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Planning Commission

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Scott France, AICP
Executive Director

June 15, 2026

Ms. Brianna Costira, Planning Administrator
Limerick Township
646 West Ridge Pike
Limerick, Pennsylvania 19468

Re: MCPC #26-0136-001
Plan Name: Bellstone
(2 lots comprising 28.92 acres)
Parcel ID: 37-00-04570-00-1 and 37-00-04570-05-5
Situate: 169 School Road, near Limerick Road
Limerick Township

Dear Ms. Costira:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 19, 2026. We forward this letter as a report of our review.

BACKGROUND

W.B. Homes Land Acquisition, LP has submitted a subdivision and land development proposal to build a residential development at 169 School Road. The proposal is on two parcels, 37-00-04570-00-1 and 37-00-04570-05-5, and totals 28.92 acres in size. These two parcels, located along School Road near Limerick Road, are currently being used as farmland, with a residence, driveway, and two garages located on the property. The proposal includes 14 single-family residences on 14 lots, including 13 new residences and lots and the existing structures on the property remaining on the 14th lot. The proposal also includes a new loop road named Bellstone Drive that will connect and reconnect to School Road. All residences will be facing, and have driveways connecting to Bellstone Drive, except for the existing residence which will remain connected to School Road. In addition, the proposal includes a 6-foot wide asphalt trail along School Road between both Bellstone Drive intersections, a 6-foot wide asphalt trail along the eastern segment of Bellstone Drive that eventually connects to Limerick Road, and a 4-foot wide sidewalk along the inner side of Bellstone Drive. Finally, the proposal includes two large open space parcels located around the outside of the development, and two MRC basins and one dry extended detention basin for stormwater management purposes. The proposal is in the Residential and Agricultural (R-1) Base Zoning District.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040: A Shared Vision, the Montgomery County Planning Commission's 2015 comprehensive plan, includes this proposal in the Designated Growth Area on its development potential map and the Suburban Residential Area on its future land use map. The Designated Growth Area includes the most logical places in the county for future growth and development, and almost all new non-residential development should be in these areas. The Suburban Residential Area future land use includes single-family detached residences and less dense multifamily and single-family attached residences that are more oriented towards automobiles.

In addition, the 2009 Limerick Township Comprehensive Plan includes these parcels in the Community Enhancement Area. The plan states that the Community Enhancement Area contains places in Limerick Township where infill development and redevelopment is appropriate, and where there is a need to improve neighborhood and commercial facilities.

Because this development proposal is for a single-family detached residential development in a suburban area where the local and county plans support suburban-style developments, the Montgomery County Planning Commission (MCPC) finds this proposal to be consistent with the *Montco 2040* Comprehensive Plan and the 2009 Limerick Township Comprehensive Plan.

RECOMMENDATION

MCPC generally supports the applicant's proposal; however, in the course of our review we have identified the following issues that the applicant and Limerick Township may wish to consider prior to final plan approval. Our comments are as follows:

COMMENTS

ROADWAY ALIGNMENT

The proposed Bellstone Drive will not align with Northfield Drive. Because it will not align, we recommend that both Bellstone Drive termini be located as far away from Northfield Drive as possible.

PEDESTRIAN INFRASTRUCTURE

1. The applicant is not proposing a sidewalk along the outside of Bellstone Drive. Section 155-15(D) of the Limerick Township Subdivision and Land Development Ordinance requires sidewalks on both sides of residential streets in subdivisions. In order to provide pedestrian circulation along both sides of Bellstone Drive, we recommend that the applicant install a sidewalk there to provide them on both sides of Bellstone Drive, similar to the Northfield Drive development on the other side of School Road.

2. To ensure there is a pedestrian path along School Road between both ends of the proposed development, we recommend that the applicant install sidewalk between the northern boundary of the proposal and the northern terminus of Bellstone Drive, and between the southern boundary of the proposal and the southern terminus of Bellstone Drive. In addition, there should be a high-visibility crosswalk and properly aligned ADA ramps across the southern terminus of Bellstone Drive to connect the proposed asphalt trail to our recommended sidewalk.

3. The proposed crosswalk across Bellstone Drive near its northern terminus at School Road is located behind the stop bar. Because vehicles stopped at the stop bar could block the crosswalk, we recommend that the applicant relocate the crosswalk to in front of the stop bar.

STORMWATER MANAGEMENT

1. We recommend that the applicant design the stormwater discharge from the site to protect the riparian buffer of the creek located behind the development.

2. The proposed dry extended detention basin does not include vegetation. To filter stormwater, regulate water temperature, and regulate the flow of the stormwater to prevent erosion and the buildup of sediment, we recommend that this detention basin be vegetated.

GRADING

This development proposal has extreme grade changes from what currently exists in the natural landscape. For example, House 10 is 10 feet above House 11, which is 10 feet above House 12. These extreme grade changes could cause adverse impacts, such as the flooding of lower areas.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Limerick 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 #26-0136-001 on any plans submitted for final recording.

Sincerely,

Russell Livolsi

Russell Livolsi, Transportation Planner I
Russell.Livolsi@montgomerycountypa.gov - 610-278-3638

c: Justin Strahorn, W.B. Homes Land Acquisitions, LP, Applicant
Daniel Kerr, Township Manager
Greta Martin Washington, Dir., Township Community Planning
William DeGideo, Chrm., Township Planning Commission
Timothy Haas, Assistant Township Manager

Attachments: A. Aerial View of Site
B. Copy of Overall Site Plan

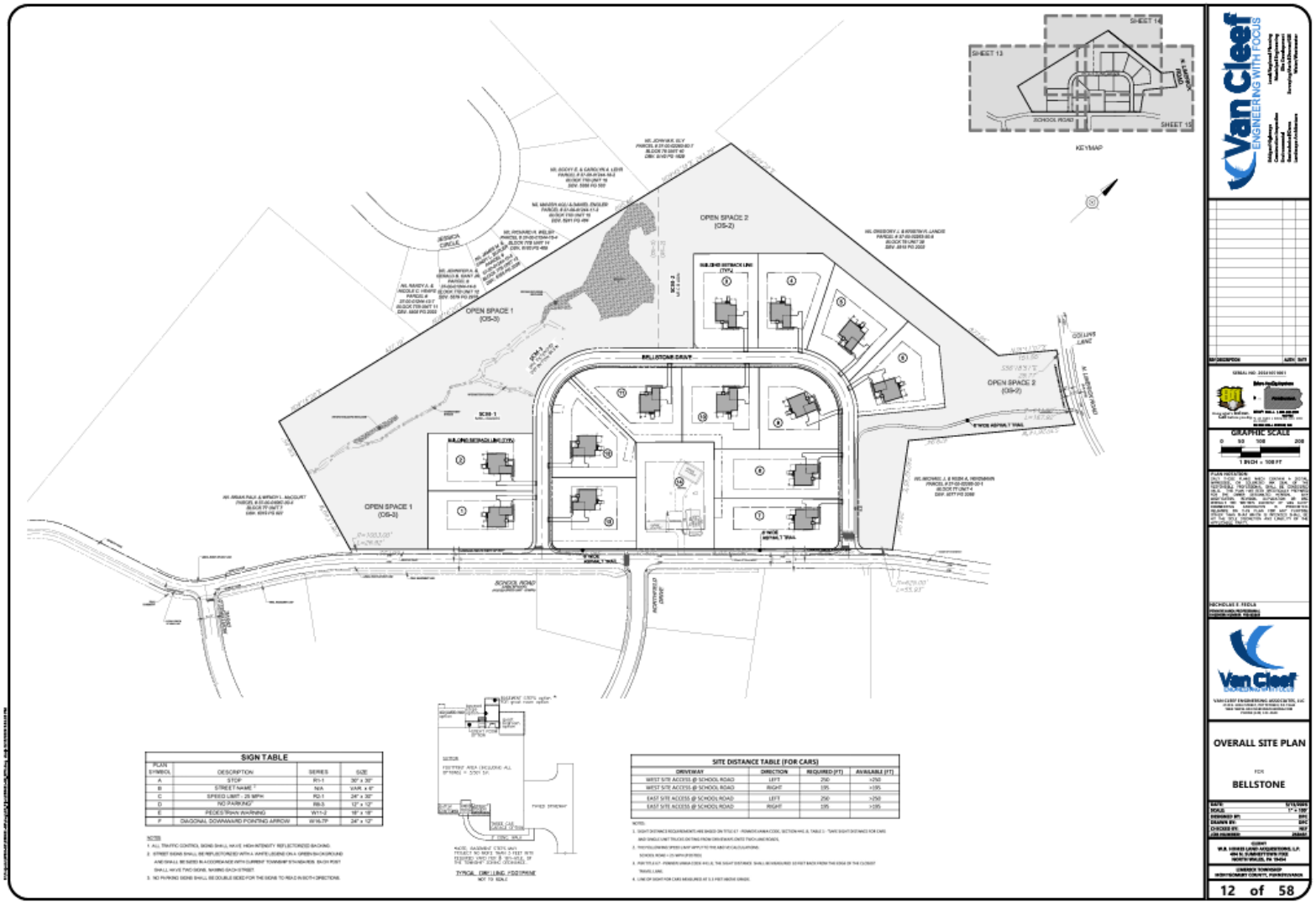


Bellstone
MCPC #26-0136-001

Montgomery County Planning Commission
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www.montcopa.org/plancom
Aerial Imagery provided by Nearmap

0 200 400 Feet

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KEYMAP
OPEN SPACE 1 (OS-1)
OPEN SPACE 2 (OS-2)
OPEN SPACE 1 (OS-3)
OPEN SPACE 2 (OS-2)
BELLSTONE DRIVE
SCHOOL ROAD
GOLLINS LANE
JESSICA CIRCLE
SIGN TABLE
SITE DISTANCE TABLE (FOR CARS)
TYPICAL DRIVELINE / FOOTPRINT
NOT TO SCALE
OVERALL SITE PLAN
BELLSTONE
GRAPHIC SCALE
1 INCH = 100 FT
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