MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

NEIL K. MAKHIJA, CHAIR
JAMILA H. WINDER, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV

MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 30, 2025

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

Re: MCPC #24-0136-002
Plan Name: Ashlyn Apartments (1900 Ashbourne Road)
(1 lot comprising 7.99 acres)
Situate: Ashbourne Road at Spring Avenue
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 30, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Lynnewood Gardens Properties, LLC, proposes three new, 3-story buildings in the northeast corner of the existing Lynwood Gardens apartment complex. A total of 99 residential units, 8,068 square feet of office space, and 8,182 square feet of retail space are proposed. Building A is proposed to be located parallel to Ashbourne Road and contain 36 dwelling units along with all of the office and retail space. Building B is proposed to be located along a newly realigned entrance driveway that connects to Spring Avenue across Ashbourne Road. Building B will contain 26 dwelling units along with the leasing office and an 8,991-square foot amenity space. Building C is proposed to be located in the interior of the site, near several existing apartment buildings that are part of the Lynnewood Gardens community and contain 37 dwelling units.

The applicant proposes a parking lot that is connected to all three buildings with 217 vehicle parking spaces and 11 bicycle parking spaces internal to building B. Three of the vehicle parking spaces are shown as electric vehicle charging stations. An outdoor plaza or amenity area is proposed between Buildings B and C, and a gazebo is proposed in the parking area.

The property is located in the MU-1 Mixed Use zoning district. The property contains a designated wetland. The applicant proposes to construct a retaining wall around the wetland. We reviewed an earlier version of this plan on July 3, 2024.

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

REVIEW COMMENTS

LANDSCAPING

A. Replacement Trees. This site currently contains a mature, dense tree stand. Due to the removal of the majority of this wooded area, the replacement tree requirements are quite high. We recommend that as many of these trees as possible be incorporated on the adjacent lands of the Lynnewood Garden development. There appears to be some space available for trees along Ashbourne Road near the relocated driveway. The parking lot by the pool needs shade to cool the pavement. There may be some space adjacent to the pool where new trees could be located. We encourage the applicant to plant replacement trees as close as possible to this site to restore some of the wildlife and stormwater management functions of the trees that are being removed.

PEDESTRIAN CONNECTIONS

A. Pedestrian Connections:

1. On the landscape plan sheets, a new sidewalk is shown on the far side of the driveway from this development, that connects residents from the Lynewood Garden community into this development site. We support this addition to the development plans and note that it is missing from other plan sheets.

2. We also reiterate that we recommend the consideration of pedestrian access to the new amenity space from the rest of Lynnewood Gardens.

B. Sidewalks along Ashbourne Road. The portion of Lynnewood Gardens immediately to the west of this development along Ashbourne Road does not have sidewalks. We hope the owners of Lynnewood Gardens plan for the addition of these sidewalks now or in the future as a safety feature for residents.

USES

A. Retail and Office Space. The final line of the zoning data table on Sheet 2 states that 16,905 square feet of retail and office space is provided in Building #1. However, the numbers on the building itself no longer add up to that square footage. The new total is 16,250 square feet of commercial area in Building #1 (also referred to as Building A). We suggest the applicant revise the zoning table to show the revised total.

PARKING

A. Electric Vehicle (EV) Parking Spaces. The parking space calculations on Sheet 2 indicate that seven electric vehicle parking spaces are being provided. We only see three marked on the plan sheet. We recommend that the locations of all seven charging spaces be shown on the plans.

B. Electric Vehicle Chargers. It is not clear from the plan whether the designated EV spaces have adequate clearance for the charging equipment to still allow for pedestrian (including wheelchair) access around them on the walkways. The applicant should ensure adequate space is allotted for EV charging infrastructure while maintaining adequate pedestrian facilities.

C. Parking Quantity. The majority of trees being removed for this development are along Ashbourne Road between Building A and the post office. Since this proposal exceeds the number of parking spaces required, we wonder if consideration may be given to retaining a few more of the existing trees in this area and reducing the parking lot size by a few spaces. It also appears that this site may be eligible for a shared parking reduction due to the combination of residential, office, and commercial uses on site. The retention of existing trees could help protect the wetland from erosion and improve water quality; therefore we feel that excess parking should be reduced in favor of tree preservation.

WETLAND AND STORMWATER MANAGEMENT

A. Water Quality. The stormwater is proposed to be discharged to the existing wetland. We strongly recommend that the applicant take all possible avenues to carefully manage water runoff for rate, volume, and quality to maintain the health of the wetland. The disturbance around the wetland will impact the runoff coming into the wetland. This new development is an opportunity to improve the surrounding stormwater system for the benefit of the wetland. Decreasing the velocity of runoff will help prevent erosion in the wetland area. The subsurface infiltration basins should utilize every possible design feature to reduce the rate of and increase the quality of discharged water.

B. Interpretive or Educational Signage. The retaining wall around the wetland may provide an opportunity for some educational or interpretive signage about water systems, wetlands, and stormwater runoff. The applicant may wish to consider including signage that will assist residents and visitors in understanding what they can see over the wall.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Cheltenham Township's planning objectives for new, mixed-use 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 (*#24-0136-002*) 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. PE, PLS, Applicant's Representative
Alyson Elliot, Township Manager
Thomas Cross, Chair, Township Planning Commission
Adam Schantz, Montgomery County Planning Commission
Jessica Buck, District Manager, Montgomery County Conservation District
Scott Burton, PennDOT
Paul Lutz, PennDOT
Fran Hanney, PE, PennDOT

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

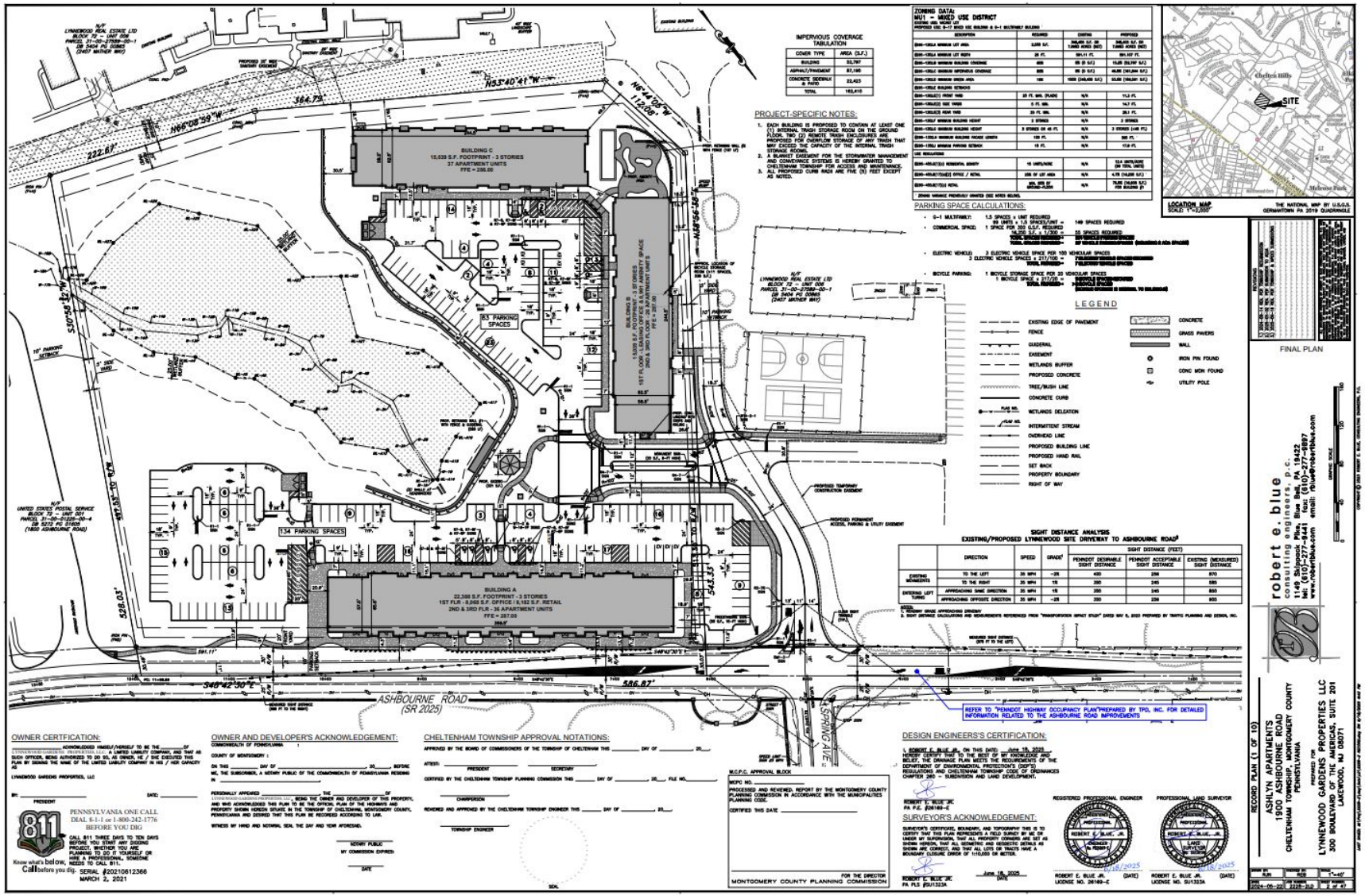


Ashlyn Apartments
1900 Ashbourne Road
MCPC#240136001

Montgomery County Planning Commission

0 100 200 400 Feet

N


ZONING DATA:
MU1 – MIXED USE DISTRICT
PROJECT-SPECIFIC NOTES:
PARKING SPACE CALCULATIONS:
IMPERVIOUS COVERAGE TABULATION
LEGEND
SIGHT DISTANCE ANALYSIS
EXISTING/PROPOSED LYNNEWOOD SITE DRIVEWAY TO ASHBOURNE ROAD
BUILDING C
15,039 S.F. FOOTPRINT - 3 STORIES
37 APARTMENT UNITS
FFE = 256.00
BUILDING B
13,926 S.F. FOOTPRINT - 3 STORIES
1ST FLOOR - 2,000 S.F. OFFICE / 11,926 S.F. RETAIL
2ND & 3RD FLOOR - 28 APARTMENT UNITS
FFE = 257.00
BUILDING A
22,388 S.F. FOOTPRINT - 3 STORIES
1ST FLR - 8,560 S.F. OFFICE / 6,162 S.F. RETAIL
2ND & 3RD FLR - 36 APARTMENT UNITS
FFE = 287.00
83 PARKING SPACES
134 PARKING SPACES
ASHBOURNE ROAD
(SR 2025)
SPRING VALLEY ROAD
LOCATION MAP
SITE
FINAL PLAN
RECORD PLAN (1 OF 10)
ASHLYN APARTMENTS
9100 ASHBOURNE ROAD
CHELTENHAM TOWNSHIP MONTGOMERY COUNTY
PENNSYLVANIA
PREPARED FOR
LYNNEWOOD GARDENS PROPERTIES, LLC
300 BOULEVARD OF THE AMERICAS, SUITE 201
LAKEWOOD, NJ 08071
robert e. blue
consulting engineers, p.c.
1149 Skippack Pike, Blue Bell, PA 19422
tel: (610)-277-8441 fax: (610)-277-8887
www.robertblue.com email: rblue@robertblue.com
OWNER CERTFICATION:
OWNER AND DEVELOPER'S ACKNOWLEDGEMENT:
CHELTENHAM TOWNSHIP APPROVAL NOTATIONS:
DESIGN ENGINEER'S CERTIFICATION:
SURVEYOR'S ACKNOWLEDGEMENT:
REGISTERED PROFESSIONAL ENGINEER
PROFESSIONAL LAND SURVEYOR
MONTGOMERY COUNTY PLANNING COMMISSION
REFER TO "PENNDOT HIGHWAY OCCUPANCY PLAN" PREPARED BY TPD, INC. FOR DETAILED INFORMATION RELATED TO THE ASHBOURNE ROAD IMPROVEMENTS