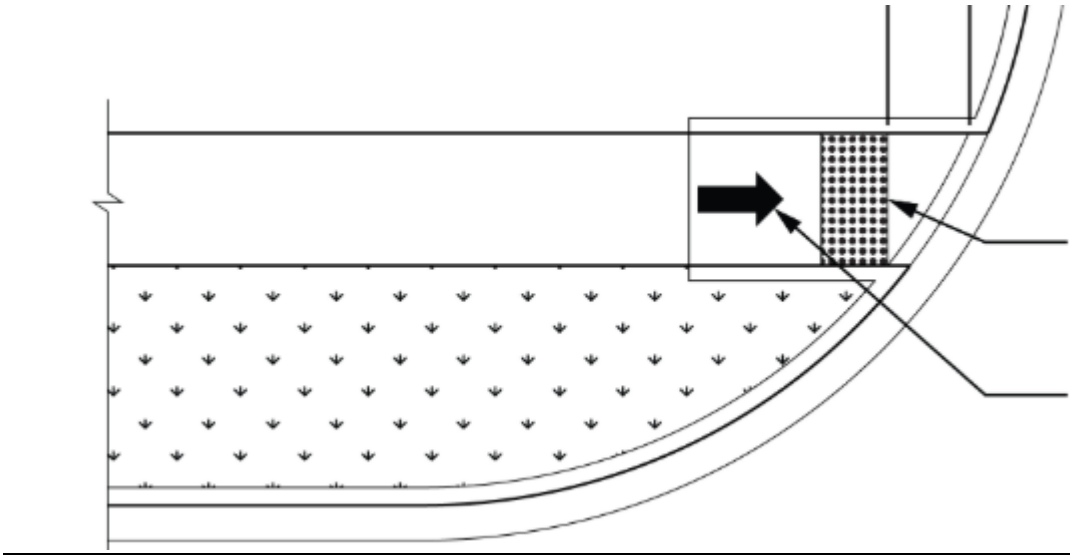


Figure 1. Detectable warning surface directs pedestrians towards the intended crossing location. Image from the U.S. Access Board. https://www.access-board.gov/prowag/complete.html#r305-detectable-warning-surfaces

B. School Access. We encourage the applicant, the township, and the school district to work together to find a feasible way to connect Berwyn Road through this development to Cheltenham Elementary School.

SITE ELEMENTS

A. Retaining Wall. The site slopes significantly; a retaining wall is proposed near the rear of the site. The applicant and the township should work to ensure the appearance of the retaining wall is attractive and complementary to the materials and colors used elsewhere on the site.

B. Other Structures. It appears that the applicant does not plan to include any external refuse areas, landscaping sheds, or other structures on site beyond the gazebo. If any of these are added, we recommend the materials and colors used be similar to those of the main buildings.

C. Porous Concrete. We commend the applicant for their decision to use porous concrete to construct the walkways internal to the site. This will assist with stormwater management and is a more sustainable option. We note that some maintenance may be needed to ensure this type of concrete is functioning as intended over time.

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.

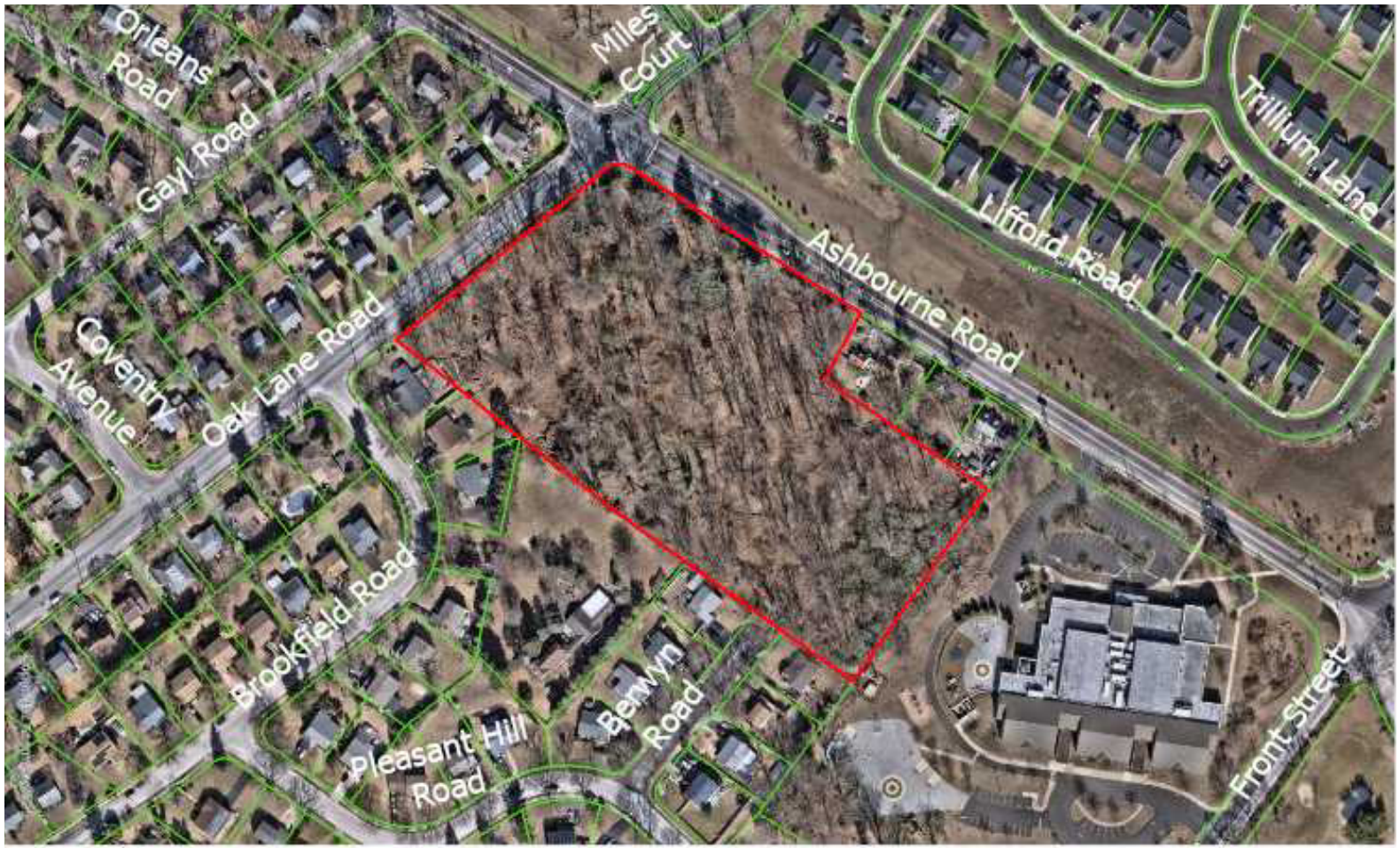
Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. Please print the assigned MCPC number (*#15-0153-003*) on any plans submitted for final recording.

Sincerely,

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

c: Robert E. Blue, Jr., P.E., P.L.S., 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
Mirlene Saintval, PennDOT
Fran Hanney, PennDOT

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

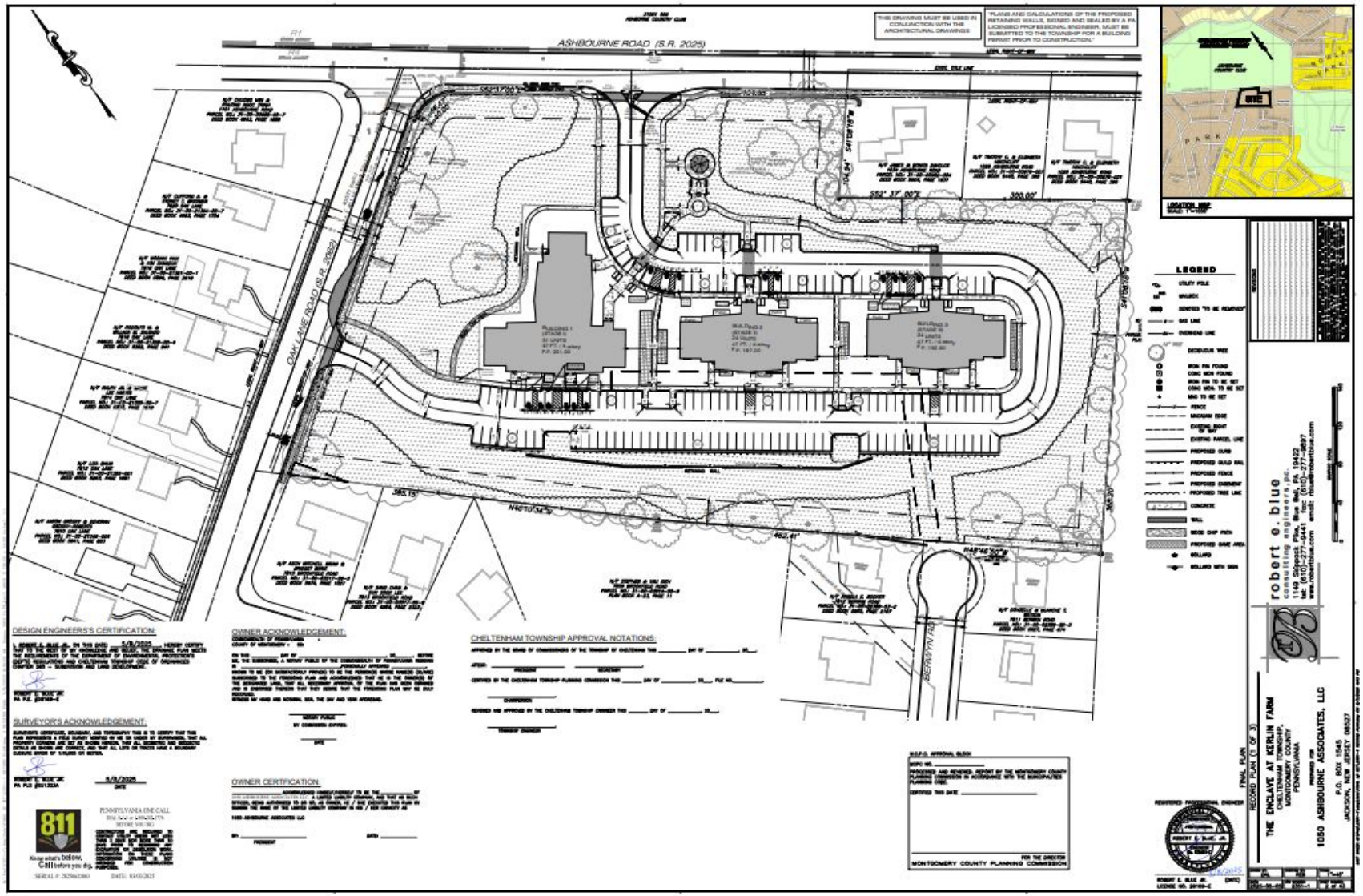


The Enclave at Kerlin Farm
MCPC#150153003

Montgomery County Planning Commission

0 100 200 400 Feet

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ASHBOURNE ROAD (S.R. 2025)
OAK LANE ROAD (S.R. 2029)
BENWYN RD
LEGEND
DESIGN ENGINEER'S CERTIFICATION:
OWNER ACKNOWLEDGEMENT:
CHELTENHAM TOWNSHIP APPROVAL NOTATIONS:
SURVEYOR'S ACKNOWLEDGEMENT:
OWNER CERTIFICATION:
MONTGOMERY COUNTY PLANNING COMMISSION
THE ENCLAVE AT KERLIN FARM
CHELTENHAM TOWNSHIP,
MONTGOMERY COUNTY
PENNSYLVANIA
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robert e. blue
consulting engineers, pc.