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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 4, 2025

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

Re: MCPC #25-0240-001 and 002
Plans Names: Project Hilltop / Grayson
(1 lot/34 dus comprising 33.74 acres)
Situate: 1780 Kriebel Road
Towamencin Township

Dear Mr. Brugger:

We have reviewed the above-referenced preliminary land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 7, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Churchill Acquisitions LP, is proposing to build 34 single-family detached dwellings on a 33.74-acre site at 1780 Kriebel Road, just south of the former Freddy Hill Farms. The property is in the R-175 Residential district and will be developed under the R-14 Cluster Single-Family Detached Dwelling use, which requires a minimum of 12,000-square foot lots and 35 percent of the gross tract area preserved as open space.

This review is for the land development and accompanying subdivision submission.

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 single-family detached homes. The current draft of 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

ZONING/DENSITY

The R-14 Cluster Use requires a minimum lot size of 12,000 square feet, with an *average* lot size of 14,000 square feet; the current proposal shows the smallest lot size as just under 15,000 square feet and an average lot size of nearly 21,000 square feet. As Towamencin works with the county to consider the impact that housing supply has on affordability and green space, the county recommends exploring the feasibility of incorporating lot sizes that are closer to the average of 14,000 square feet to accommodate growth while preserving the required open space for the enjoyment of residents.

CENTRAL OPEN SPACE

The development consists of 14.05 acres of open space (41.6%) that is generally confined to the southern and western ends of the site. However, the county recommends incorporating more centrally located open space, so it is accessible to more residents of the development. This could involve the creation of a common area from portions of Lots 22-26. For further insight, the applicant should consult the county's Land Preservation District model ordinance examples of central open space design standards.

In addition, several of the plans show a ring of contour lines at the center of the development behind lots 22-26. The county believes this could be a rain garden, but the applicant should label it for clarification.

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 numbers #25-0240-001 and #25-0240-002 on any plans submitted for final recording.

Sincerely,

David Greenberg

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

c: Justin B. Strahorn, Churchill Acquisitions LP, 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

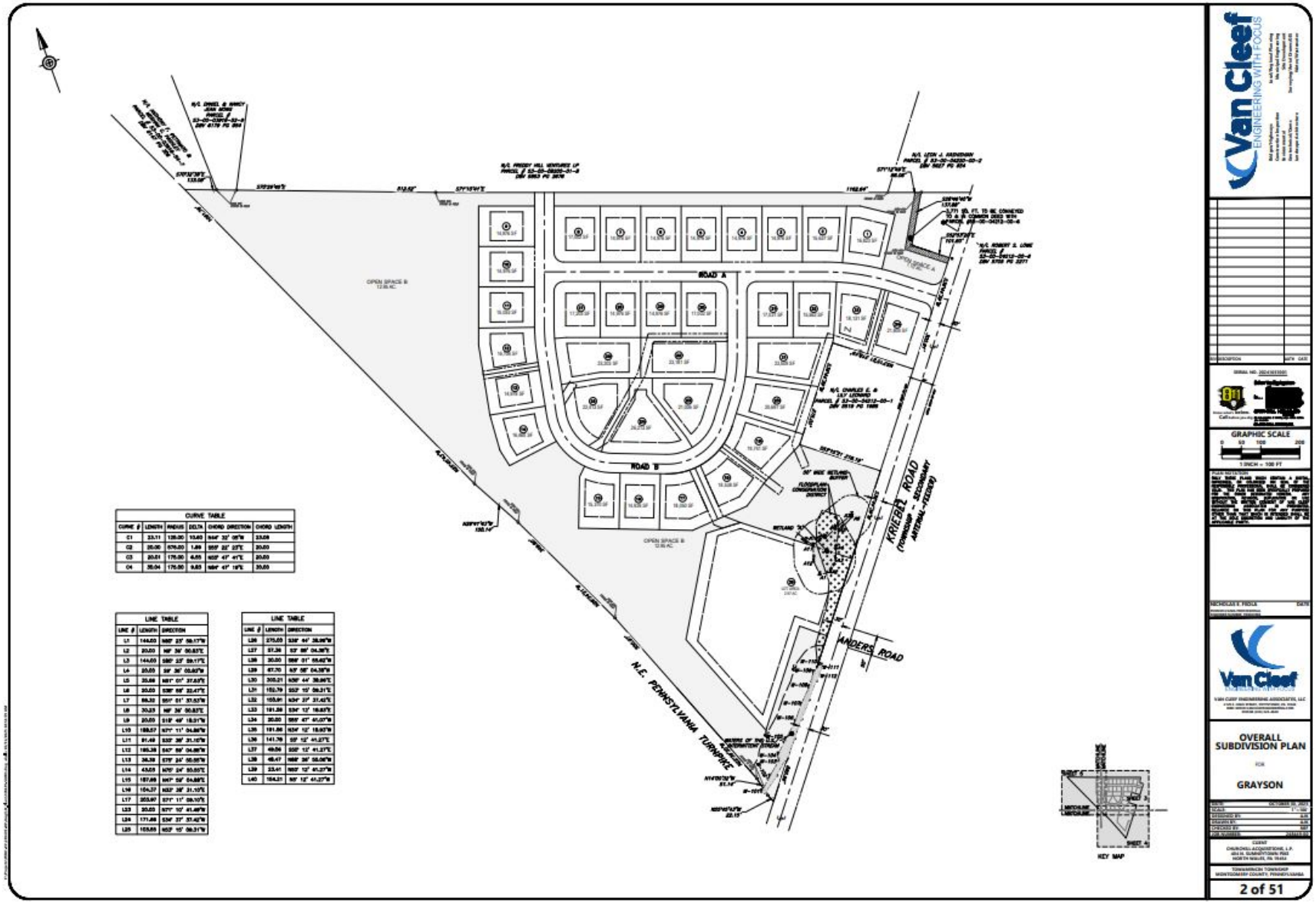


Grayson
MCPC#250240002

Montgomery County Planning Commission

0 200 400 800 Feet

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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	23.11	135.00	9.80°	S64° 32' 08"W	23.09
C2	20.00	676.00	1.69°	S59° 22' 23"E	20.00
C3	20.01	175.00	6.55°	N55° 47' 41"E	20.00
C4	35.04	175.00	9.83°	N64° 47' 19"E	35.00

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	144.03	N80° 23' 09.17"W
L2	20.00	N9° 36' 50.83"E
L3	144.03	S80° 23' 09.17"E
L4	20.00	S7° 36' 03.83"W
L5	35.66	N61° 01' 37.03"E
L6	30.00	S38° 58' 22.41"E
L7	86.30	S51° 01' 37.03"W
L8	30.23	N9° 36' 50.83"E
L9	20.00	S19° 49' 18.31"W
L10	188.57	S71° 11' 04.86"W
L11	91.49	S32° 36' 31.10"W
L12	185.38	S41° 59' 04.08"W
L13	36.39	S79° 24' 50.08"W
L14	43.03	N70° 24' 50.83"E
L15	187.66	N41° 59' 04.08"E
L16	104.27	N32° 36' 31.10"E
L17	203.67	S71° 11' 09.10"E
L18	20.03	S71° 10' 41.48"E
L24	171.66	S34° 37' 37.42"W
L25	103.55	N53° 15' 09.31"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L26	270.03	S39° 44' 28.06"W
L27	57.36	S7° 09' 04.36"E
L28	20.00	S89° 01' 55.62"W
L29	67.70	N7° 09' 04.36"W
L30	305.21	N39° 44' 28.06"E
L31	152.79	S53° 15' 09.31"E
L32	103.91	N34° 37' 37.42"E
L33	161.36	S34° 12' 18.83"E
L34	20.00	S55° 47' 41.07"W
L35	191.86	N34° 12' 18.83"W
L36	141.76	S5° 12' 41.27"E
L37	49.06	S55° 12' 41.27"E
L38	48.47	N89° 26' 55.06"E
L39	23.41	N55° 12' 41.27"W
L40	104.21	N5° 12' 41.27"W

Van Cleef ENGINEERING WITH FOCUS

GRAPHIC SCALE
0 50 100 200
1 INCH = 100 FT

OVERALL SUBDIVISION PLAN

FOR

GRAYSON

CLIENT
CHURCHILL ACQUISITIONS, L.P.
454 W. SUNNYSTOWN ROAD
NORTH WALES, PA 19454

TOWAMENCIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA