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Scott France, AICP
Executive Director

REVISED

September 23, 2026

Mr. EJ Lee, Interim Township Manager
Lower Moreland Township
640 Red Lion Road
Huntingdon Valley, Pennsylvania 19006-6234

Re: MCPC # 24-0055-002
Plan Name: 2895 Pine Road
(1 lot/8,450 sq. ft. building on a 0.66 acres)
Situate: Pine Road (south) at Tomlinson Road
Lower Moreland Township

Dear Mr. Lee:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 8, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, 2895 Pine Road LLC. has submitted for review a subdivision and land development plan that proposes the demolition and redevelopment of an existing 3-story restaurant and its conversion into a 3-story mixed-use commercial space. The applicant's development tract is Tax Parcel # 41-00-0733-90-09, which has roadway frontage on Pine Road and Tomlinson Road, both of which form a 5-point intersection with Philmont Road.

The site lies in the township's MU-REV Mixed-Use/Revitalization District and in the O-TOD Transit-Oriented Development Overlay. The redevelopment of the site was reviewed as a sketch plan by this office in a letter to the township dated May 16, 2024. The Montgomery County Planning Commission (MCPC) letter recommended the inclusion of sidewalks along the roadway, street trees and coordination with PENNDOT on the planned intersection and roundabout improvements planned at Pine Road's intersection with Philmont and Tomlinson Roads.

The applicant in a decision of the Lower Moreland Township Zoning Hearing Board was granted 3 variances from the township's Zoning Ordinance. These include:

- A variance from Section 303-D.4(b)[a] - To allow the existing non-conforming front yard setbacks on Tomlinson Road and Pine Road to remain for the new building where 30-foot setbacks are required.

- A variance from Section 303.C.Table 3-3.3 - Density and Dimensional Requirements in the MU Zoning District. To permit parking in the required setback of 20 feet in the rear and side yards.

- A variance from Section 208-6030 - To not provide the required five parking spaces for a proposed roof deck.

RECOMMENDATION

MCPC generally supports the proposed land development. During our review we have identified several concerns related to the proposed redevelopment of the applicant's site and the proposed Pine/Tomlinson Roads roundabout and intersection improvements. We recommend the township consider the following issues in its evaluation of this proposal.

REVIEW COMMENTS

1. **Coordination with PENNDOT** (Roundabout Roadway Improvement Along the Applicant's Site). The applicant should coordinate with the Pennsylvania Department of Transportation (PennDOT) and the township regarding the required right-of-way and coordinate the installation of curbing and stormwater management facilities with the upcoming hybrid roundabout project. This is an important transportation improvement project that will assist the township in its planning goals for this area of the township. PennDOT is advancing this project to build a multi-lane roundabout at the intersection of Philmont Avenue, Pine Road, and Tomlinson Road. The project aims to replace the current 6-legged, signalized intersection with a 5-legged multi-lane roundabout. Road widening along Tomlinson Avenue requires improvements to the SEPTA rail crossing located 630 feet south of the roundabout, including replacing the current dual-gate arm signal system with a quad-gate system for the at-grade crossing. Improvements include new pedestrian and bike crossing features, new pavement markings and signage, and new pedestrian walkways from Tomlinson Road to both inbound and outbound loading platforms. The Tomlinson Road sidewalks are along the frontage of the applicant's side development. See Attachment C.

   https://www.pa.gov/agencies/penndot/projects-near-you/district-6-projects/philmont-ave-tomlinson-rd-pine-rd-intersection-improvement-project

2. **Stormwater Management Facilities**. The site plan does not appear to address the township's Section 172.10 - Stormwater Management Regulations. The submitted land development plans have omitted any stormwater management facilities for runoff volume or quality controls that are needed with the redevelopment of the site. The plan shows curb improvements that will direct stormwater from the parking lot off-site to an inlet at Tomlinson Road. What appears to be missing is any type of facilities or improvements which would intercept this stormwater and address it on-site. We recommend the township examine this issue and ensure the applicant's plan fully addresses the township's Chapter 172 - Stormwater Management Regulations.

3. **Streetscape Improvements – Street Trees.** The applicant's plan does not propose any street trees along either Pine Road or Tomlinson Road. We believe this site would benefit greatly from including street trees along the site's Tomlinson Road frontage. It appears there is adequate room for several shade trees which would provide needed canopy coverage along the sidewalk surfaces. We recommend

that the final development plan includes street trees along the new sidewalk proposed in the PennDOT intersection/roundabout improvement plans.

4. Landscape Improvements- Greening Requirements for the Parking Lot:

A. Section 180-39.A Landscaping of Parking Facilities – The township's Subdivision and Land Development Code (SALDO) requires that shade trees are to be arranged one for every five parking spaces. The new parking lot does not show any tree islands or proposed trees within the lot. The plan should be revised to address the landscaping requirements of the township.

B. Section 180-39.E – The applicant's plan is required by the township's SALDO code to devote 10% of the parking lot's area to green/landscaped areas, inclusive of the required parking lot tree islands. Neither the site plan nor the compliance chart addresses the required landscaped area. This is a needed improvement for both aesthetic and environmental purposes and the plan should be revised to devote the required 10% (of the parking lot) to landscaping.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal and recommend the township address the review comments discussed above to your satisfaction and ensure that all applicable local and state regulations are addressed by the plan.

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 #24-0055-002 on any plans submitted for final recording.

Sincerely,

Barry W. Jeffries

Barry W. Jeffries, ASLA, Senior Design Planner
610-278-3444 - Barry.Jeffries@montgomerycountypa.gov

c: 2895 Pine Road LLC, Applicant
Brendan McArdle, Atwell LLC, Applicant's Representative
Andrew Frey, Chrm., Twp. Planning Commission
John B. Rice, Twp. Solicitor
Timothy P. Woodrow, PE, Twp. Engineer

Attachments: A. Aerial View of Tract development
B. Proposed Site Development Plan
C. Roundabout Roadway Improvement Along the Applicant's Site



2895 Pine Road
MCPC#240055002

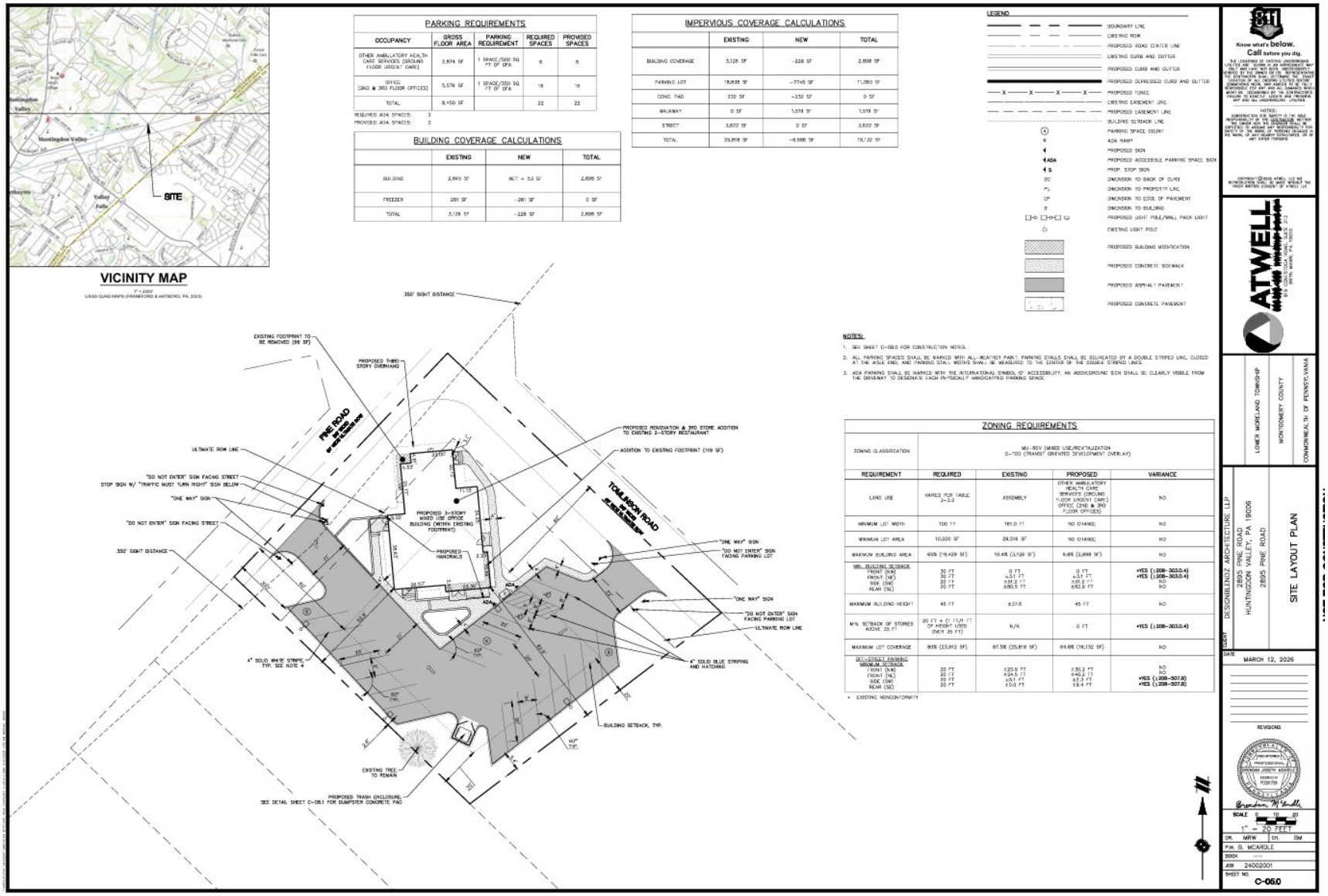
Montgomery County Planning Commission

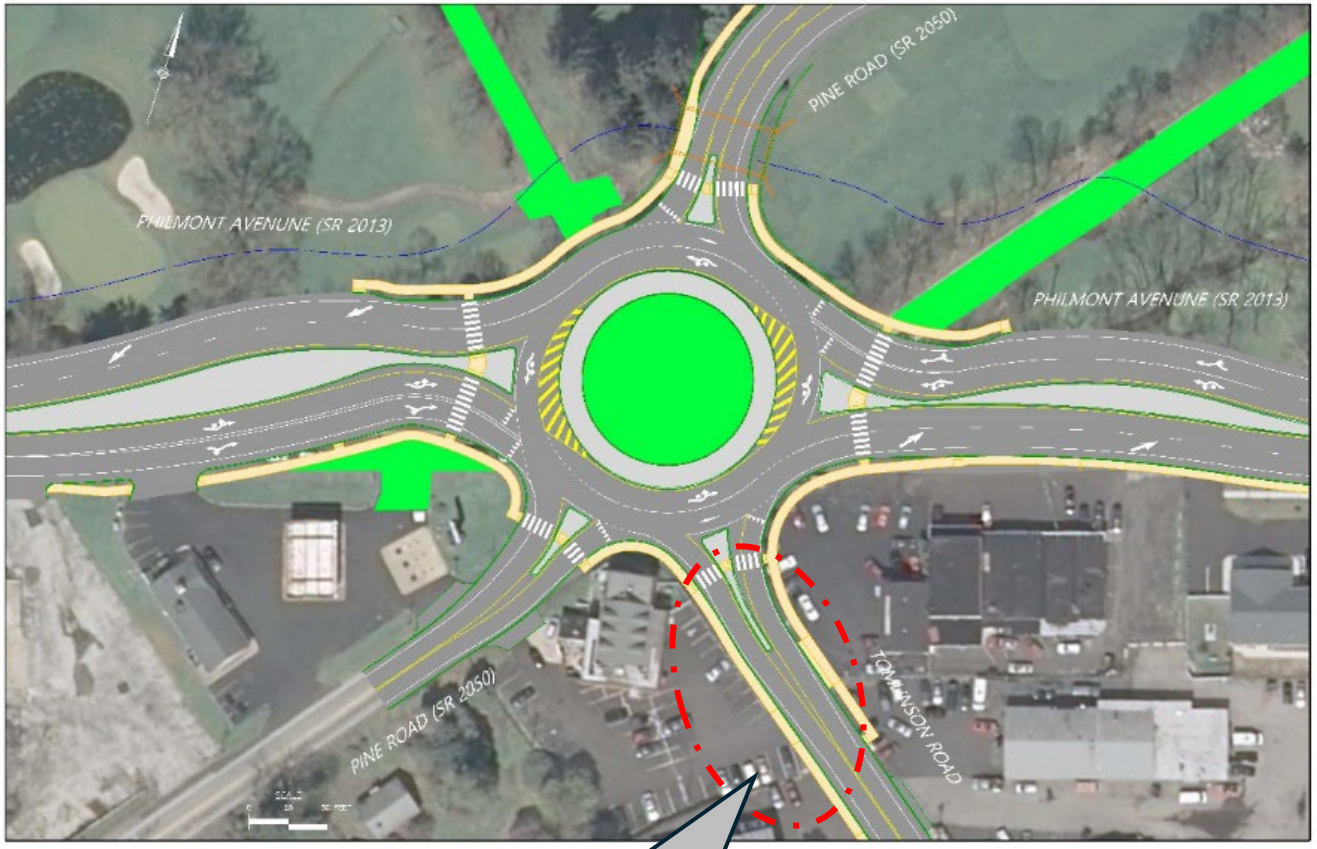
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Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
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www.montcopa.org/planning

Aerial photography provided by Nearmap


VICINITY MAP
SITE
PARKING REQUIREMENTS
OCCUPANCY | GROSS FLOOR AREA | PARKING REQUIREMENT | REQUIRED SPACES | PROVIDED SPACES
OTHER AMBULATORY HEALTH CARE SERVICES (GROUND FLOOR URGENT CARE) | 2,874 SF | 1 SPACE/300 SQ FT OF GFA | 6 | 6
OFFICE (2ND & 3RD FLOOR OFFICES) | 5,574 SF | 1 SPACE/350 SQ FT OF GFA | 16 | 16
TOTAL | 8,450 SF | | 22 | 22
REQUIRED ADA SPACES: 2
PROVIDED ADA SPACES: 2
BUILDING COVERAGE CALCULATIONS
EXISTING | NEW | TOTAL
BUILDING | 2,845 SF | NET + 53 SF | 2,898 SF
FREEZER | 281 SF | -281 SF | 0 SF
TOTAL | 3,126 SF | -228 SF | 2,898 SF
IMPERVIOUS COVERAGE CALCULATIONS
EXISTING | NEW | TOTAL
BUILDING COVERAGE | 3,126 SF | -228 SF | 2,898 SF
PARKING LOT | 18,938 SF | -7745 SF | 11,093 SF
CONC. PAD | 232 SF | -232 SF | 0 SF
WALKWAY | 0 SF | 1,519 SF | 1,519 SF
STREET | 3,622 SF | 0 SF | 3,622 SF
TOTAL | 25,858 SF | -6,686 SF | 19,132 SF
LEGEND
BOUNDARY LINE
EXISTING ROW
PROPOSED ROAD CENTER LINE
EXISTING CURB AND GUTTER
PROPOSED CURB AND GUTTER
PROPOSED DEPRESSED CURB AND GUTTER
PROPOSED FENCE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
BUILDING SETBACK LINE
PARKING SPACE COUNT
ADA RAMP
PROPOSED SIGN
PROPOSED ACCESSIBLE PARKING SPACE SIGN
PROP. STOP SIGN
DIMENSION TO BACK OF CURB
DIMENSION TO PROPERTY LINE
DIMENSION TO EDGE OF PAVEMENT
DIMENSION TO BUILDING
PROPOSED LIGHT POLE/WALL PACK LIGHT
EXISTING LIGHT POLE
PROPOSED BUILDING MODIFICATION
PROPOSED CONCRETE SIDEWALK
PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE PAVEMENT
NOTES:
1. SEE SHEET C-080 FOR CONSTRUCTION NOTES.
2. ALL PARKING SPACES SHALL BE MARKED WITH ALL-WEATHER PAINT. PARKING STALLS SHALL BE DELINEATED BY A DOUBLE STRIPED LINE, CLOSED AT THE AISLE END, AND PARKING STALL WIDTHS SHALL BE MEASURED TO THE CENTER OF THE DOUBLE STRIPED LINES.
3. ADA PARKING SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. AN ABOVEGROUND SIGN SHALL BE CLEARLY VISIBLE FROM THE DRIVEWAY TO DESIGNATE EACH PHYSICALLY HANDICAPPED PARKING SPACE.
ZONING REQUIREMENTS
ZONING CLASSIFICATION: MU-REV (MIXED USE/REVITALIZATION D-TOD (TRANSIT ORIENTED DEVELOPMENT OVERLAY)
REQUIREMENT | REQUIRED | EXISTING | PROPOSED | VARIANCE
LAND USE | VARIES PER TABLE 2-3.2 | ASSEMBLY | OTHER AMBULATORY HEALTH CARE SERVICES (GROUND FLOOR URGENT CARE) OFFICE (2ND & 3RD FLOOR OFFICES) | NO
MINIMUM LOT WIDTH | 100 FT | 185.0 FT | NO CHANGE | NO
MINIMUM LOT AREA | 10,000 SF | 29,519 SF | NO CHANGE | NO
MAXIMUM BUILDING AREA | 60% (19,429 SF) | 10.4% (3,126 SF) | 9.8% (2,898 SF) | NO
MIN. BUILDING SETBACK FRONT (NW) FRONT (NE) SIDE (SW) REAR (SE) | 30 FT 30 FT 20 FT 20 FT | 0 FT 4.3 ± FT 58.2 ± FT 280.5 FT | 0 FT 4.3 ± FT 58.2 ± FT 282.9 FT | YES (§208-303.D.4) YES (§208-303.D.4) NO NO
MAXIMUM BUILDING HEIGHT | 45 FT | 27.6 | 45 FT | NO
MIN. SETBACK OF STORIES ABOVE 25 FT | 20 FT + (1 FT/1 FT OF HEIGHT OVER 25 FT) | N/A | 0 FT | YES (§208-303.D.4)
MAXIMUM LOT COVERAGE | 90% (23,912 SF) | 87.5% (25,818 SF) | 64.8% (19,132 SF) | NO
OFF-STREET PARKING MINIMUM SETBACK FRONT (NW) FRONT (NE) SIDE (SW) REAR (SE) | 20 FT 20 FT 20 FT 20 FT | 23.9 FT 24.5 ± FT 63.1 FT 103 FT | 23.2 FT 40.2 FT 63.3 FT 18.4 FT | NO NO YES (§208-307.B) YES (§208-307.B)
* EXISTING NONCONFORMITY
350' SIGHT DISTANCE
EXISTING FOOTPRINT TO BE REMOVED (66 SF)
PROPOSED THIRD STORY OVERHANG
PINE ROAD 66' RIGHT-OF-WAY
ULTIMATE ROW LINE
"DO NOT ENTER" SIGN FACING STREET
STOP SIGN W/ "TRAFFIC MUST TURN RIGHT" SIGN BELOW
"ONE WAY" SIGN
"DO NOT ENTER" SIGN FACING STREET
350' SIGHT DISTANCE
PROPOSED RENOVATION & 3RD STORE ADDITION TO EXISTING 2-STORY RESTAURANT
ADDITION TO EXISTING FOOTPRINT (116 SF)
TOMLINSON ROAD 66' RIGHT-OF-WAY
PROPOSED 3-STORY MIXED USE OFFICE BUILDING (WITHIN EXISTING FOOTPRINT)
PROPOSED HANDRAILS
"ONE WAY" SIGN
"DO NOT ENTER" SIGN FACING PARKING LOT
"ONE WAY" SIGN
"DO NOT ENTER" SIGN FACING PARKING LOT
ULTIMATE ROW LINE
4" SOLID WHITE STRIPE, TYP. SEE NOTE 4
4" SOLID BLUE STRIPING AND HATCHING
BUILDING SETBACK, TYP.
EXISTING TREE TO REMAIN
PROPOSED TRASH ENCLOSURE SEE DETAIL SHEET C-081 FOR DUMPSTER CONCRETE PAD
811 Know what's below. Call before you dig.
ATWELL
LOWER MORELAND TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA
DESIGNBLENDZ ARCHITECTURE LLP
2895 PINE ROAD
HUNTINGDON VALLEY, PA 19006
2895 PINE ROAD
SITE LAYOUT PLAN
DATE
MARCH 12, 2026
REVISIONS
SCALE 0 10 20
1" = 20 FEET
DR. MRW CH. BM
P.M. B. MCAROLE
BOOK
JOB 24002001
SHEET NO. C-050


PHILMONT AVENUNE (SR 2013)
PINE ROAD (SR 2050)
PHILMONT AVENUNE (SR 2013)
PINE ROAD (SR 2050)
TOMLINSON ROAD
2895 Pine Road
Redevelopment Site