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

September 30, 2025

Mr. Paul Purtell, Director, Planning, Zoning & Inspections
Upper Moreland Township
117 Park Avenue
Willow Grove, Pennsylvania 19090-3215

Re: MCPC #25-0198-001
Plan Name: 2400 Pioneer Road
(1 lot comprising approximately 3.56 acres)
Situate: 2400 Pioneer Road (cross street: Davisville Road (east))
Upper Moreland Township

Dear Mr. Purtell:

We have reviewed the above-referenced subdivision and land development or in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 18, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicants, Kristopher M. and Kathleen T. Griffith, are proposing to subdivide one existing lot that contains an existing single-family detached dwelling into three lots and to construct two single-family dwellings on the proposed new lots. The existing dwelling and driveway would remain.

The property is located within the R-2 Residence District, where the required minimum lot size is 20,000 square feet. The existing lot is approximately 3.56 acres (155,174 square feet). The proposed lots resulting from the subdivision would all meet the required 20,000-square foot minimum and would meet all other yard dimensional requirements. The two proposed dwellings would each have driveway access from Pioneer Road. The property is currently served by public sewer and water.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with *MONTCO 2040: A Shared Vision*, which designates the area as "Suburban Residential Area" future land use category. Suburban Residential Areas are residential areas that often have extensive landscaping on individual properties. These areas will have a variety of housing types, with single-family detached homes being the most prominent. Residential development should match the character and type of housing found in the immediate neighborhood. The property is in the Suburban Residential future land use area identified in the Upper Moreland 2040 Comprehensive Plan. The comprehensive plan states that these areas are predominantly comprised of single-family homes and is generally well-served by sidewalks.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal to subdivide the property with the intent to develop it in the future. However, in the course of our review we have identified the following issues that the applicant and the township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

PRELIMINARY PLAN REQUIREMENTS

The preliminary plan submission includes one plan sheet for the proposed subdivision and development and appears to be missing some of the required information for a preliminary plan. We recommend that the applicant provides the township with additional information, as required per Section 300-52 of the Subdivision and Land Development Ordinance (SALDO).

LANDSCAPING

A. Landscape Plan. A landscape plan is required for all subdivisions and land developments, and is required as part of a preliminary plan submission. Based on our interpretation of the SALDO requirements, the proposed residential subdivision and development would be required to submit a landscape plan because the subdivision would result in three lots (§ 300-41).

B. Street Trees. We recommend that the applicant plant street trees along Pioneer Road. Street trees are required and must meet the requirements of Section 300-43.A. Per Section 300-41.A(1), street trees are required along existing streets and sidewalks "when they abut or lie within the subdivision or land development." There are currently no street trees along the Pioneer Road property frontage.

GARAGE DESIGN STANDARDS

We recommend that the applicant consider alternate designs for the front façade of the house to adhere to the garage requirements. The two proposed single-family detached dwellings would have front-entrance two-car garages that face Pioneer Road. The R-2 Residence District requires that garages and driveways be designed in a manner that contributes to the character of the neighborhood. Locating the garage behind the façade of the house emphasizes the front door and creates a more welcoming presence.

The R-2 District requires garages that are front-entry, meaning that the garage door and the front façade of the primary building face the same street, to be set back a minimum of 10 feet behind the front façade of the primary building (§ 350-37.B.(1)(a)) or be set back behind the rear façade of the primary building in a detached structure (§ 350-37.B.(1)(b)). Other orientation and design options are provided for side-entry and rear-entry garages in Section 350-37.

PEDESTRIAN CONNECTIVTY

A. Sidewalks. We recommend the applicant install sidewalks along the Pioneer Road property frontage. The SALDO requires sidewalks to be provided along all streets (§ 300-18.A(1)). We believe that land developments are opportunities to contribute to the pedestrian network throughout the township and

suggest that the applicant and township consider the importance of sidewalks in the residential districts. There are sidewalks on the other side of the street, and it is best practice in neighborhoods to have sidewalks along both sides of the street to improve walkability and safety.

We support the continued planning for improved pedestrian connectivity in the Upper Moreland, and encourage the applicant install sidewalks along the property frontage, which would contribute to the sidewalk network as it develops over time. Any sidewalks constructed at the time of land development should be planned to accommodate new street trees.

B. Driveways across the Sidewalk. If the applicant provides a sidewalk across the frontage of the property, which we recommend, consideration should be given to how the driveway crosses the sidewalk. The sidewalk material should continue across the driveway, and the surface should maintain a level grade across the driveway for better accessibility. The SALDO requires that sidewalks "be continuous across driveways except in certain cases where heavy traffic volume dictates special treatment" (§ 300-18.C).

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Upper Moreland's planning objectives for residential development in the R-2 District.

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.

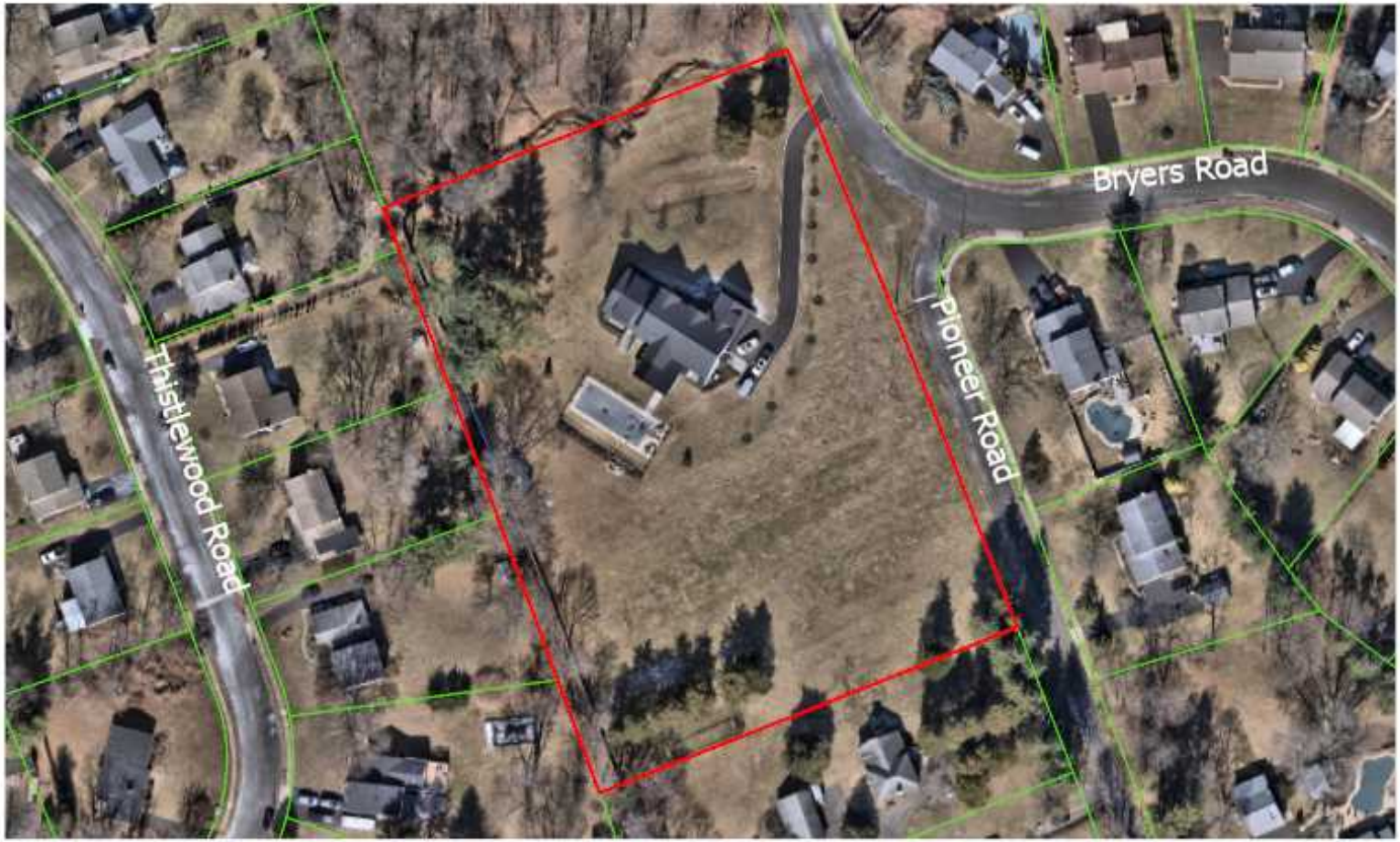
Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (25-0198-001) on any plans submitted for final recording.

Sincerely,

Claire Warner, Principal Community Planner I
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: Kristopher M. and Kathleen T. Griffith, Applicant
Robert Cunningham, Applicant's Representative
Patrick Stasio, Township Manager, Upper Moreland Township
Jennifer Mullen, Chair, Advisory Planning Agency, Upper Moreland Township
Alex Baumler, Township Solicitor

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



2400 Pioneer Road
MCPC#250198001

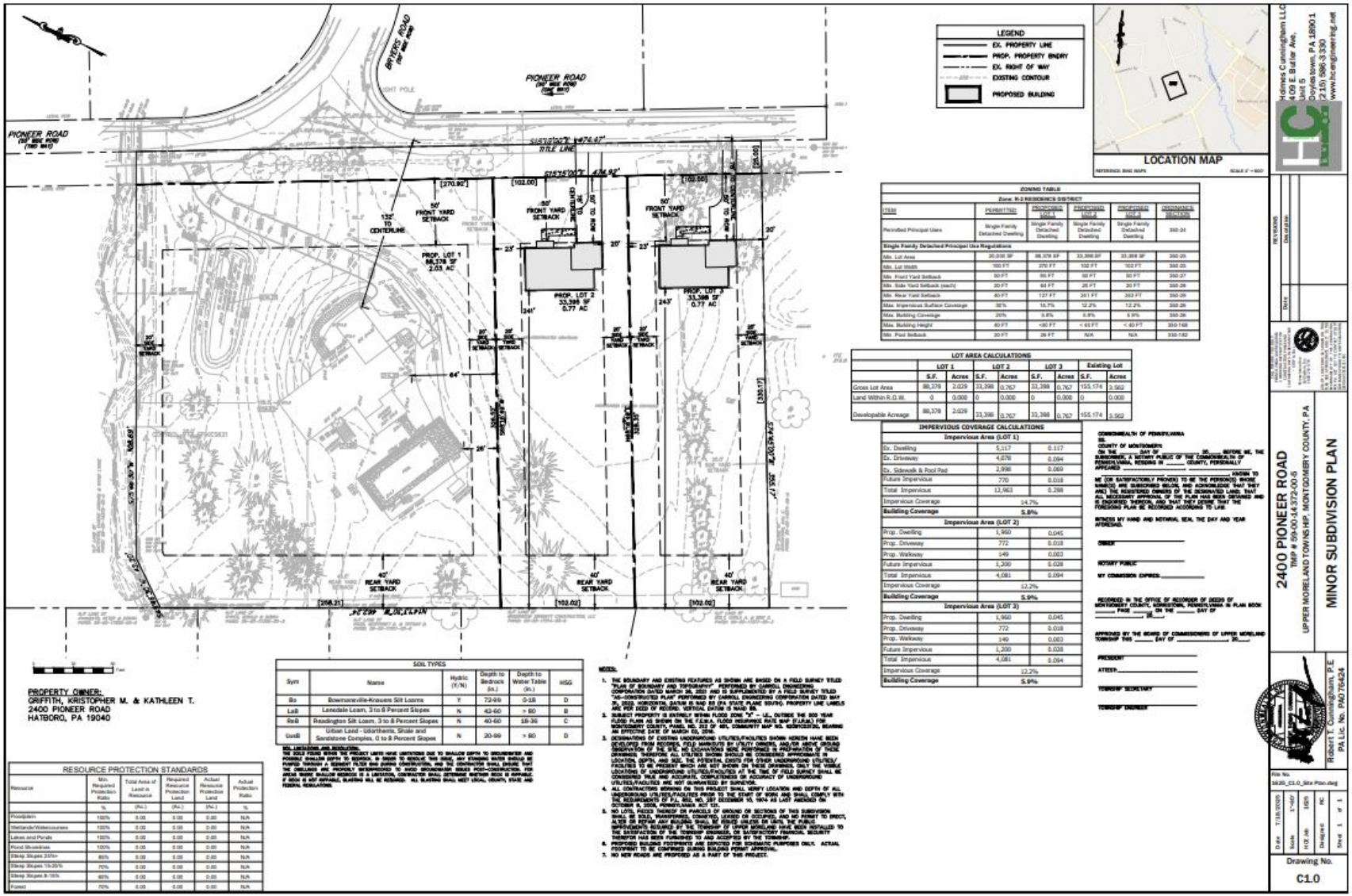
Montgomery County Planning Commission

0 50 100 200 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



ZONING TABLE Zone: R-2 RESIDENCE DISTRICT					
ITEM	PERMITTED	PROPOSED Map 1	PROPOSED Map 2	PROPOSED Map 3	ORDINANCE SECTION
Permitted Principal Uses	Single Family Detached Dwelling	Single Family Detached Dwelling	Single Family Detached Dwelling	Single Family Detached Dwelling	350-24
Single Family Detached Principal Use Regulations					
Min. Lot Area	20,000 SF	88,378 SF	33,398 SF	33,398 SF	350-25
Min. Lot Width	100 FT	270 FT	102 FT	102 FT	350-25
Min. Front Yard Setback	50 FT	66 FT	66 FT	50 FT	350-27
Min. Side Yard Setback (each)	20 FT	64 FT	20 FT	20 FT	350-26
Min. Rear Yard Setback	40 FT	127 FT	241 FT	243 FT	350-26
Max. Impervious Surface Coverage	35%	16.7%	12.2%	12.2%	350-26
Max. Building Coverage	25%	6.8%	6.8%	6.9%	350-26
Max. Building Height	40 FT	<40 FT	< 40 FT	< 40 FT	350-168
Min. Pool Setback	20 FT	26 FT	N/A	N/A	350-182

LOT AREA CALCULATIONS								
	LOT 1		LOT 2		LOT 3		Existing Lot	
	S.F.	Acres	S.F.	Acres	S.F.	Acres	S.F.	Acres
Gross Lot Area	88,378	2.029	33,398	0.767	33,398	0.767	155,174	3.562
Land Within R.O.W.	0	0.000	0	0.000	0	0.000	0	0.000
Developable Acreage	88,378	2.029	33,398	0.767	33,398	0.767	155,174	3.562

IMPERVIOUS COVERAGE CALCULATIONS		
Impervious Area (LOT 1)		
Ex. Dwelling	5,117	0.117
Ex. Driveway	4,076	0.094
Ex. Sidewalk & Pool Pad	2,998	0.069
Future Impervious	770	0.018
Total Impervious	12,963	0.298
Impervious Coverage	14.7%	
Building Coverage	**5.8%**	
Impervious Area (LOT 2)		
Prop. Dwelling	1,960	0.045
Prop. Driveway	772	0.018
Prop. Walkway	149	0.003
Future Impervious	1,200	0.028
Total Impervious	4,081	0.094
Impervious Coverage	12.2%	
Building Coverage	**5.9%**	
Impervious Area (LOT 3)		
Prop. Dwelling	1,960	0.045
Prop. Driveway	772	0.018
Prop. Walkway	149	0.003
Future Impervious	1,200	0.028
Total Impervious	4,081	0.094
Impervious Coverage	12.2%	
Building Coverage	**5.9%**	

COMMONWEALTH OF PENNSYLVANIA
SS.
COUNTY OF MONTGOMERY:
ON THIS _____ DAY OF _____, 20__, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ COUNTY, PERSONALLY APPEARED _____
KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED HEREIN AND ACKNOWLEDGED THAT THEY ARE) THE REGISTERED OWNER(S) OF THE DESCRIBED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DEEM THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

OWNER

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF MONTGOMERY COUNTY, NORRISTOWN, PENNSYLVANIA IN PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____, 20__.

APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER MORELAND TOWNSHIP THIS _____ DAY OF _____, 20__.

PRESIDENT

ATTEST: _____

TOWNSHIP SECRETARY

TOWNSHIP ENGINEER

SOIL TYPES					
Sym	Name	Hydric (Y/N)	Depth to Bedrock (in.)	Depth to Water Table (in.)	HSG
Bo	Bowmansville-Knauers Silt Loams	Y	72-99	0-18	D
LaB	Lansdale Loam, 3 to 8 Percent Slopes	N	42-60	> 80	B
ReB	Readington Silt Loam, 3 to 8 Percent Slopes	N	40-60	18-36	C
UsnB	Urban Land - Udorthents, Shale and Sandstone Complex, 0 to 8 Percent Slopes	N	20-99	> 80	D

SOIL LIMITATIONS AND RESOLUTION:
THE SOILS FOUND WITHIN THE PROJECT LIMITS HAVE LIMITATIONS DUE TO SHALLOW DEPTH TO GROUNDWATER AND POSSIBLY SHALLOW DEPTH TO BEDROCK. IN ORDER TO RESOLVE THIS ISSUE, ANY STANDING WATER SHOULD BE PUMPED THROUGH A SEDIMENT FILTER BAG DURING CONSTRUCTION, AND THE CONTRACTOR SHALL ENSURE THAT THE DWELLINGS ARE PROPERLY WATERPROOFED TO AVOID GROUNDWATER SEEPAGE POST-CONSTRUCTION. FOR AREAS WHERE SHALLOW BEDROCK IS A LIMITATION, CONTRACTOR SHALL DETERMINE WHETHER ROCK IS RIPPABLE. IF ROCK IS NOT RIPPABLE, BLASTING WILL BE REQUIRED. ALL BLASTING SHALL MEET LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS.

RESOURCE PROTECTION STANDARDS						
Resource	Min. Required Protection Ratio	Total Area of Land in Resource	Required Resource Protection Land	Actual Resource Protection Land	Actual Protection Ratio
	%	(Ac.)	(Ac.)	(Ac.)	%
Floodplain	100%	0.00	0.00	0.00	N/A
Wetlands/Watercourses	100%	0.00	0.00	0.00	N/A
Lakes and Ponds	100%	0.00	0.00	0.00	N/A
Pond Shoreline	100%	0.00	0.00	0.00	N/A
Steep Slopes 25%+	80%	0.00	0.00	0.00	N/A
Steep Slopes 15-25%	70%	0.00	0.00	0.00	N/A
Steep Slopes 8-15%	60%	0.00	0.00	0.00	N/A
Forest	70%	0.00	0.00	0.00	N/A

NOTES:
1. THE BOUNDARY AND EXISTING FEATURES AS SHOWN ARE BASED ON A FIELD SURVEY TITLED "PLAN OF BOUNDARY AND TOPOGRAPHY" PERFORMED BY CARROLL ENGINEERING CORPORATION DATED MARCH 26, 2021 AND IS SUPPLEMENTED BY A FIELD SURVEY TITLED "AS-CONSTRUCTED PLAN" PERFORMED BY CARROLL ENGINEERING CORPORATION DATED MAY 30, 2022. HORIZONTAL DATUM IS NAD 83 PA (PA STATE PLANE SOUTH). PROPERTY LINE LABELS ARE PER DEED OF RECORD. VERTICAL DATUM IS NAVD 88.
2. SUBJECT PROPERTY IS ENTIRELY WITHIN FLOOD ZONE "X" – I.E., OUTSIDE THE 500 YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MONTGOMERY COUNTY, PANEL NO. 202 OF 601, COMMUNITY MAP NO. 42091C0202J, BEARING AN EFFECTIVE DATE OF MARCH 02, 2016.
3. DESIGNATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM RECORDED FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE GROUND OBSERVATION BY THE SITE RE EXAMINATIONS NOW PERFORMED IN PREPARATION OF THESE DRAWINGS. THEREFORE, ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THESE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY SURVEYOR.
4. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 1001, NO. 287 DECEMBER 1974, AS LAST AMENDED ON OCTOBER 4, 2006, PENNSYLVANIA ACT 121.
5. NO LOTS, PIECES THEREOF OR PARCELS OF GROUND OR SECTIONS OF THIS SUBDIVISION, SHALL BE SOLD, TRANSFERRED, CONVEYED, LEASED OR OCCUPIED, AND NO PERMIT TO ERECT, ALTER OR REPAIR ANY BUILDING SHALL BE ISSUED UNLESS OR UNTIL THE PUBLIC IMPROVEMENTS REQUIRED BY THE TOWNSHIP OF UPPER MORELAND HAVE BEEN INSTALLED TO THE SATISFACTION OF THE TOWNSHIP ENGINEER, OR SATISFACTORY FINANCIAL SECURITY THEREFOR HAS BEEN FURNISHED TO AND ACCEPTED BY THE TOWNSHIP.
6. PROPOSED BUILDING FOOTPRINTS ARE DEPICTED FOR SCHEMATIC PURPOSES ONLY. ACTUAL FOOTPRINT TO BE CONFIRMED DURING BUILDING PERMIT APPROVAL.
7. NO NEW ROADS ARE PROPOSED AS A PART OF THIS PROJECT.

Holmes Cunningham LLC
109 E. Butler Ave.
Suite 5
Doylestown, PA 18901
(215) 598-3330
www.hcengineering.net

REVISIONS
No. | Description | Date

2400 PIONEER ROAD
TMP # 59-00-34372-00-6
UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PA

MINOR SUBDIVISION PLAN

Robert T. Cunningham, P.E.
PA Lic. No. PA076424

File No. 8430_C1.0_Site Plan.dwg
Date: 7/15/2025
Scale: 1"=50'
H.C. Job: 1825
Designed: RC
Sheet 1 of 1

Drawing No.
C1.0