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

August 8, 2025

Mr. Christopher Leswing, Director of Building & Planning
Building & Planning Department
Township of Lower Merion
75 East Lancaster Avenue
Ardmore, Pennsylvania 19003

Re: MCPC #25-0150-001
Plan Name: Waverly Heights
(36 dus on approximately 61.8 acres)
Situate: Waverly Road (north)/east of Youngs Ford Road
Lower Merion Township

Dear Mr. Leswing:

We have reviewed the above-referenced tentative sketch plan as you requested on July 22, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Waverly Heights LTD, proposes to demolish 7 existing villa units within the Waverly Heights retirement community and construct 2, four-story apartment buildings with a total of 24 units in their place. Additionally, an addition to the Blair Apartment Building containing 12 additional units is also proposed. Parking is proposed to be located primarily within the new buildings; however, seven surface parking spaces are also shown along the driveway to the Blair building addition. Additional improvements shown at this time include an expanded amenity space between the Andrews Apartment Building and Carlton Commons. The property is located in the township's IH-1 Institutional Housing 1 zoning district.

COMPREHENSIVE PLAN COMPLIANCE

The Land Use Element of the 2016 Lower Merion Township Comprehensive Plan identifies this property as Institutional. The township comprehensive plan recognized that the need for expansion of existing elderly housing facilities was likely to be high in the next 25 years.

In addition, this area of the township is identified as a Suburban Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Primary uses in Suburban Residential Areas include less dense multifamily and single-family attached uses. Residential development in Suburban Residential Areas should match the character and type of housing found in the immediate neighborhood and recreation facilities and central open space should be provided.

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

REVIEW COMMENTS

ZONING ORDINANCE COMMENTS

Future land development submissions associated with this property may need to provide additional information in order to determine compliance with standards contained in §155-4.4 related to institutional districts, including:

- §155-4.4.E.(3) refers to the fence and wall standards in §155-3.7 of the zoning ordinance. Additional information may be needed regarding the height and material of the proposed retaining walls, if applicable.
- §155-4.4.F.(3)(c)[2] permits assisted-living units and memory care/nursing units in addition to the maximum gross density for dwelling units, provided the number of such units shall not comprise more than 45% and not less than 25% of the residential living units in a continuing-care facility
- §155-4.4.G.(1) refers to the access and parking standards in Article VIII of the zoning ordinance. Additional information may be needed regarding electric vehicle parking spaces, the minimum vertical clearance of the parking garages, loading areas, and bike parking, if applicable.
- §155-4.4.G.(6) states that "safe and convenient pedestrian and bicycle connectivity and access shall be provided, including a sidewalk or path along all frontages, unless alternative interior routes are approved." It appears that there is not a pedestrian connection between Proposed Building 1 and the rest of the proposed pedestrian pathways.
- §155-4.4.H.(1) refers to the architectural standards in §155-3.9 of the zoning ordinance. Additional information may be needed regarding proposed building materials.
- §155-4.4.H.(2) states that "buildings shall be designed for construction and long-term operational efficiency that: conserves use of natural and energy resources; minimizes impact on township infrastructure services; and minimizes the amount of stormwater runoff."

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Based on the information provided, we have identified the following items related to the township's subdivision and land development ordinance that we feel should be addressed as part of any future land development submissions associated with this property:

A. Maximum Grade of Driveways. Section 135-4.9.P.(8) establishes a maximum permitted grade for driveways. The proposed driveway to the Blair Apartment Building addition has a proposed slope in excess of 9% for much of its length. We defer to the township engineer regarding the feasibility of this driveway slope and compliance with §135-4.9.P.(8) depending on how the proposed use is classified.

B. Sight Distance. Section 135-4.9.P.(9) requires that sight distance be determined where new driveways intersect with existing roads.

C. Driveways Longer than 200 feet. Section 135-4.9.P.(10) contains additional standards for driveways which exceed 200 feet in length.

D. Landscape Plan. In general, future submissions should include a landscape plan demonstrating compliance with the landscaping requirements in the township's subdivision and land development ordinance, including the shade tree and large canopy tree requirements (§135-5.1), the buffer planting requirements (§135-5.2), parking lot greening standards (§135-5.3), and stormwater basin planting standards (§135-5.6), as applicable.

SITE GRADING

Areas of steep grading are shown on the proposed grading and drainage plan. A slope in excess of 31% is proposed to the north of the Blair Apartment Building addition. This grading appears as if it may cause stormwater runoff to be directed towards the existing villa units to the north, therefore additional drainage improvements may need to be considered in this area.

CONCLUSION

We wish to reiterate that MCPC generally supports the proposed development; however, we believe that our suggested revisions will better achieve Lower Merion Township's planning objectives for elderly housing 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 (#25-0150-001) on any plans submitted for final recording.

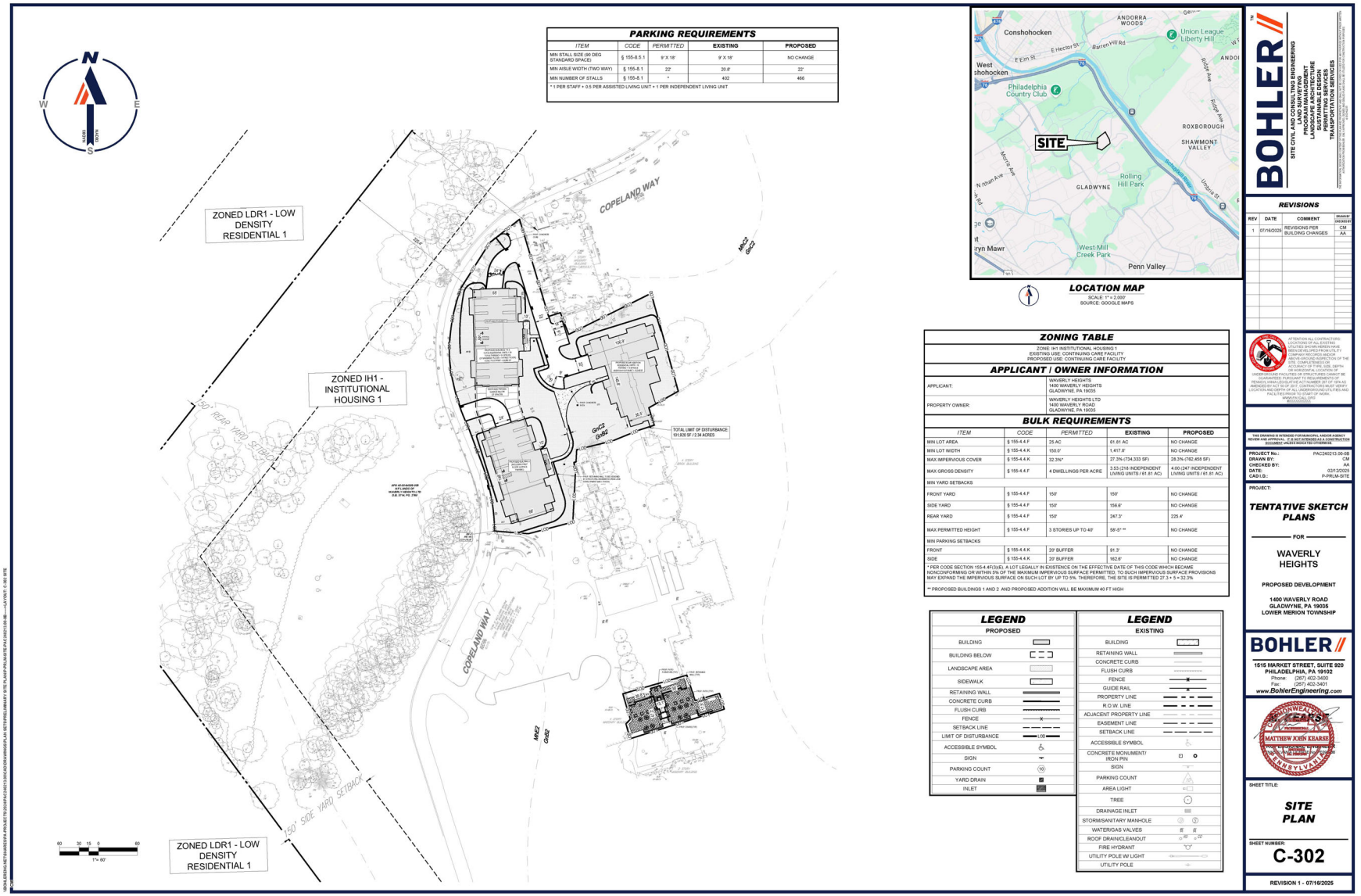
Sincerely,

Marley B Bice

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

c: Waverly Heights LTD, Applicant
Gilbert P. High, Jr., Esq., Twp. Solicitor
Ernie B. McNeely, Twp. Manager
Jody Kelley, Twp. Secretary
Joseph Mastronardo, P.E., Twp. Engineer
Charlie Doyle, Twp. Asst. Dir. of Planning
Colleen Hall, Twp. Senior Planner
Greg Prichard, Twp. Historic Preservation Planner
Holly Colello, Twp. Planner
Sarah Carley, Twp. Planner
Hope Viviani, Twp. Planning Technician

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



PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN STALL SIZE (90 DEG STANDARD SPACE)	§ 155-8.5.1	9' X 18'	9' X 18'	NO CHANGE
MIN AISLE WIDTH (TWO WAY)	§ 155-8.1	22'	20.8'	22'
MIN NUMBER OF STALLS	§ 155-8.1	*	402	466

* 1 PER STAFF + 0.5 PER ASSISTED LIVING UNIT + 1 PER INDEPENDENT LIVING UNIT

LOCATION MAP
SCALE: 1" = 2,000'
SOURCE: GOOGLE MAPS

ZONING TABLE

ZONE: IH1 INSTITUTIONAL HOUSING 1
EXISTING USE: CONTINUING CARE FACILITY
PROPOSED USE: CONTINUING CARE FACILITY

APPLICANT / OWNER INFORMATION

APPLICANT:	WAVERLY HEIGHTS 1400 WAVERLY HEIGHTS GLADWYNE, PA 19035
PROPERTY OWNER:	WAVERLY HEIGHTS LTD 1400 WAVERLY ROAD GLADWYNE, PA 19035

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA	§ 155-4.4.F	25 AC	61.61 AC	NO CHANGE
MIN LOT WIDTH	§ 155-4.4.K	150.0'	1,417.8'	NO CHANGE
MAX IMPERVIOUS COVER	§ 155-4.4.K	32.3%*	27.3% (734,333 SF)	28.5% (782,458 SF)
MAX GROSS DENSITY	§ 155-4.4.F	4 DWELLINGS PER ACRE	3.53 (216 INDEPENDENT LIVING UNITS / 61.61 AC)	4.00 (247 INDEPENDENT LIVING UNITS / 61.61 AC)
MIN YARD SETBACKS				
FRONT YARD	§ 155-4.4.F	150'	150'	NO CHANGE
SIDE YARD	§ 155-4.4.F	150'	156.6'	NO CHANGE
REAR YARD	§ 155-4.4.F	150'	247.3'	225.4'
MAX PERMITTED HEIGHT	§ 155-4.4.F	3 STORIES UP TO 40'	58'-5" **	NO CHANGE
MIN PARKING SETBACKS				
FRONT	§ 155-4.4.K	20' BUFFER	91.3'	NO CHANGE
SIDE	§ 155-4.4.K	20' BUFFER	162.6'	NO CHANGE

* PER CODE SECTION 155-4.4F(3)(E), A LOT LEGALLY IN EXISTENCE ON THE EFFECTIVE DATE OF THIS CODE WHICH BECAME NONCONFORMING OR WITHIN 5% OF THE MAXIMUM IMPERVIOUS SURFACE PERMITTED, TO EACH IMPERVIOUS SURFACE PROVISIONS MAY EXPAND THE IMPERVIOUS SURFACE ON SUCH LOT BY UP TO 5%. THEREFORE, THE SITE IS PERMITTED 27.3 + 5 = 32.3%

** PROPOSED BUILDINGS 1 AND 2 AND PROPOSED ADDITION WILL BE MAXIMUM 40 FT HIGH

LEGEND — PROPOSED

BUILDING
BUILDING BELOW
LANDSCAPE AREA
SIDEWALK
RETAINING WALL
CONCRETE CURB
FLUSH CURB
FENCE
SETBACK LINE
LIMIT OF DISTURBANCE
ACCESSIBLE SYMBOL
SIGN
PARKING COUNT
YARD DRAIN
INLET

LEGEND — EXISTING

BUILDING
RETAINING WALL
CONCRETE CURB
FLUSH CURB
FENCE
GUIDE RAIL
PROPERTY LINE
R.O.W. LINE
ADJACENT PROPERTY LINE
EASEMENT LINE
SETBACK LINE
ACCESSIBLE SYMBOL
CONCRETE MONUMENT/ IRON PIN
SIGN
PARKING COUNT
AREA LIGHT
TREE
DRAINAGE INLET
STORM/SANITARY MANHOLE
WATER/GAS VALVES
ROOF DRAIN/CLEANOUT
FIRE HYDRANT
UTILITY POLE W/ LIGHT
UTILITY POLE

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	07/16/2025	REVISIONS PER BUILDING CHANGES	CM AA

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN PLOTTED FROM AVAILABLE COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. THE EXACTNESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE COMMENCING WORK. WWW.PAONECALL.ORG
811

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS INDICATED OTHERWISE

PROJECT No.: PAC240213.00-00
DRAWN BY: CM
CHECKED BY: AA
DATE: 03/12/2025
CAD I.D.: P-PRLIM-SITE

PROJECT:

TENTATIVE SKETCH PLANS

FOR

WAVERLY HEIGHTS

PROPOSED DEVELOPMENT

1400 WAVERLY ROAD
GLADWYNE, PA 19035
LOWER MERION TOWNSHIP

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

COMMONWEALTH OF PENNSYLVANIA
MATTHEW JOHN KEARSE
LICENSED PROFESSIONAL ENGINEER

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-302

REVISION 1 - 07/16/2025



Waverly Heights
MCPC#250150001

Montgomery County Planning Commission

0 250 500 1,000 Feet

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