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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

October 23, 2026

Ms. Kate Coletta, Planning Administrator
Limerick Township
646 West Ridge Pike
Limerick, Pennsylvania 19468

Re: MCPC #26-0243-001
Plan Name: Cricket Club
(3 lots comprising 13.58 acres)
Parcel IDs: 37-00-01597-00-4, 37-00-02290-00-4, and 37-00-02530-00-7
Situate: East of US-422/West of Limerick Road at Linfield-Trappe Road
Limerick Township

Dear Ms. Coletta:

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 21, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Parkmat, LLC, has submitted a subdivision and land development proposal to build a cricket club adjacent to Limerick Road, Linfield-Trappe Road, and US-422. This proposal spans and proposes the consolidation of three parcels (37-00-01597-00-4, 37-00-02290-00-4, and 37-00-02530-00-7) which have a combined size of 13.58 acres. Currently, Parcel 37-00-02530-00-7 has a house with a driveway leading to a detached garage, all of which will be demolished by the project, while the other two parcels are undeveloped. The proposal includes a natural grass lawn cricket field with a radius of 225 feet; a 33,000-square foot building; a 25-foot by 80-foot mezzanine attached to the building; a retaining wall along US-422; 191 parking spaces split across two parking lots, including a smaller lot connecting to Limerick Road that has a 12-foot wide emergency access to the mezzanine, and a larger lot connecting to Linfield-Trappe Road; underground stormwater management basins throughout the site; street trees along Linfield-Trappe Road and Limerick Road; a new landscaped buffer along the northern boundary of the site and along the cricket field; and lighting in the parking lots and by the building. The proposal is in the Office/Limited Industrial (O/LI) Base Zoning District.

COMPREHENSIVE PLAN CONSISTENCY

Montco 2040: A Shared Vision, the Montgomery County Planning Commission's 2015 comprehensive plan, includes these parcels in the Designated Growth Area on its development potential map and the Business 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 Business Area future land use includes employment-oriented development, including offices, research facilities, and industrial parks, as well as small-scale retail and service businesses, higher-density residential development, and institutions.

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.

This development proposal is for a sports club, namely a cricket club. Sports clubs are "unique" land uses, as they do not fall squarely under residential, commercial, industrial, and institutional land use groups. As a result, both the county and township comprehensive plans do not specifically call out where sports clubs are appropriate in the county and township. However, this proposal is in an area where both the county and township comprehensive plans promote development. Because of this fact, the Montgomery County Planning Commission (MCPC) finds this project to be consistent with *Montco 2040* Comprehensive Plan and the 2009 Limerick Township Comprehensive Plan.

RECOMMENDATION

MCPC generally supports the applicant's proposal because it meets the Limerick Township Zoning Code. However, because of the site constraints and the large number of waivers requested from Limerick Township by the applicant, MCPC believes that this site is not a good site to host this proposal. Nevertheless, our comments are as follows:

COMMENTS

SCREENING

1. The applicant is requesting a partial waiver from the Limerick Township Subdivision and Land Development Ordinance (SALDO) for site element screenings. The applicant is proposing to place a dumpster behind the building. Limerick Township should require the applicant to properly screen the dumpster per the township's SALDO requirements.

2. The applicant is proposing two 6-foot high solid opaque fences on the site, one located between each parking lot and the adjacent residences. Limerick Township should ask the applicant for more details about these fences, including the material comprising these fences.

CARTWAY WIDTH

The Limerick Township Subdivision and Land Development Ordinance (SALDO) requires major collector roads, including Linfield-Trappe Road, to be 32 feet wide and minor collector roads, including

Limerick Road, to be 30 feet wide. Limerick Township should understand that the applicant is not proposing any improvements to Linfield-Trappe Road or Limerick Road as part of this proposal and is requesting waivers from these requirements.

PARK, RECREATION, AND OPEN SPACE DEDICATION

The applicant is requesting a waiver from Limerick Township's SALDO to dedicate land for park, recreation, and open space on the site. While there is not any room for this space on the site, the applicant should pay Limerick Township a fee-in-lieu of providing this space.

RIPARIAN BUFFER

1. The applicant is building a parking lot over the creek that runs through the northern portion of the site. This parking lot crosses over the creek twice, with the creek being routed under the parking lot via two box culverts. The eastern crossing of the parking lot over the creek contains parking spaces, while the western crossing just contains the access drive. To reduce the impact on the riparian buffer, the applicant should remove the parking spaces on the eastern crossing, reducing this crossing to just an access drive.

2. The applicant is disturbing the forest edge surrounding the creek by building in it and pushing it back. To mitigate this disturbance, the applicant should re-establish the forest edge.

PARKING LIMITS

The applicant is proposing 191 parking spaces on the site, 59 spaces more than what is required for a sports club of this size under the Limerick Township Zoning Code. While there is no maximum limit to the number of required parking spaces in the township's zoning code, the proposed number of parking spaces is significantly higher than what is required. Limerick Township should work with the applicant to see if 191 parking spaces are necessary for this proposal.

STORMWATER MANAGEMENT

1. As mentioned previously, the applicant is proposing a significantly higher number of parking spaces than what is required. Currently, the applicant proposes only underground stormwater management basins. If the applicant reduces the number of proposed parking spaces, then there would be more room for above-ground natural infiltration basins. If the applicant cannot reduce the number of proposed parking spaces, then they should add rain gardens, pervious surfaces, or other naturalization methods to the parking lots to improve stormwater management on the site.

2. In addition to including the proposed underground stormwater basins, the Operations and Maintenance Agreement should also include the proposed level spreaders on the site.

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 (#26-0243-001) on any plans submitted for final recording.

Sincerely,

Russell Livolsi

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

c: Parkmat, LLC, Applicant
Gina M. Gerber, Esquire, Applicant's Representative
Daniel Kerr, Township Manager
Greta Martin Washington, Dir., Township Community Planning
R. Gregory Richardson, Chrm., Township Planning Commission
Timothy Haas, Assistant Township Manager
Emily Niskala, Assistant Township Zoning Officer

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

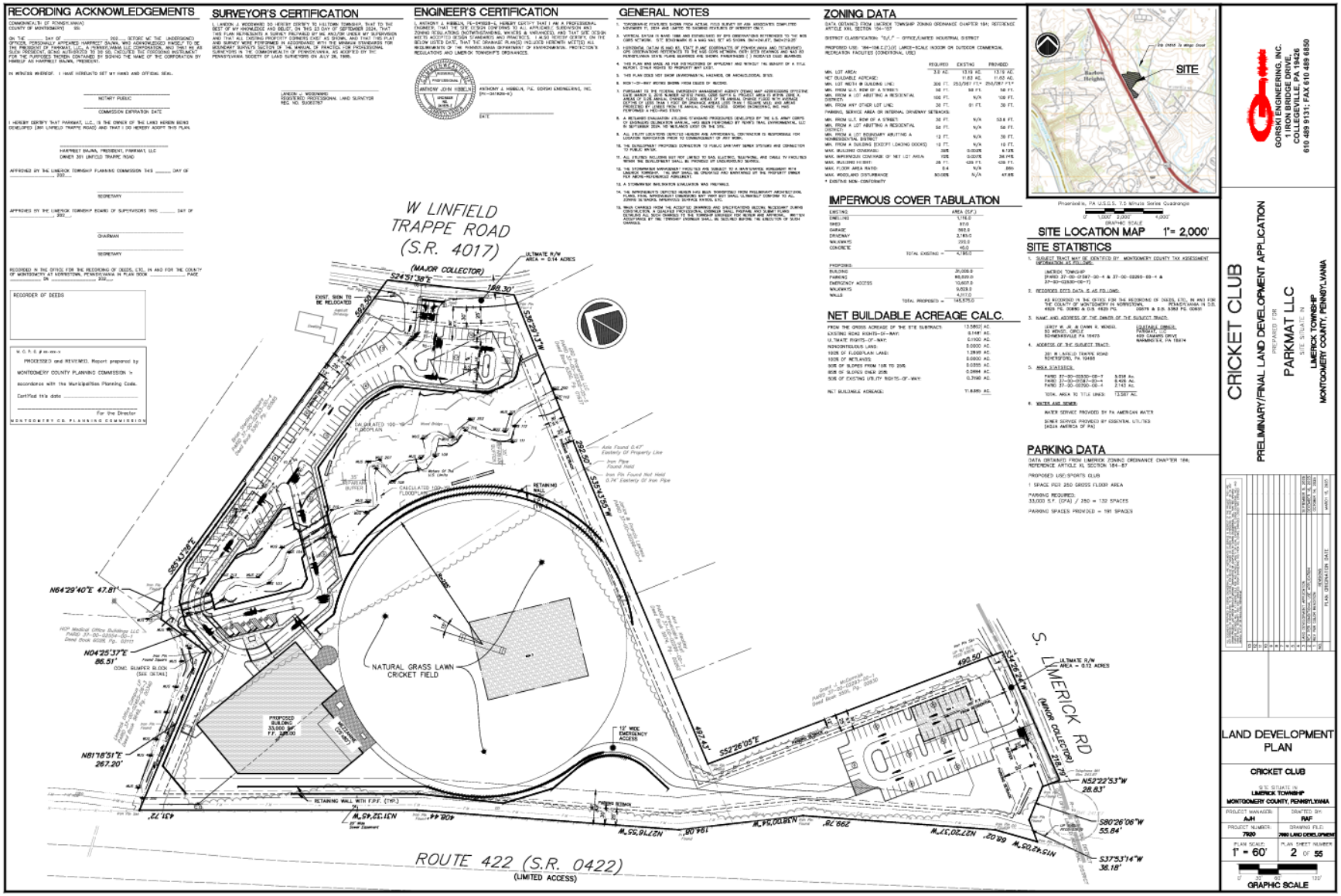


Cricket Club
MCPC #26-0243-001

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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RECORDING ACKNOWLEDGEMENTS
SURVEYOR'S CERTIFICATION
ENGINEER'S CERTIFICATION
GENERAL NOTES
ZONING DATA
IMPERVIOUS COVER TABULATION
NET BUILDABLE ACREAGE CALC.
SITE LOCATION MAP 1" = 2,000'
SITE STATISTICS
PARKING DATA
W LINFIELD TRAPPE ROAD (S.R. 4017)
(MAJOR COLLECTOR)
S. LIMERICK RD
(MAJOR COLLECTOR)
ROUTE 422 (S.R. 0422)
(LIMITED ACCESS)
NATURAL GRASS LAWN CRICKET FIELD
PROPOSED BUILDING 33,000 SF F.F. 328.00
RETAINING WALL WITH F.P.F. (TYP.)
15' WIDE EMERGENCY ACCESS
CALCULATED 100-YR FLOODPLAIN
CALCULATED 100-YR FLOODPLAIN ELEVATION
RETAINING WALL
S24°51'38"E 188.30'
S38°29'17"W 292.50'
S35°41'58"W 490.50'
S52°26'05"E 487.43'
S52°22'53"W 28.83'
S80°26'06"W 55.84'
S37°53'14"W 36.18'
N64°29'40"E 47.81'
N04°25'37"E 86.51'
N81°18'51"E 267.20'
SITE
CRICKET CLUB
PRELIMINARY/FINAL LAND DEVELOPMENT APPLICATION
PREPARED FOR
PARKMAT LLC
SITE SITUATE IN
LIMERICK TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
GORSKI ENGINEERING, INC.
1 IRON BRIDGE DRIVE,
COLLEGEVILLE, PA 19426
610 489 9131; FAX 610 489 6850
LAND DEVELOPMENT PLAN
CRICKET CLUB
LIMERICK TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
PROJECT MANAGER: AJH
DRAFTED BY: PAF
PROJECT NUMBER: 7920
DRAWING FILE: 7920 LAND DEVELOPMENT
PLAN SCALE: 1" = 60'
PLAN SHEET NUMBER: 2 OF 55
GRAPHIC SCALE