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Planning Commission

Montgomery County • PO Box 311
Norristown, PA 19404-0311

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

September 11, 2026

Mr. Robert Habgood, Assistant Director of Planning and Zoning
Cheltenham Township
8230 Old York Road
Elkins Park, Pennsylvania 19027

Re: MCPC #26-0207-001
Plan Name: 7 Brew - Wyncote
(1 lot comprising 37.77 acres)
Parcel ID: 31-00-05749-00-7
Situate: Easton Road/north of Cheltenham Avenue
Cheltenham Township

Dear Mr. Habgood:

We have reviewed the above-referenced land development proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 10, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, G7B II, LLC, has submitted a Preliminary/Final Land Development Plan for the development of a 7 Brew, a drive-through coffee retailer, at Cedarbrook Plaza. The proposed building is 543 square feet, with adjacent landscaped areas and canopies. Surrounding the building will be two drive-through lanes (approximately 24 stacking spaces), a partial third lane labeled “bypass lane,” and two crosswalks. Also proposed is a detached enclosed dumpster, landscaping surrounding the area of disturbance, and street trees.

This proposal will be built on an area currently designed as surface parking, reducing the total parking on the site by 49 spaces from 2,035 to 1,986 surface parking spaces. Overall, this project will reduce the impervious surface on this property by 3,131 square feet by adding landscaping in areas that are currently paved. Stormwater is proposed to be conveyed to an existing inlet on the property.

This development is located in the C-1 Commercial District and is a permitted use, B-26: Retail Take-Out Foods. The full parcel of 37.77 acres contains multiple commercial enterprises, including a Walmart and a Fresh Grocer along with medical care, auto repair, cell phone sales and repair, day care, banks, and more. Only 0.46 acres of the site will be disturbed to build this proposed 7 Brew.

The applicant is requesting five waivers from Cheltenham Township's Subdivision and Land Development Ordinance:

- To connect roof drain directly to storm sewer,
- Simultaneous preliminary/final plan submission,
- Planting two street trees instead of the required six trees,
- Partial pervious planting area around the dumpster instead of around of entire perimeter, and
- Landscaping 22% of the area between the building and the street instead of 25%.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, in the course of our review we have identified several issues that we believe should be resolved prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

LANDSCAPING

A. Plant Choice. A good variety of plant elements are shown on the plan set. However, the cultivars of the largest trees on the plan are those that have an upright, pyramidal shape. We recommend adjusting the type of trees to include those that have spreading canopies to provide more shade to paved areas.

   1. Red Maple. Instead of *acer rubrum* 'Armstrong,' we suggest *acer rubrum* 'October Glory' or 'Red Sunset.'
   2. Honey Locust. Instead of *gleditsia triacanthos inermis* 'Skycole,' we suggest *gleditsia tricanthos inermis* 'Shademaster.'

B. Additional Trees. Many existing site constraints make this a challenging location for landscaping. The applicant is already putting new landscaping where pavement is currently located. However, we wonder if there is room for one or two additional trees on the site to help mitigate the urban heat island effect in this area.

   1. Planting Island. Perhaps a tree could be added to the planting island nearest to where the "LANE 2" pavement marking is shown on the plan.
   2. Center Lawn Area. An additional tree, some shrubs, or a bench might fit in the center area of the site, adding amenities for customers and potentially more shade.

C. Dumpster Plantings. The applicant seeks a waiver from planting the full area around the proposed detached dumpster. While we see that space is a challenge near the dumpster, we suggest that the applicant include plantings on one additional side – the opposite side from what is currently proposed.

CIRCULATION

A. Property Access. There are driveways to this property from Easton Road on both sides of the proposed development that are less than 200 feet apart.

1. Driveway near Cheltenham Avenue. We suggest that the driveway access closest to Cheltenham Avenue may be superfluous and potentially cause problems with the added traffic circulation from this development. We recommend that the owner of the property consider closing this access point or making it one way.
2. Cross Traffic. If that driveway access remains open, we suggest that the applicant consider requiring all traffic exiting the drive-through or bypass lanes to turn left to eliminate the possibility of cross traffic from the three adjacent lanes.

B. Sidewalks. The applicant proposes adding a new connection from the sidewalk near the south end of the site along Easton Road with a crosswalk into the site. As an area with heavy pedestrian traffic, we support the inclusion of this helpful connection. However, there are some other locations where sidewalks might be improved with the development.

1. Near Signalized Driveway. At the north end of the new development, the applicant is extending a curb into the site without extending the sidewalk simultaneously. We recommend that the sidewalk be extended into the property along with the curb.
2. Internal. The applicant proposes a sidewalk that encircles the center of the proposed development, where the building is located. Parts of this sidewalk are 4 feet wide, but other parts are 2 feet 2 inches wide. People walking from Walmart or other stores may enter the site nearer to the narrower sidewalks. We recommend the applicant includes a 4-foot-wide sidewalk around the entirety of the center island.
3. Future Connections. While this developer is not obligated to provide pedestrian connections throughout the entire 38-acre site, we hope that the property owner is considering plans for improving pedestrian circulation in the future.

C. Bus Stop. There is a SEPTA bus stop located on Easton Road near where the applicant is providing pedestrian access to the site. Perhaps a bench for transit riders could be added as well.

PLAN SHEETS

A. Legend. There are no legends on any plan sheets submitted. Legends are required by the township's subdivision and land development ordinance (SALDO).

B. Plan Elements. While a 543-square foot building is clearly proposed, the shapes next to it are not labeled. One of them seems to have a door. Is that another building? What is the purpose and size of that building?

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Cheltenham Township's planning objectives for commercial development and environmental sustainability.

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. Please print the assigned MCPC number (*#26-0207-001*) on any plans submitted for final recording.

Sincerely,

Chloe M. Mohr, AICP, Principal Planner II
Chloe.Mohr@MontgomeryCountyPA.gov – (610) 278-3739

c: Nick Louis, P.E., Bohler, Applicant's Representative
Alyson Elliott, Assistant Township Manager
Thomas Cross, Chair, Municipal Planning Commission
Roger A. Phillips, P.E., Township Engineer
Edward Diasio, Township Solicitor
Jessica Buck, Montgomery County Conservation District
Adam Schantz, Senior Planner, Montgomery County Planning Commission

Attachments: A. Aerial image of site
B. Reduced copy of applicant's proposed site plan

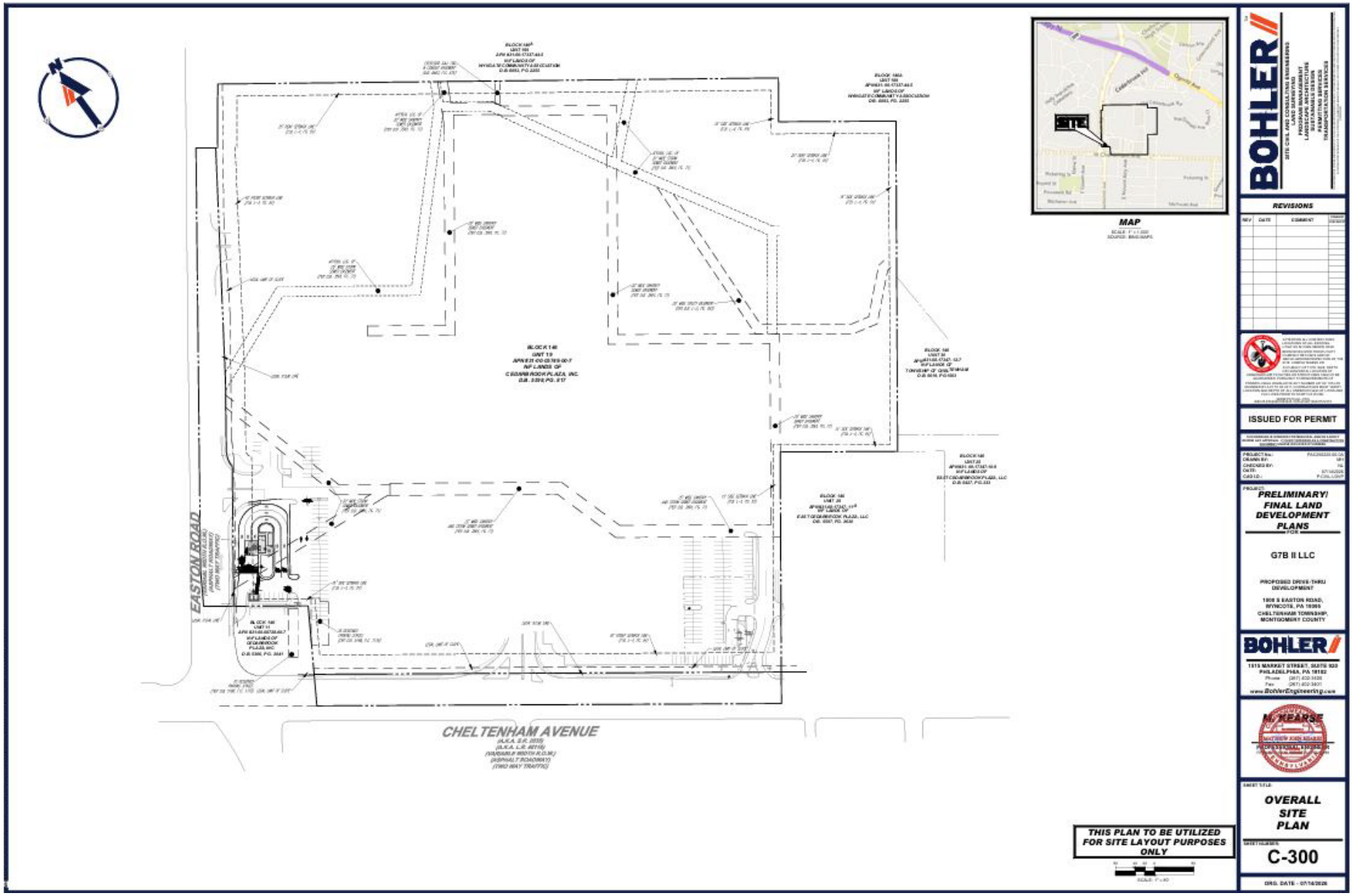


7 Brew - Wyncote
MCPC#260207001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plan.com
Aerial photography provided by Nearmap

0 150 300 600 Feet

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EASTON ROAD
CHELTENHAM AVENUE
MAP
SITE
THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY
BOHLER
REVISIONS
ISSUED FOR PERMIT
PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS
G7B II LLC
PROPOSED DRIVE-THRU DEVELOPMENT
1909 S EASTON ROAD, WYNCOTE, PA 19095
CHELTENHAM TOWNSHIP, MONTGOMERY COUNTY
1515 MARKET STREET, SUITE 920 PHILADELPHIA, PA 19102
OVERALL SITE PLAN
C-300