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Planning Commission

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Scott France, AICP
Executive Director

REVISED

October 28, 2026

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

Re: MCPC #26-0254-001
Plan Name: La Mott Fire Co. No. 1 Station 2 Housing Addition
(1 lot comprising 8.34 acres / 0.5 acres impacted by development)
Parcel ID: 31-00-22399-00-7
Situate: southwest corner of Penrose Avenue and Humphrey Merry Way
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 September 29, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Buchart Horn, Inc., has submitted a Preliminary/Final Land Development Plan to develop an addition to the rear of the existing La Mott Fire Company building that will be used as four bedrooms and a shared kitchen and living space to house four staff members. The proposed building addition is 3,082 square feet. The plan proposes creating an additional surface area parking lot with 16 parking spaces and porous pavement at the rear of the site with driveway access to Humphrey Merry Way. Also proposed is a stormwater retention basin adjacent to the proposed building addition and surface parking lot, five new trees, various shrubs and plantings throughout the parking lot area, light poles in the proposed surface parking lot, and a new rear pedestrian walkway. The demolition plan shows the removal of one shed, one street tree, an existing rear pedestrian walkway, and chain link fencing.

The proposed building addition and surface parking lot are located within a township-owned lot (Parcel #31-00-22399-00-7) in the MU1 - Mixed-Use District. Use B-19: Parking Lot is a permitted accessory use. The proposed dormitory use housing four staff members is accessory to the existing non-conforming fire emergency services use and is currently not permitted in the MU1 – Mixed-Use District.

The applicant has requested one waiver from Cheltenham Township's Subdivision and Land Development Ordinance (SALDO) to waive Section 260-16 requiring a Preliminary Plan submission and submit this plan as Preliminary/Final.

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

PLAN SHEETS

A. Housing Addition.

1) The cover page of the Land Development Plan, "La Mott Fire Co. No. 1 Station 2 Housing Addition", should clarify the use of the building addition and, if the proposed use of the housing addition is to provide permanent housing to employees of the La Mott Fire Co., that should be indicated on the plan.

2) Currently, Use D-5: Dormitory is not permitted in the MU-1 Mixed-Use District. Use D-5: Dormitory would currently need a variance to allow the use by Special Exception as an accessory use to the existing non-conforming fire emergency services use.

B. Existing Features Plan. The Existing Features Plan on page 3 of the plan set shows existing features that are offset from their actual locations as illustrated by the background aerial image. This should be resolved on the final plan set.

C. Future Building. The plan set's Proposed Site Plan, Proposed Grading and Drainage Plan, and Proposed Landscape Plan include an outline of a future building of 2,462 square feet where the existing parking lot is located. The plan sheets should clarify that this is a building that could be proposed in a future phase and, if proposed, will have its own land development application and plan.

STORMWATER MANAGEMENT

A. Stormwater Retention Basin. We recommend naturalizing the basin with plantings in accordance with Section 260-62 of the SALDO.

STREET TREES

A. Tree Replacement. One street tree is being removed along Humphrey Merry Way to allow for the driveway access of the proposed surface parking lot. We recommend replacing the tree elsewhere on the site.

PARKING

A. Proposed Surface Parking Lot. The proposed rear surface parking lot adds 16 parking spaces to the site. The applicant should indicate the number of firefighters and staff supporting the existing fire emergency services use and how many people will be served by the proposed use. If the future building proposed on the existing parking lot is never constructed, there will be two parking lots and about twice the number

of parking spaces and impervious coverage percentage as exists today. Imagery from Google Maps and NearMap since 2014 does not show the existing parking lot of 17 spaces fully utilized at any point. If the future building on the existing parking lot does not come to fruition, having two parking lots and 33 spaces to support La Mott Fire Co.'s operations may result in many unused parking spaces. We recommend evaluating the demand for parking that the new building and housing use will generate and ensuring that parking is only being constructed that meets but does not unnecessarily exceed future parking demand.

PEDESTRIAN ACCESS

A. Crosswalks. Sidewalks should be connected to one another with pedestrian-friendly infrastructure.

1) We recommend the applicant paint a crosswalk across the proposed driveway access to Humphrey Merry Way.

2) We also recommend the applicant paint a crosswalk across Humphrey Merry Way at its intersection with Penrose Avenue.

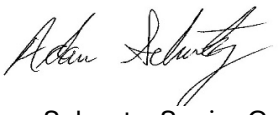
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions may better achieve Cheltenham Township's planning objectives for impervious coverage and stormwater management.

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 (*26-0254-001*) on any plans submitted for final recording.

Sincerely,



Adam Schantz, Senior Community Planner
Adam.Schantz@montgomerycountypa.gov – 610-278-3722

c: Vincent Wayne, P.E., Buchart Horn, Inc., 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
Chloe Mohr, AICP, Principal Planner, Montgomery County Planning Commission

Attachments: A. Aerial View of Site
B. Reduced Copy of Applicant's Site Plan

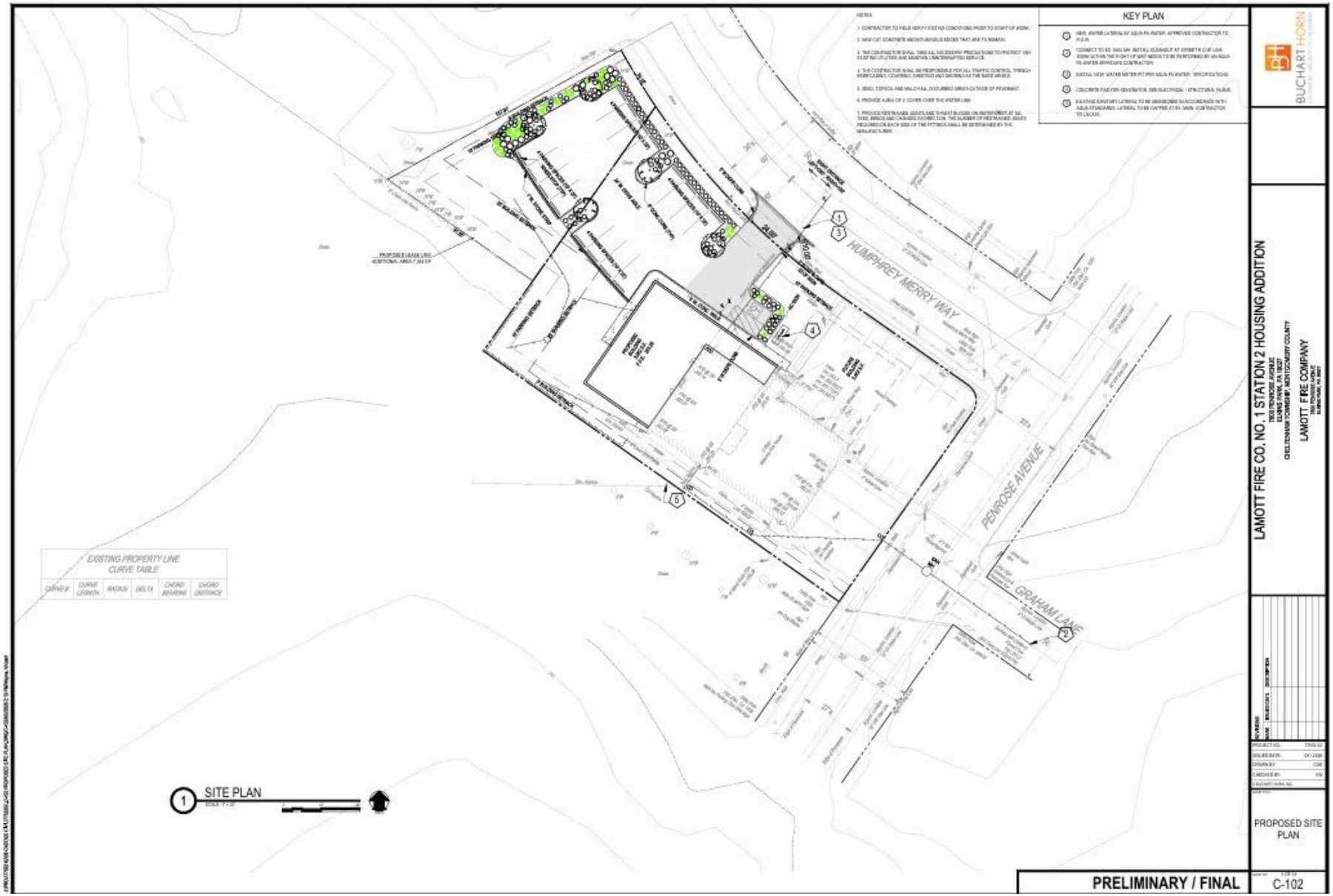


LaMott Fire Co., Housing Addition
MCPC#260254001

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Aerial photography provided by Nearmap

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KEY PLAN
HUMPHREY MERRY WAY
PENROSE AVENUE
GRAHAM LANE
EXISTING PROPERTY LINE CURVE TABLE
CURVE #
CURVE LENGTH
RADIUS
DELTA
CHORD BEARING
CHORD DISTANCE
1 SITE PLAN
SCALE: 1" = 20'
LAMOTT FIRE CO. NO. 1 STATION 2 HOUSING ADDITION
LAMOTT FIRE COMPANY
PROPOSED SITE PLAN
PRELIMINARY / FINAL
C-102