MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

NEIK 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

November 7, 2025

Mr. Will Brugger, Director of Planning
Towamencin Township
1090 Troxel Road
Lansdale, Pennsylvania 19446

Re: MCPC #25-0199-001
Plan Name: Dock Woods Hybrid Apartments
(1 lot comprising 21.54 acres)
Situate: 304 Dock Drive
Towamencin Township

Dear Mr. Brugger:

We have reviewed the above-referenced land development in accordance with Section 502 Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 24, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Living Branches, is proposing to construct additional units at the Dock Ridge Senior Residences in the I-Institutional district. Their plan is to demolish two existing multiplexes in the Dock Acres section along Dock Drive and construct a two- to three-story building with 17 hybrid apartments and a parking garage. The applicant is also applying for a conditional use permit, per Sec. 153-415.E, to allow the building height to reach 52 feet, higher than the maximum of 35 feet.

COMPREHENSIVE PLAN COMPLIANCE

The proposed development is generally consistent with *Montco 2040: A Shared Vision,* the Comprehensive Plan for Montgomery County. The area proposed for development is designated on the county's Future Land Use as Suburban Residential which supports less dense multifamily uses. Towamencin's Future Land Use Map designates the property as Residential.

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 township may wish to consider prior to adopting this ordinance. Our comments are as follows:

REVIEW COMMENTS

LANDSCAPING

A. Central Greenspace – The existing parking island that will be partially filled in across from the proposed garage entry would be an ideal location for useable greenspace. This could consist of seating along with table games and other light activities for new and existing residents. The space could also include a rain garden that would help reduce runoff while providing a pleasant gathering space. In addition, the applicant might consider retaining some of the existing shade trees on the island for the comfort of residents using the space.

B. Lawn Area Plantings – The lawn areas in the front and rear of the proposed building show little to no plantings. The county recommends incorporating shrubs and other plantings that won't interfere with the stormwater management facilities to improve the aesthetic appearance. The applicant might consider installing rain gardens in the lawn area, for instance. If feasible, the county also recommends planting street trees along the primary façade to help minimize the visual impact of the garage entrance without interfering with the stormwater basin.

C. Additional Plantings – The landscaping plan proposes a row of Clethora, Ilex, and Fothergilla plantings in groups of 7, 9, and 11 respectively. The county recommends planting these in groups of 3, 5, or 7 to disperse them a bit more.

SIDEWALK CONNECTIVITY

Based on the site plan, the applicant intends to remove the existing sidewalk behind the proposed development along Dock Drive and instead build a sidewalk that will run through the development to the other end of the main access road. However, the county feels the current sidewalk should remain or be replaced after the stormwater management facilities are installed, and that a crosswalk be added to the proposed entry that connects the existing sidewalk. This will allow pedestrians to continue their course without having to cut through a development.

BUILDING SCALE

The applicant did not submit any renderings of the proposal. While the county does not anticipate an issue with the building height—there is already a three-story building just across Dock Drive—elevations/renderings would have provided a clearer visual for how a 52-foot-tall building would mesh with the existing residences. The applicant should provide this documentation to the county for any future reviews.

CONCLUSION

We wish to reiterate that MCPC generally supports this proposal, but we believe that our suggested revisions will better accomplish Towamencin Township's planning objectives.

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 (#25-0199-001) on any plans submitted for final recording.

Sincerely,

David Greenberg

David Greenberg, Senior County Planner
610-278-3741 – david.greenberg@montgomerycountypa.gov

c: Edward Brubaker, President/CEO, Living Branches, Applicant
Nate Fox, Applicant's Representative
David Kraynik, Township Manager
Robert Iannozzi, Township Solicitor
Mary Stover, Township Engineer
Brett MacKay, Chair, Township Planning Commission

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



Dock Woods Hybrid Apartments
MCPC#250199001

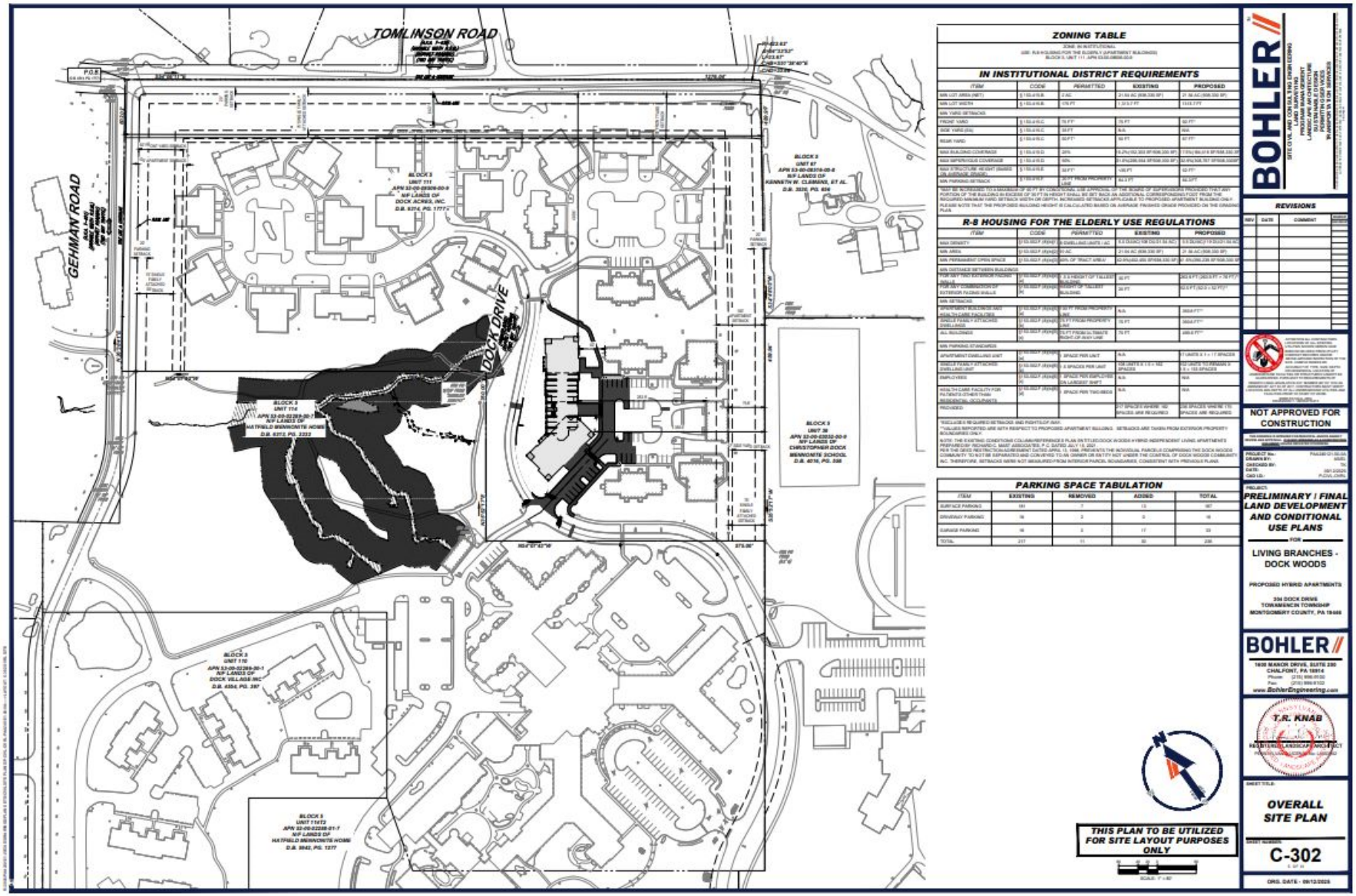
Montgomery County Planning Commission

0 150 300 600 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: IN INSTITUTIONAL
USE: R-8 HOUSING FOR THE ELDERLY (APARTMENT BUILDING)
BLOCK 3, UNIT 111, APN 52-00-05808-00-9

IN INSTITUTIONAL DISTRICT REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA (NET)	§ 155-415.B	2 AC	21.64 AC (938,330 SF)	21.56 AC (938,330 SF)
MIN LOT WIDTH	§ 155-415.B	175 FT	± 313.7 FT	1313.7 FT
MIN YARD SETBACKS				
FRONT YARD	§ 155-415.C.	75 FT*	76 FT	82 FT*
SIDE YARD (EA)	§ 155-415.C.	50 FT*	N/A	N/A
REAR YARD	§ 155-415.C.	50 FT*	92 FT	87 FT*
MAX BUILDING COVERAGE	§ 155-415.D.	20%	6.2% (132,303 SF/938,330 SF)	7.5% (69,914 SF/938,330 SF)
MAX IMPERVIOUS COVERAGE	§ 155-415.D.	50%	31.8% (298,564 SF/938,330 SF)	32.4% (304,767 SF/938,330SF)
MAX STRUCTURE HEIGHT (based on average ground)	§ 155-415.E.	50 FT*	<50 FT	52 FT*
MIN PARKING SETBACK	§ 155-415.F	50 FT* FROM PROPERTY LINE	84.3 FT	82.5FT*

*MAY BE INCREASED TO A MAXIMUM OF 60 FT BY CONDITIONAL USE APPROVAL OF THE BOARD OF SUPERVISORS PROVIDED THAT ANY PORTION OF THE BUILDING IN EXCESS OF 50 FT IN HEIGHT SHALL BE SET BACK AN ADDITIONAL CORRESPONDING FOOT FROM THE REQUIRED MINIMUM YARD SETBACK WIDTH OR DEPTH. INCREASED SETBACKS APPLICABLE TO PROPOSED APARTMENT BUILDING ONLY. PLEASE NOTE THAT THE PROPOSED BUILDING HEIGHT IS CALCULATED BASED ON AVERAGE FINISHED GRADE PROVIDED ON THE GRADING PLAN.

R-8 HOUSING FOR THE ELDERLY USE REGULATIONS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MAX DENSITY	§ 155-502.F (4)(a)[1]	10 DWELLING UNITS / AC	6.6 DU/AC(138 DU/21.64 AC)	6.5 DU/AC(139 DU/21.64 AC)
MIN AREA	§ 155-502.F (4)(a)[2]	2 AC	21.64 AC (938,330 SF)	21.56 AC (938,330 SF)
MIN PERMANENT OPEN SPACE	§ 155-502.F (4)(a)[3]	50% OF TRACT AREA	62.9%(602,485 SF/938,330 SF)	61.5%(580,226 SF/938,330 SF)
MIN DISTANCE BETWEEN BUILDINGS				
MAX ANY POST EXTERIOR FACING WALLS	§ 155-502.F (4)(b)[1]	1.5 x HEIGHT OF TALLEST BUILDING	50 FT	262.5 FT (262.5 FT = 78 FT)
MAX ANY COMBINATION OF EXTERIOR FACING WALLS	§ 155-502.F (4)(b)[2]	1.25 x HEIGHT OF TALLEST BUILDING	24 FT	52.5 FT (52.5 = 52 FT)*
MIN SETBACKS				
APARTMENT BUILDING(S) AND	§ 155-502.F (4)(c)[1]	50 FT FROM PROPERTY LINE	N/A	3604.8 FT**
HEALTH CARE FACILITIES	§ 155-502.F (4)(c)[2]			
SINGLE FAMILY ATTACHED DWELLINGS	§ 155-502.F (4)(c)[3]	25 FT FROM PROPERTY LINE	76 FT	3604.8 FT**
ALL BUILDINGS	§ 155-502.F (4)(c)[4]	75 FT FROM ULTIMATE RIGHT-OF-WAY LINE	76 FT	689.8 FT**
MIN PARKING STANDARDS				
APARTMENT DWELLING UNIT	§ 155-502.F (4)(d)[1]	1 SPACE PER UNIT	N/A	11 UNITS X 1 = 11 SPACES
SINGLE FAMILY ATTACHED DWELLING UNIT	§ 155-502.F (4)(d)[2]	1.5 SPACES PER UNIT	138 UNITS X 1.5 = 162 SPACES	152 UNITS TO REMAIN X 1.5 = 153 SPACES
EMPLOYEES	§ 155-502.F (4)(d)[3]	1 SPACE PER EMPLOYEE ON LARGEST SHIFT	N/A	N/A
HEALTH CARE FACILITY FOR PATIENTS OTHER THAN RESIDENTIAL OCCUPANTS	§ 155-502.F (4)(d)[4]	1 SPACE PER TWO BEDS	N/A	N/A
PROVIDED			277 SPACES (EXISTING: 162 SPACES ARE REQUIRED	292 SPACES (EXISTING TO REMAIN: 153 SPACES ARE REQUIRED

*INCLUDES REQUIRED SETBACKS AND RIGHTS OF WAY.
**VALUES REPORTED ARE WITH RESPECT TO PROPOSED APARTMENT BUILDING. SETBACKS ARE TAKEN FROM EXTERIOR PROPERTY BOUNDARIES ONLY.

NOTE: THE EXISTING CONDITIONS COLUMN REFERENCE PLAN ON TITLED DOCK WOODS HYBRID INDEPENDENT LIVING APARTMENTS PREPARED BY RICHARD C. MAST ASSOCIATES, P.C. DATED JULY 15, 2021
PER THE DEED RESTRICTION AGREEMENT DATED APRIL 13, 1998, PREVENTS THE INDIVIDUAL PARCELS COMPRISING THE DOCK WOODS COMMUNITY TO NOT BE SEPARATED AND CONVEYED TO AN OWNER OR ENTITY NOT UNDER THE CONTROL OF DOCK WOODS COMMUNITY INC. THEREFORE, SETBACKS WERE NOT MEASURED FROM INTERIOR PARCEL BOUNDARIES, CONSISTENT WITH PREVIOUS PLANS.

PARKING SPACE TABULATION

ITEM	EXISTING	REMOVED	ADDED	TOTAL
SURFACE PARKING	191	7	13	197
DRIVEWAY PARKING	18	2	0	16
GARAGE PARKING	18	2	17	33
TOTAL	217	11	30	236

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SCALE: 1" = 60'

BOHLER

SITE DEVELOPMENT CONSULTING SERVICES
LAND DEVELOPMENT
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING & GOVERNMENT AFFAIRS
WATER RESOURCES

REVISIONS

REV	DATE	COMMENT

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: PA0128121-00-04
DRAWN BY: MWS
CHECKED BY: TK
DATE: 09/12/2025
CAD I.D.: PLOT#1.DWG

PROJECT:
PRELIMINARY / FINAL LAND DEVELOPMENT AND CONDITIONAL USE PLANS
FOR
LIVING BRANCHES - DOCK WOODS
PROPOSED HYBRID APARTMENTS
234 DOCK DRIVE
TOWAMENCIN TOWNSHIP
MONTGOMERY COUNTY, PA 19446

BOHLER
1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

T.R. KNAB
REGISTERED LANDSCAPE ARCHITECT

SHEET TITLE:
OVERALL SITE PLAN
SHEET NUMBER:
C-302
ORIG. DATE - 09/12/2025