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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

July 13, 2026

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

Re: MCPC #23-0213-002
Plan Name: Emerald Crossing Subdivision
(2 lots comprising 17.00 acres)
Parcel ID: 37-00-03919-00-4 and 37-00-03925-00-7
Situate: 142 Ridge Pike, near Royersford Road
Limerick Township

Dear Ms. Costira:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 15, 2026. We forward this letter as a report of our review.

BACKGROUND

Pulte Homes of PA, Limited Partnership has submitted a subdivision proposal to divide two parcels, 37-00-03919-00-4 and 37-00-03925-00-7, into three parcels. These two parcels are located on the north side of Ridge Pike at the Royersford Road intersection, with a combined 17 acres in size and are in the Main Street (MS) Base Zoning District. Currently, parcel 37-00-03919-00-4 contains a residence with three apartments and what appears to be a former garage; while parcel 37-00-03925-00-7 is currently undeveloped. This subdivision proposal involves subdividing parcel 37-00-03919-00-4 to create a new parcel (proposed lot #3) of 38,365 square feet (0.88 acres) in size where the residence is located, removing the existing parcel boundary between the two parcels while dividing the parcels with a line parallel to Ridge Pike to create two new parcels: proposed lot #1, which will be 436,604 square feet (10.02 acres) in size and will not be adjacent to Ridge Pike, and proposed lot #2, which will be 265,461 square feet (6.09 acres) in size and will be adjacent to Ridge Pike.

This proposal is the second iteration of the Emerald Crossing proposal. The first iteration (MCPC #23-0213-001) involved a mixed-use development with 80,410 square feet of non-residential development and 67 townhomes on these two parcels, and the review letter from MCPC was sent out December 7, 2023. At this time, this current proposal does not include any proposed development.

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 in the Community Mixed Use and Service 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 Community Mixed Use and Service Area include community and neighborhood shopping centers and retail uses, offices, and higher-density residential uses in concentrated nodes along major roads.

In addition, the 2009 Limerick Township Comprehensive Plan includes this parcel 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.

This proposal just involves subdividing existing parcels, with no new development proposed. However, as the applicant has proposed mixed-use development on this site in the past, 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, as long as any future development proposal by the applicant on this site remains mixed-use or similar.

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

ROAD ACCESS

If this subdivision is approved, the proposed lot #1 will not have any access to Ridge Pike, or any other nearby road. Limerick Township and the applicant should ensure that these parcels are subdivided in a manner that ensures that all parcels have current and future road access.

ULTIMATE RIGHT-OF-WAY

Limerick Township and the applicant should be aware that the residence with three apartments is partially located in the ultimate right-of-way of Ridge Pike, and that this situation would remain should these parcels be subdivided.

PREVIOUS REVIEW LETTER

The previous MCPC review letter (23-0213-001), dated December 7, 2023, identified recommendations for adding and improving sidewalks and ADA-compliant crosswalks, planning for potential bicycle facilities, installing fences around stormwater basins, naturalizing stormwater basins, reducing impervious surfaces, and certifying the landscape plan. While this subdivision plan does not include any new development, should the applicant submit an updated Emerald Crossing development plan, Limerick Township should ensure that MCPC's comments are addressed.

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 #23-0213-002 on any plans submitted for final recording.

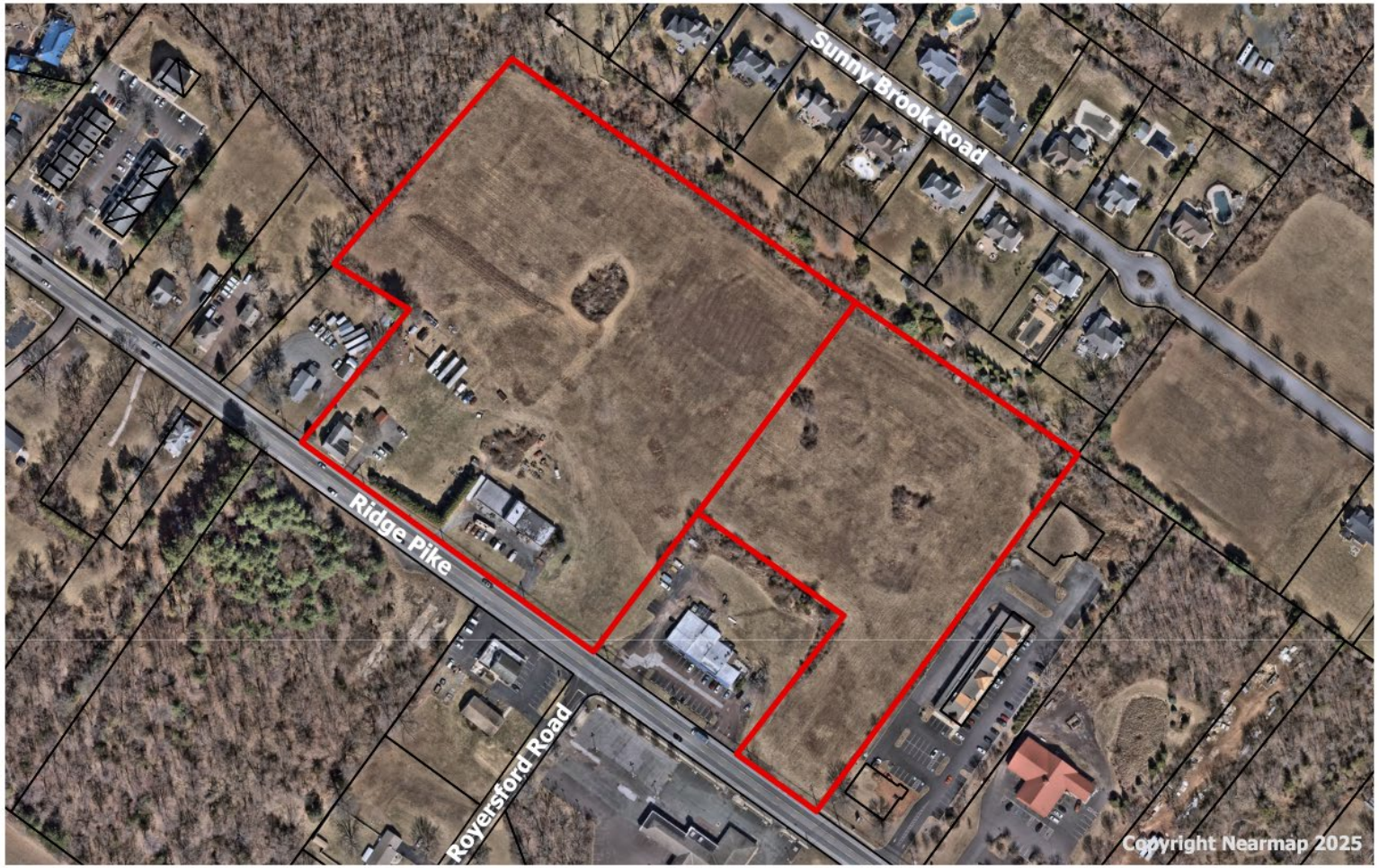
Sincerely,

Russell Livolsi

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

c: Sam Carlo, Pulte Group, 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

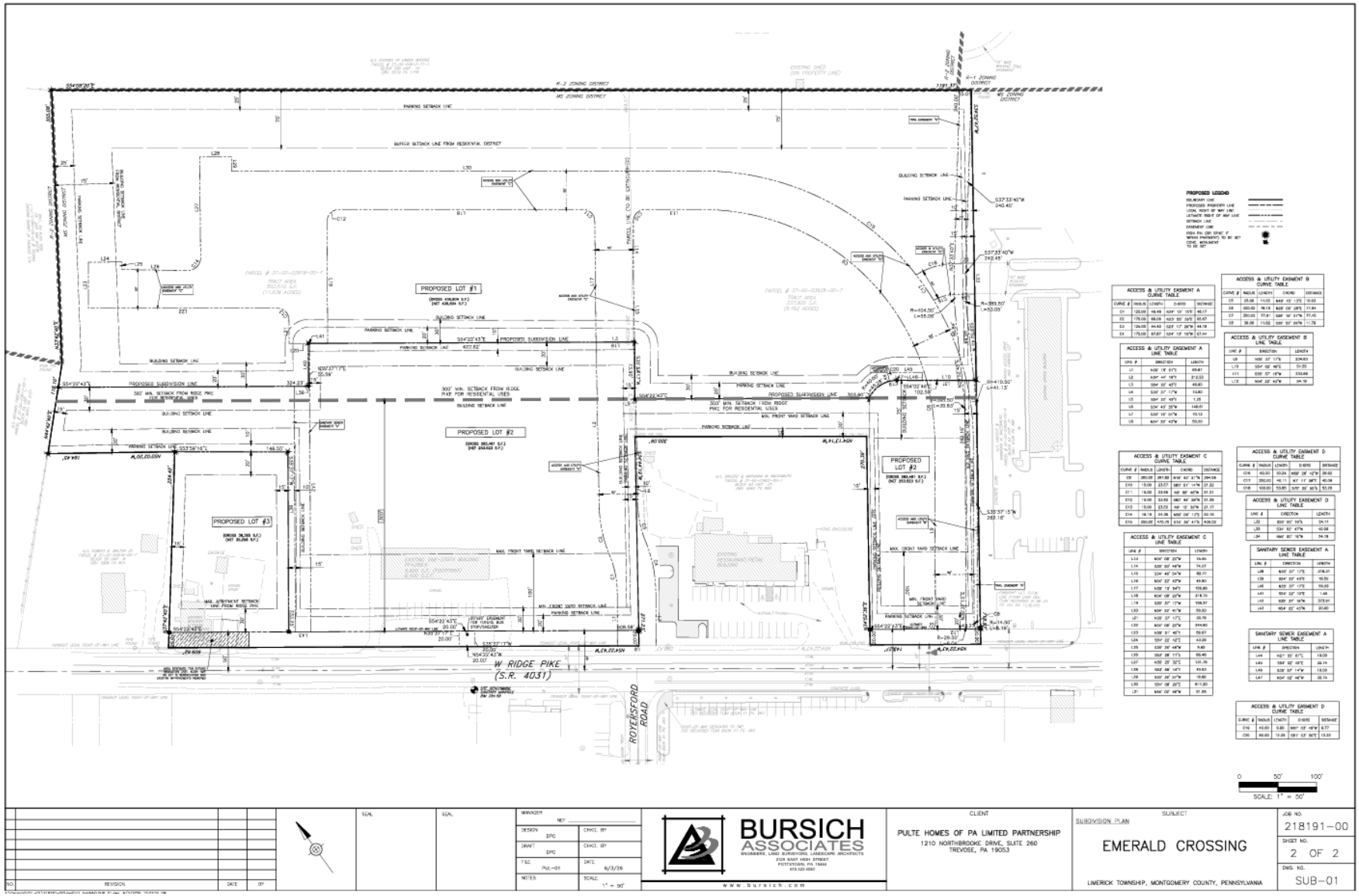


Emerald Crossing Subdivision
MCPC #23-0213-002

Montgomery County Planning Commission
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Aerial Imagery provided by Nearmap

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SUBJECT
SUBDIVISION PLAN
EMERALD CROSSING
LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO. 218191-00
SHEET NO. 2 OF 2
DWG. NO. SUB-01

MANAGER: MEF
DESIGN: DPC
DRAFT: DPC
FILE: PUL-01
NOTES:
CHKD. BY:
CHKD. BY:
DATE: 6/3/26
SCALE: 1" = 50'

NO. REVISION DATE BY
SEAL
SEAL