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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 16, 2025

Mr. John Ernst, AIA, CBO Borough Manager
Lansdale Borough
One Vine Street
Lansdale, Pennsylvania 19446

Re: MCPC #23-0171-002
Plan Name: 215 S Broad Street Town Homes
(1 lot comprising .41 acres)
Situate: 215 W. Broad Street/William's Place
Lansdale Borough

Dear Mr. Ernst:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 21, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, 2 E's Construction Inc., has submitted a minor land development plan for the development of five townhomes located at 215 South Broad Street, impacting an 0.41-acre property within the Commercial District and Downtown Business Overlay District. The proposed development involves the demolition of the existing structure, a ten-room boarding house. Three waivers have been requested by the applicant: waiver from requirements to receive approval from MCCD for earth disturbance; waiver to permit use of the aerial photo plan; and waiver to permit alternative buffer plantings.

COMPREHENSIVE PLAN COMPLIANCE

Borough Comprehensive Plan

This parcel is shown within the mixed–use center category of the Future Land Use map of the Lansdale Comprehensive Plan*, Lansdale 2040*. The Mixed-Use Center of the Future Land Use applies to the downtown area and includes the traditional, walkable area around the train station, intended to include a mixture of complementary uses including retail (shops, restaurants, and entertainment), office, and institutional/ community service uses. Secondary uses may include small shopping or mixed-use development centers, and parks and open space.

County Comprehensive Plan

This parcel is additionally identified within the Town Center Future Land Use category of the County's Comprehensive Plan, *Montco 2040: A Shared Vision*. These are traditional downtown areas with a mix of retail, institutional, office, and residential uses. They are typically pedestrian-oriented, with buildings built close to sidewalks and often attached, side to side. The proposed plan appears to be in alignment with the goals of the Future Land Use Areas.

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 Lansdale may wish to consider prior to plan approval. Our comments are as follows:

REVIEW COMMENTS

ZONING ORDINANCE COMMENTS

Section 405-604.C requires a minimum front yard of 24 feet. It appears the proposed development will keep the existing front yard of 20.2 feet. We encourage the applicant to ensure it complies with the applicable zoning regulations.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

A. Preservation of Existing Vegetation. §347-304 Preliminary Plan Requirements and §347-409 Preservation and Protection of Existing Vegetation, requires a proposed landscaping plan, including a description on existing vegetation to be removed, preserved, proposed planting, schedule, etc. While on page 2 of the submitted plan there appears to be trees labeled "to be removed", and there is no information regarding those "to remain" nor the dbh of those along the alley.

B. Buffers. According to §347-424, buffer plantings are required. The applicant requested a waiver to install alternate buffer plantings alongside the Indian Deli. In some sheets of the submitted plan, a buffer is displayed bordering the adjacent Indian Deli building, yet there is not clarity on the type of plantings to be proposed. We encourage the applicant to provide further information on the proposed buffer plantings.

C. Tree Replacement. §347-409. Tree replacement planting requirements detail that any subdivision or land development proposal which will result in the destruction of 25% of the existing trees 6 inches dbh or greater shall replace the removed trees. It is unclear whether the proposed development will be in accordance with this requirement. Additionally, the trees facing the alley appear to the recently planted. If removal is necessary, transplanting may be possible, otherwise replacement is recommended.

GRADING

It appears that Units 1 and 5 have quite significant slopes leading from the driveway to the unit. It is unclear whether there will be a walkway to the townhomes that will need to be complaint with additional ADA standards, and we look to the applicant and engineer to ensure accessibility is considered.

GENERAL DESIGN COMMENTS

It appears a porch is proposed to front South Broad Street. Due to the orientation change from the previous plan, we would recommend ensuring the porch and side of building are in line with the character of the building and provide the appearance of the front of a building.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Lansdale Borough'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 #23-0171-002 on any plans submitted for final recording.

Sincerely,

Margaux Petruska

Margaux Petruska, Community Planner II
Margaux.petruska@montgomeryocuntypa.gov – 610-278-3728

c: Michael Evans, 2 E's Construction, Inc., Applicant
Michael Panachyda, Chair, Borough Planning Commission
Maria Lohan, Department of Code Enforcement
John Kennedy, AICP Borough Planner
Richard Lesniak, Director of Code Enforcement and Emergency Services
Jessica Buck, District Manager, MCCD

Attachments: A) Aerial of Site
B) Reduced Copy of Applicant's Plan



215 South Broad Street Town Homes
MCPC#230171002

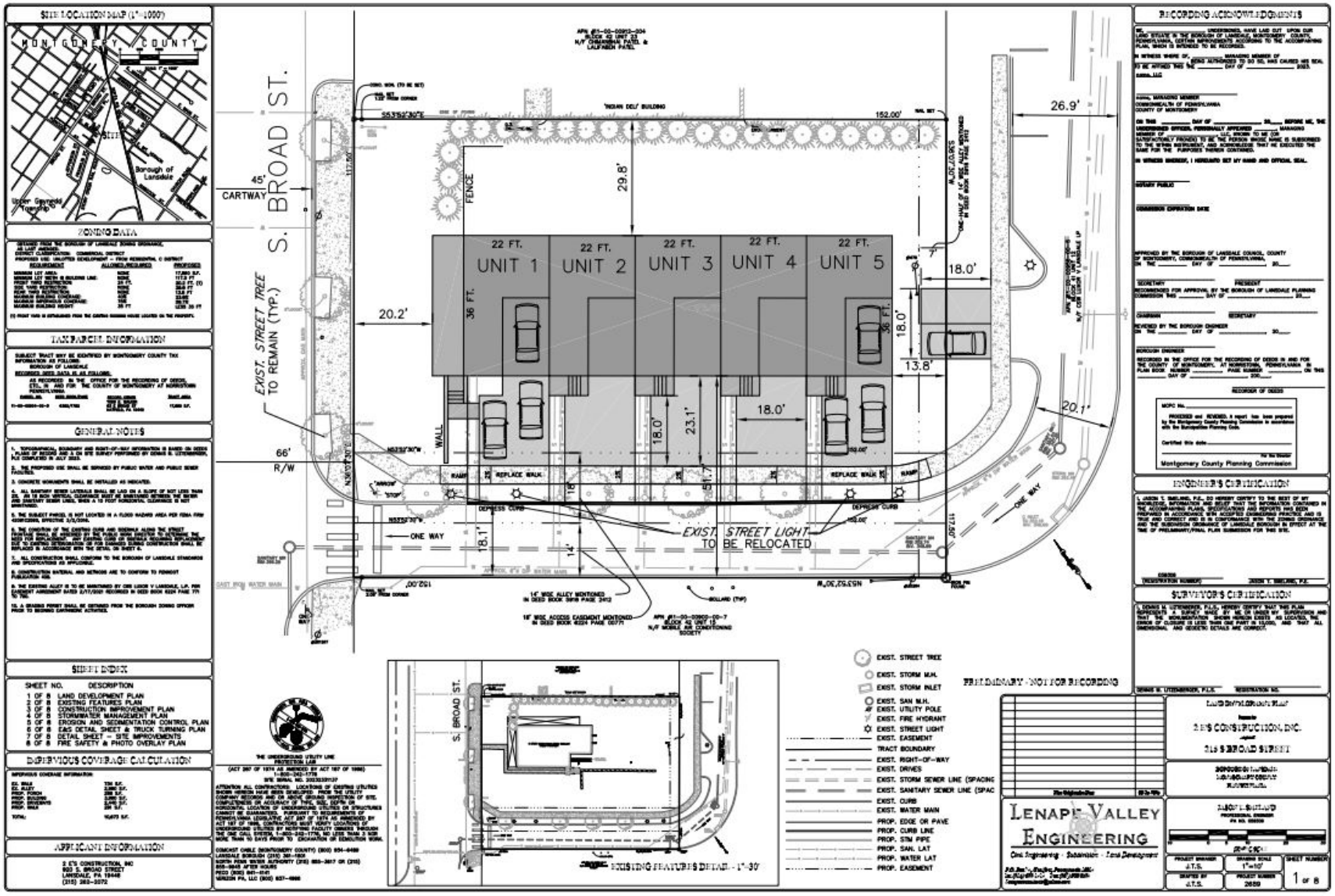
Montgomery County Planning Commission

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Aerial photography provided by Nearmap


SITE LOCATION MAP (1" = 1000')
MONTGOMERY COUNTY
Borough of Lansdale
Upper Gwynedd Township
ZONING DATA
TAX PARCEL INFORMATION
GENERAL NOTES
SHEET INDEX
SHEET NO. DESCRIPTION
1 OF 8 LAND DEVELOPMENT PLAN
2 OF 8 EXISTING FEATURES PLAN
3 OF 8 CONSTRUCTION IMPROVEMENT PLAN
4 OF 8 STORMWATER MANAGEMENT PLAN
5 OF 8 EROSION AND SEDIMENTATION CONTROL PLAN
6 OF 8 E&S DETAIL SHEET & TRUCK TURNING PLAN
7 OF 8 DETAIL SHEET - SITE IMPROVEMENTS
8 OF 8 FIRE SAFETY & PHOTO OVERLAY PLAN
IMPERVIOUS COVERAGE CALCULATION
APPLICANT INFORMATION
S. BROAD ST.
45' CARTWAY
66' R/W
EXIST. STREET TREE TO REMAIN (TYP.)
22 FT. UNIT 1
22 FT. UNIT 2
22 FT. UNIT 3
22 FT. UNIT 4
22 FT. UNIT 5
36 FT.
20.2'
29.8'
26.9'
18.0'
13.8'
20.1'
23.1'
EXIST. STREET LIGHT TO BE RELOCATED
ONE WAY
REPLACE WALK
DEPRESS CURB
FENCE
WALL
RAMP
EXISTING FEATURES DETAIL - 1"=30'
EXIST. STREET TREE
EXIST. STORM M.H.
EXIST. STORM INLET
EXIST. SAN M.H.
EXIST. UTILITY POLE
EXIST. FIRE HYDRANT
EXIST. STREET LIGHT
EXIST. EASEMENT
TRACT BOUNDARY
EXIST. RIGHT-OF-WAY
EXIST. DRIVES
EXIST. STORM SEWER LINE (SPACING
EXIST. SANITARY SEWER LINE (SPAC
EXIST. CURB
EXIST. WATER MAIN
PROP. EDGE OF PAVE
PROP. CURB LINE
PROP. STM PIPE
PROP. SAN. LAT
PROP. WATER LAT
PROP. EASEMENT
PRELIMINARY - NOT FOR RECORDING
RECORDING ACKNOWLEDGMENTS
ENGINEER'S CERTIFICATION
SURVEYOR'S CERTIFICATION
LENAPE VALLEY ENGINEERING
Civil Engineering · Subdivision · Land Development
PROJECT MANAGER J.T.S.
DRAWING SCALE 1"=10'
SHEET NUMBER 1 of 8
DRAFTED BY J.T.S.
PROJECT NUMBER 2659