

TOWNSHIP of UPPER MORELAND

Montgomery County, Pennsylvania

117 Park Avenue, Willow Grove, PA 19090-3215

Telephone (215) 659-3100 / Fax (215) 659-7363

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SEAN P. KILKENNY, ESQ.

Township Solicitor

Agenda Summary Regular Meeting - September 9, 2024 Public Hearing – October 7, 2024

Agenda Item:	Public Hearing No. 1971 - Conditional Use Application for 2405-2425 Maryland Road
Prepared By:	Paul Purtell, Director of Code Enforcement
Attachments:	Proof of Legal Advertisement, Pictures Public Hearing Notices at Properties, Conditional Use Application, Plans and Review Letters
Background/Analysis:	The owner of the properties, 2405 Maryland Road Property Owner, LLC and 2425 Maryland Road Property Owner, LLC (KRE) have submitted a Conditional Use Application to construct an apartment building adjacent to their existing apartment building. New amenities will be provided on both the existing and proposed building along with site improvements including landscaping & stormwater management.
Fiscal Impact/Source:	Earned income/business privilege tax and permit fees.
Alternatives:	N/A
Committee Recommendation:	Open Public Hearing #1971 to receive public comments regarding the Conditional Use Application.

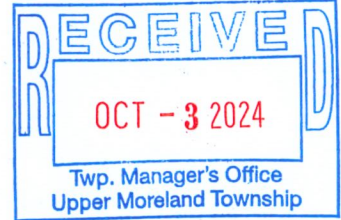
LOCALiQ

Erle Times-News | The Intelligencer
Bucks County Courier Times
The Daily American | Beaver County Times
Pocono Record | Burlington County Times

PO Box 630531 Cincinnati, OH 45263-0531

AFFIDAVIT OF PUBLICATION

Vicky Sykes
ATTN: VICKY SYKES
Upper Moreland Township
117 Park AVE
Willow Grove PA 19090-3209



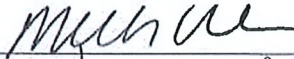
STATE OF PENNSYLVANIA, COUNTY OF BUCKS

The Intelligencer, a newspaper of general circulation, published and having its place of business at Doylestown, Bucks County, PA and Horsham, Montgomery County, PA; that said newspaper was established in 1886; that attached hereto is a facsimile of the printed notice which is exactly as printed and published in said newspaper issue dated on:

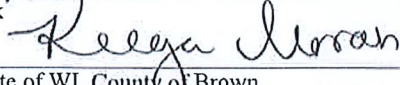
09/22/2024, 09/29/2024

That said newspaper was regularly issued and circulated on those dates.

Sworn to and subscribed before on 09/29/2024



Legal Clerk



Notary, State of WI, County of Brown

21428

My commission expires

Publication Cost:	\$699.70	
Tax Amount:	\$0.00	
Payment Cost:	\$699.70	
Order No:	10587130	# of Copies:
Customer No:	790952	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KEEGAN MORAN
Notary Public
State of Wisconsin

NOTICE
UPPER MORELAND
TOWNSHIP

NOTICE IS HEREBY GIVEN THAT THE UPPER MORELAND TOWNSHIP BOARD OF COMMISSIONERS WILL HOLD A PUBLIC HEARING ON MONDAY OCTOBER 7, 2024, AT 7:00 P.M. AT THE TOWNSHIP BUILDING LOCATED AT 117 PARK AVENUE, WILLOW GROVE, PA, 19090, TO CONSIDER THE CONDITIONAL USE APPLICATION OF 2405 MARYLAND ROAD PROPERTY OWNER, LLC AND 2425 MARYLAND ROAD PROPERTY OWNER, LLC ("APPLICANT").

The application involves Tax Parcel Nos. 59-00-12322-00-3 and 59-00-12313-00-3, located at 2405 Maryland Road and 2425 Maryland Road, Willow Grove, PA 19090. Both property owners are legal entities affiliated with the KRE Group. Conditional use approval was previously granted to the KRE Group by the Board of Commissioners on July 7, 2017, to use and develop 2405 Maryland Road for the apartments, known as Willow Point. In January of 2023, KRE Group acquired the parcel adjoining 2405 Maryland Road, 2425 Maryland Road. 2425 Maryland Road currently contains an underutilized light industrial building in the I-Limited Industrial District. On July 1, 2024, by a vote of 3 to 3 the application failed to gain approval of the Board of Commissioners. In response to public feedback received as part of the original 2024 conditional use application, applicant has submitted a new conditional use approval in accordance with Section 350-102.V of the Township Zoning Ordinance to consolidate the two properties and to redevelop the 10.6 acre 2425 Maryland Road property with a new apartment building containing 53 units and 80 parking spaces. The new application reduces the unit count of the apartment building and proposes to double the existing amenity space. The application also proposes significant upgrades to the existing Willow Point apartment building and the existing outdoor amenities and common areas on the property. The conditional use application is on file at the Code Enforcement Office at the Township Building and may be inspected during regular business hours.

Persons with a disability who wish to attend the hearing and require an auxiliary aid, service or other accommodation should contact Interim Township Manager, Patrick Stasio at (215) 659-3100.

Alex J. Baumler
Upper Moreland Township
Solicitor

2405

WILLOW
POINTE
LUXURY APARTMENTS

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Public Hearing No. 1971

In the matter of an application for a change of zoning classification for the property located at 2405, 2425, Starwood Blvd., Upper Merion Township, PA, and a public hearing on October 3, 2019, at 7:00 PM in the Township offices, 117 Park Avenue, Upper Merion Township, PA, regarding the proposed application for residential apartment building.

THE BOARD OF COMMISSIONERS make notice of this Public Hearing to be held at the Township Offices, 117 Park Avenue, Upper Merion Township, PA.

THIS NOTICE shall be displayed on the grounds plainly visible to passersby, and last time for AT LEAST ONE WEEK preceding the PUBLIC HEARING.

BY ORDER OF:
The Board of Commissioners
Upper Merion Township



2425

Public Hearing No. 071

THE BOARD OF COMMISSIONERS AND OFFICE OF THE SUPERVISOR OF THE COUNTY OF TARRANT, TEXAS, HAS HEREBY ORDERED THAT THE PROPOSED PROJECT BE HELD IN ABANDONMENT AND THAT THE PROJECT BE REMOVED FROM THE PUBLIC RECORDS OF THE COUNTY OF TARRANT, TEXAS.

THE BOARD OF COMMISSIONERS AND OFFICE OF THE SUPERVISOR OF THE COUNTY OF TARRANT, TEXAS, HAS HEREBY ORDERED THAT THE PROPOSED PROJECT BE HELD IN ABANDONMENT AND THAT THE PROJECT BE REMOVED FROM THE PUBLIC RECORDS OF THE COUNTY OF TARRANT, TEXAS.

BY ORDER OF:
The Board of Commissioners
County of Tarrant, Texas

Blue Bell Executive Campus
460 Norristown Road, Suite 110
Blue Bell, Pennsylvania 19422-2323
610.825.8400 + Fax 610.828.4887
www.wislerpearlstine.com

Andrew R. Freimuth, Esquire
afreimuth@wispearl.com

August 26, 2024

VIA HAND DELIVERY

Paul E. Purtell, Director of Code Enforcement
Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

**RE: 2405 Maryland Road/2425 Maryland Road
Conditional Use Application
Upper Moreland Township, Montgomery County, Pennsylvania**

Dear Paul:

This firm represents 2405 Maryland Road Property Owner LLC and 2425 Maryland Road Property Owner LLC (sometimes referred to collectively as "Owners"), who are both entities affiliated with KRE Group (hereinafter "KRE"). As you know, Owners submitted a conditional use application to consolidate the properties at 2405 and 2425 Maryland Road to be used as an apartment complex with clubhouse in accordance with the requirements of Section 350-102.V of the Upper Moreland Township Zoning Ordinance (the "Zoning Ordinance"), which was denied by virtue of a 3-3 tie vote of the Board of Commissioners at its public meeting on July 1, 2024. Owners and KRE have now made significant revisions to the apartment complex proposal as more particularly outlined in the new conditional use application that I am enclosing herein for filing pursuant to Section 350-102.V of the Zoning Ordinance.

Enclosed with this letter please find one (1) original and fourteen (14) copies of a completed Conditional Use Application as well as a check made payable to Upper Moreland Township in the amount of \$1,000.00 for the Conditional Use Application Fee. On behalf of Owners and KRE, we look forward to presenting this Application to the Township. Please let me know if you require anything additional from me at this time, as well as the dates and times that this matter will be reviewed by the Community Development Committee or any other Township Board, Committee, Commission or Authority prior to consideration by the Board of Commissioners. I would appreciate being advised so that someone from our office can be present on behalf of the Owners to address any questions with regard to the Application.

{03115380 }

ATTORNEYS AT LAW

Newtown Office: 301 North Sycamore Street + Post Office Box 1186 + Newtown, Pennsylvania 18940-3808 + 215.579.5995 + Fax 215.579.7900

Malvern Office: 460 East King Road + Malvern, Pennsylvania 19355-3049 + 610.722.5800 + Fax 610.647.6714

4873-7441-9668, v. 1

UPPER MORELAND TOWNSHIP
CODE ENFORCEMENT


AUG 26 2024

RECEIVED

Paul Purtell
August 26, 2024
Page 2

Thank you in advance for your cooperation.

Sincerely,



ANDREW R. FREIMUTH

cc: Noah Chrismer, KRE Group (w/out enclosure)
Christopher Fairfield, KRE Group (w/out enclosure)



Upper Merland
Township
117 Park Avenue
Willow Grove, PA
19090

Conditional Use Application

PROPERTY OWNER: 2405 Maryland Road Property Owner LLC
2425 Maryland Road Property Owner LLC

520 US Highway 22, P.O. Box 6872, Bridgewater, NJ 08807
(List legal owner, equitable owner and/or lessee of property, and their address.)

NAME OF APPLICANT: Same as Owner

MAILING ADDRESS: Same as Owner

TELEPHONE NO. 610-834-3472 (Owner/Applicant's Attorney)

PREMISES: 2405 and 2425 Maryland Road
Address of Premises
59-00-12322-00-3 / Block 46C, Unit 020
59-00-12313-00-3 / Block 46C, Unit 024
Tax Parcel Block and Unit Identification
10.06 acres (Consolidated) / See Plans for Building Dimensions
Size of Property and Building Dimensions

APPLICANT'S ATTORNEY: Andrew R. Freimuth, Esquire
Blue Bell Executive Campus
460 Norristown Road, Suite 110
Blue Bell, PA 19422

ZONING DISTRICT: I Limited Industrial

REQUEST: 1. Applicant shall state sections which provide authorization for a conditional use pursuant to the Zoning Code.
Section 350-102. V

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AUG 26 2023
UPPER MERLAND
CODE ENFORCEMENT

2. Applicant shall state specific proposal:

- a. Type of use: Apartment Complex with Clubhouse. Owner/Applicant proposes to add one (1) new apartment building to the Willow Pointe Apartments development.
- b. Size of use: Newapartment building will contain 53 one and two-bedroom apartment units

- c. Size and dimensions of lot area to be occupied or utilized by the conditional use: _____
Total lot area is 10.06 acres.

- d. Anticipated hours of operation: _____
Normal residential operations.

- e. Number of employees: 2
- f. If residential, number and type of dwelling use: _____
53 additional one and two-bedroom apartments for a total of 299 units.
- g. Commercial or industrial vehicles associated with the use:
None.

3. Specific conditions or restrictions offered by the applicant to be considered by the Board of Commissioners: _____

The proposed use will be consistent with the testimony and exhibits offered by the Owner/Applicant at the Conditional Use hearing and with all prior conditions of approval for the Willow Pointe Apartments development.

4. Has a previous conditional use application been filed on this property? Yes.

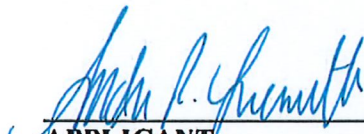
- a. If Yes, give date and disposition of previous application:

June 10, 2015; Granted by Resolution R-2015-31
July 10, 2017; Granted by Resolution R-2017-27
July 1, 2017; Denied by 3-3 tie vote of the Board of Commissioners

5. Has a previous application been filed in connection with this property? Yes.
- a. If Yes, give date and disposition of previous application:
- See 4.a. above.
-

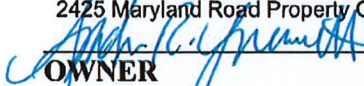
Applicant shall comply with conditional use procedures as set forth in the Upper Moreland Township Zoning Code.

Submit fifteen copies of plans, 24"x 36", which shall show existing conditions and nature of proposed use.



Date: 8/26/2024

APPLICANT
Andrew R. Freimuth, Esquire
On behalf of Applicant
2405 Maryland Road Property Owner LLC; and
2425 Maryland Road Property Owner LLC



Date: 8/24/2024

OWNER
Same as Applicant

Received by (UMT staff member) Elda Magges 8/26/24

Addendum to Conditional Use Application

2405 Maryland Road Property Owner, LLC and 2425 Maryland Road Property Owner, LLC (sometimes referred to collectively as “Owners”) are the owners of two adjoining parcels of land located at 2405 Maryland Road and 2425 Maryland Road in Upper Moreland Township (the “Township”). Owners are entities affiliated with KRE Group (hereinafter “KRE”), who received conditional use approval from the Board of Commissioners on July 10, 2017 to use and develop 2405 Maryland Road as an apartment complex with clubhouse in accordance with the requirements of Section 350-102.V of the Upper Moreland Township Zoning Ordinance (the “Zoning Ordinance”). Both properties are within the I Limited Industrial Zoning District. KRE has since successfully completed the approved development of 2405 Maryland Road with three (3) apartment buildings containing 246 one- and two-bedroom apartment units and a clubhouse/amenity space with a pool, 432 parking spaces, and facilities related thereto. The development is commonly known as the Willow Pointe Apartments. The Willow Pointe Apartments have revitalized a formerly industrial portion of Maryland Road, and the development has benefited the Township by providing luxury multifamily residences for new members of the community and increasing ratables along the corridor. Now, KRE would like to convert the adjoining property at 2425 Maryland Road (also zoned I Limited Industrial), which houses a similarly underutilized light industrial building, into apartments that will become part of Willow Pointe.

In January 2023, KRE acquired 2425 Maryland Road, which is the parcel of land adjoining 2405 Maryland Road to the northeast. The ownership entity of 2425 is 2425 Maryland Road Property Owner, LLC and the parcel is presently improved with an older, outdated, one-story, light industrial building constructed in the 1960s. The building is partially occupied by a legacy tenant, but the building contains a significant amount of vacant space. In fact, over 1/3 of the 21,000 SF building has been and remains vacant. As a result, the building is under-utilized with few viable options for future additional occupancy and improvement for an industrial user. In an effort to ensure the future productive use of 2425 Maryland Road, KRE filed a conditional use application on February 16, 2024 (the “Original Application”) which proposed to consolidate 2425 Maryland Road with 2405 Maryland Road and construct a new apartment building containing 55 one- and two-bedroom apartment units (the “Original Proposed Apartment Building”) with 86 parking spaces (39 under building parking spaces and 47 surface parking spaces) to be incorporated into the existing Willow Pointe Apartments development. By a 3-3 vote of the Board of Commissioners, the Original Application was “deemed denied”.

In response to public feedback received as a part of the Original Application, KRE (by and through the Owners) now submits this new conditional use application (“New Application”) requesting conditional use approval pursuant to Section 350-102.V of the Zoning Ordinance to consolidate the two parcels and construct a new apartment building containing 53 one- and two-bedroom apartment units (the “New Apartment Building”) with 80 parking spaces (30 ground floor building parking spaces and 50 surface parking spaces). The New Application reduces the unit count by two from the Original Application and proposes to more than double the existing amenity space, both outdoor and indoor, in place of those units. The New Apartment Building will contain approximately 4,650 square feet of indoor amenity space: 2,500 square feet of ground floor, amenity space as well as an additional 2,150 square feet of second-floor amenity space. The

ground floor amenities will include a golf simulator, lounge, and relocated leasing office. The second-floor amenities will include coworking space and a relocated property management office. By relocating the leasing and property management offices, amenity space will be freed up in Building 1 to expand the existing gym and package room. A new outdoor amenity/common area space of approximately 4,000 square feet containing fire pits and grills is proposed immediately adjacent to the new indoor amenity space. The new indoor and outdoor amenity space is located within and on the side of the New Apartment Building closest to the existing Willow Pointe Apartments complex and existing amenity space. The New Application also includes approximately 1,600 square feet of additional outdoor amenity space for fire pits and grills adjacent to existing Building 3 to better serve the residents of the complex. All the indoor and outdoor amenity spaces, including the existing clubhouse amenity space and pool area, will be available to and serve residents of the entire Willow Pointe community, including both the existing residents and those of the New Apartment Building. To create a cohesive connection between the existing and proposed amenity spaces, a 30-foot-wide raised crosswalk is proposed. This raised crosswalk will also serve as a speed table to calm vehicles ahead of the existing traffic circle.

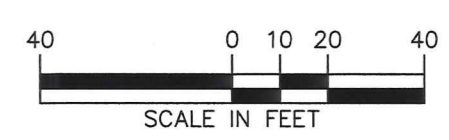
Like the Original Application, the properties at 2405 Maryland Road and 2425 Maryland Road (collectively, 2405 Maryland Road and 2425 Maryland Road are sometimes referred to hereinafter as the "Property") would be merged upon approval and recording of land development plans and held in single ownership. The Property and the construction and development of the New Apartment Building complies with all of the conditional use standards and criteria set forth Section 350-102.V of the Zoning Ordinance. As indicated above, the New Apartment Building will be incorporated into the existing Willow Pointe Apartments and the entire community will have access to the clubhouse, amenities and recreation facilities constructed as part of the original development and proposed in connection with the New Apartment Building. The Property (as consolidated) meets the minimum lot area requirement and the total density of the Property satisfies the permitted increased density provisions in Section 350-102.V. The New Apartment Building will be constructed of the same materials and with the same architectural features as the previously approved and existing apartment buildings within the Willow Pointe Apartments, in accordance with the requirements of the Zoning Ordinance. The addition of the New Apartment Building to the Willow Pointe Apartments community will be compatible with the character of the neighborhood surrounding the Property and will not negatively impact the use of any property adjacent to the Property. Further, the addition of the New Apartment Building will not have any harmful effect or unanticipated adverse impact on local vehicular or pedestrian traffic, sanitary sewer, school, police, fire, park, stormwater or other public facilities or services, or on the public health, safety and welfare generally.

Based on the foregoing, the Owners submit that the proposed apartment use satisfies all of the standards and criteria for conditional use approval in the Zoning Ordinance, and the Owners respectfully request that the Board of Commissioners grant the same.



MARYLAND ROAD
(60' WIDE PUBLIC RIGHT-OF-WAY)

PROPOSED BUILDING
16,640 SF FOOTPRINT
53 UNITS
50 SPACES



LANGAN
Langan Engineering and
Environmental Services, Inc.
1818 Market Street, Suite 3300
Philadelphia, PA 19103
T: 215.845.8900 F: 215.845.8901 www.langan.com

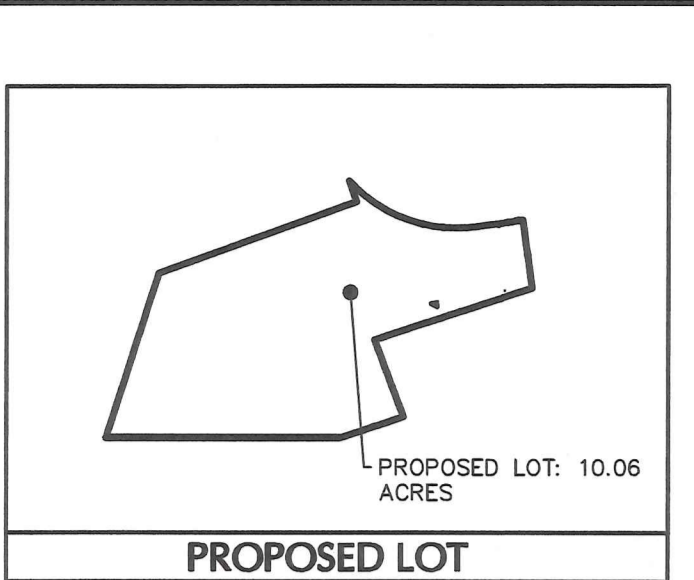
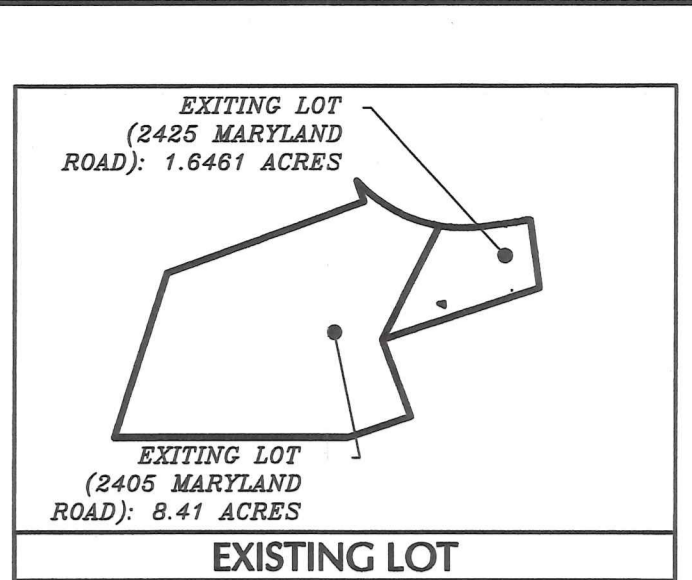
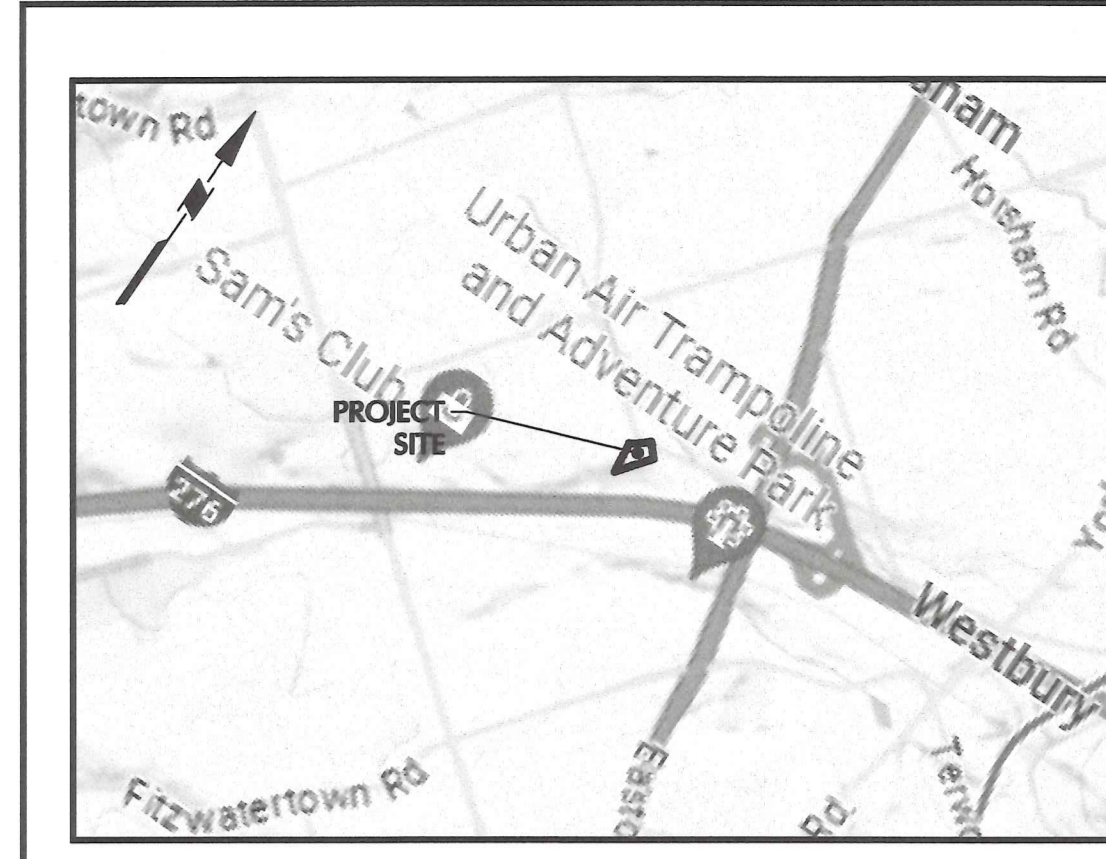
Project
**2425 MARYLAND
ROAD**
WILLOW GROVE
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title
COLORED PLAN

Project No.
220180701
Date
23 AUGUST 2024
Drawn By
JT
Checked By
CC

EX-2
Sheet 1 of 1

Project No. 220180701 © 2024 Langan

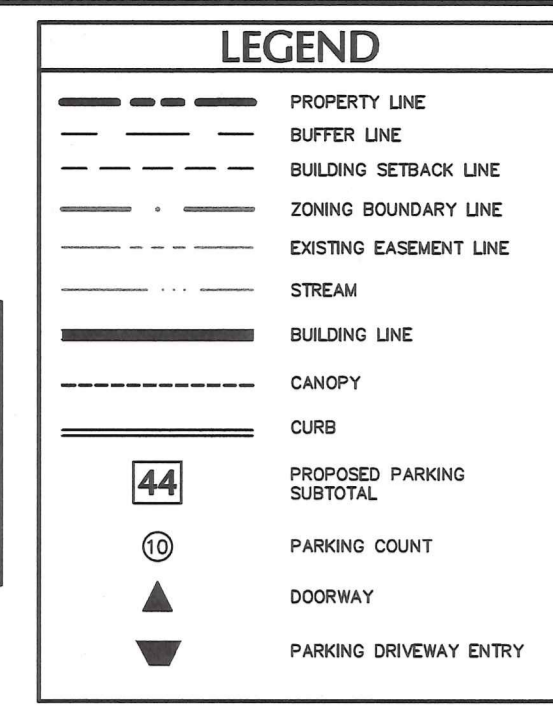


PHASE 1				
BUILDING	1-BED	2-BED	TOTAL UNITS	BEDROOM COUNT
BUILDING 1	2	12	14	14
1ST FLOOR	2	12	14	14
2ND FLOOR	0	0	0	0
3RD FLOOR	0	0	0	0
4TH FLOOR	0	0	0	0
TOTAL	2	12	14	14
PHASE 2				
BUILDING	1-BED	2-BED	TOTAL UNITS	BEDROOM COUNT
BUILDING 2	7	7	14	21
1ST FLOOR	7	7	14	21
2ND FLOOR	0	0	0	0
3RD FLOOR	0	0	0	0
4TH FLOOR	0	0	0	0
TOTAL	7	7	14	21
PHASE 3				
BUILDING	1-BED	2-BED	TOTAL UNITS	BEDROOM COUNT
BUILDING 3	18	18	36	54
1ST FLOOR	18	18	36	54
2ND FLOOR	0	0	0	0
3RD FLOOR	0	0	0	0
4TH FLOOR	0	0	0	0
TOTAL	18	18	36	54
TOTAL PHASE 1				
	2	12	14	14
TOTAL PHASE 2				
	7	7	14	21
TOTAL PHASE 3				
	18	18	36	54
TOTAL PROJECT				
	27	37	64	99

BUILDING SUMMARY	
BUILDING FOOTPRINT:	73,352 SQUARE FEET
2425 MARYLAND ROAD (INCLUDES 3 BUILDINGS AND CLUB HOUSE)	16,640 SQUARE FEET
TOTAL:	89,992 SQUARE FEET

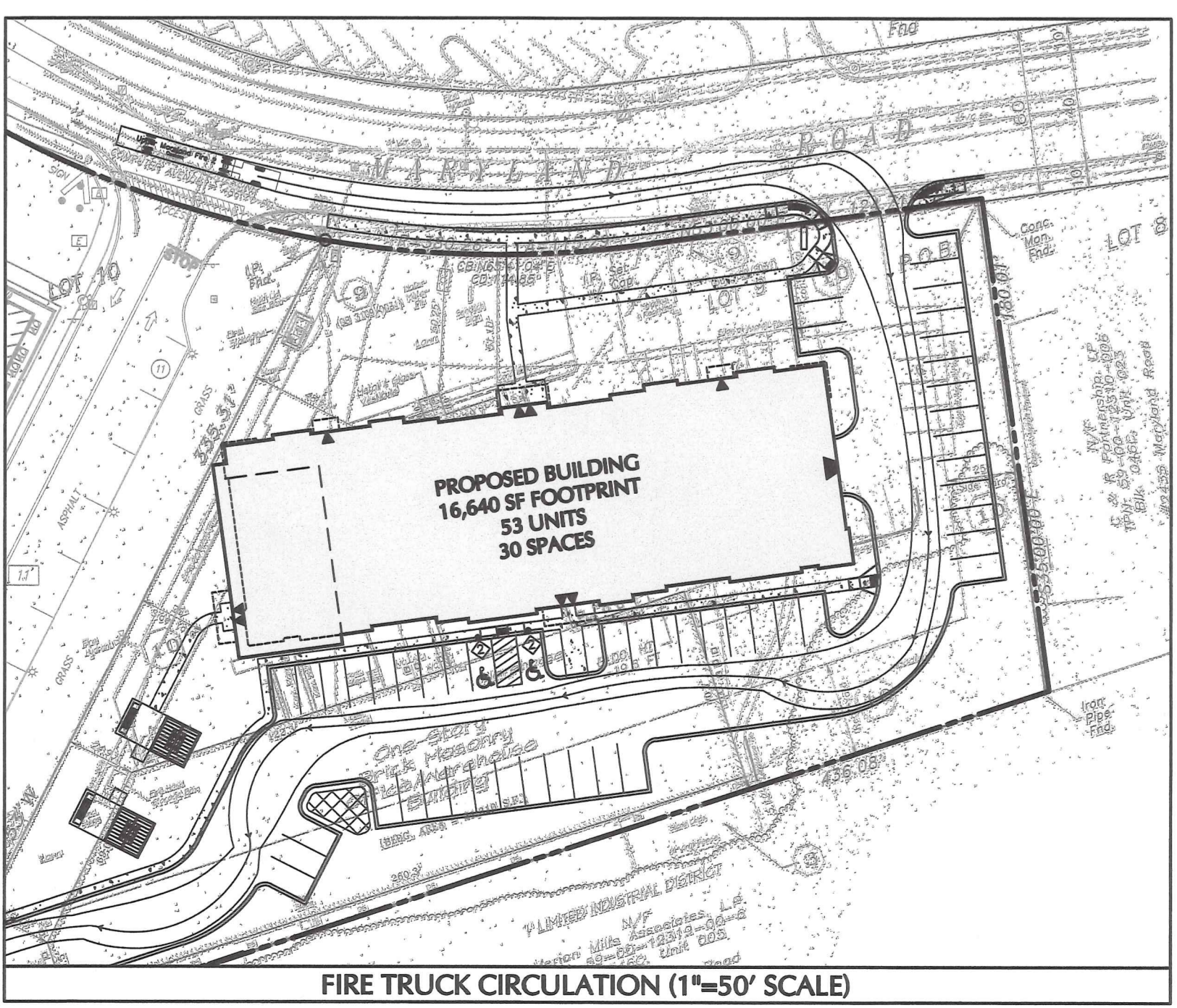
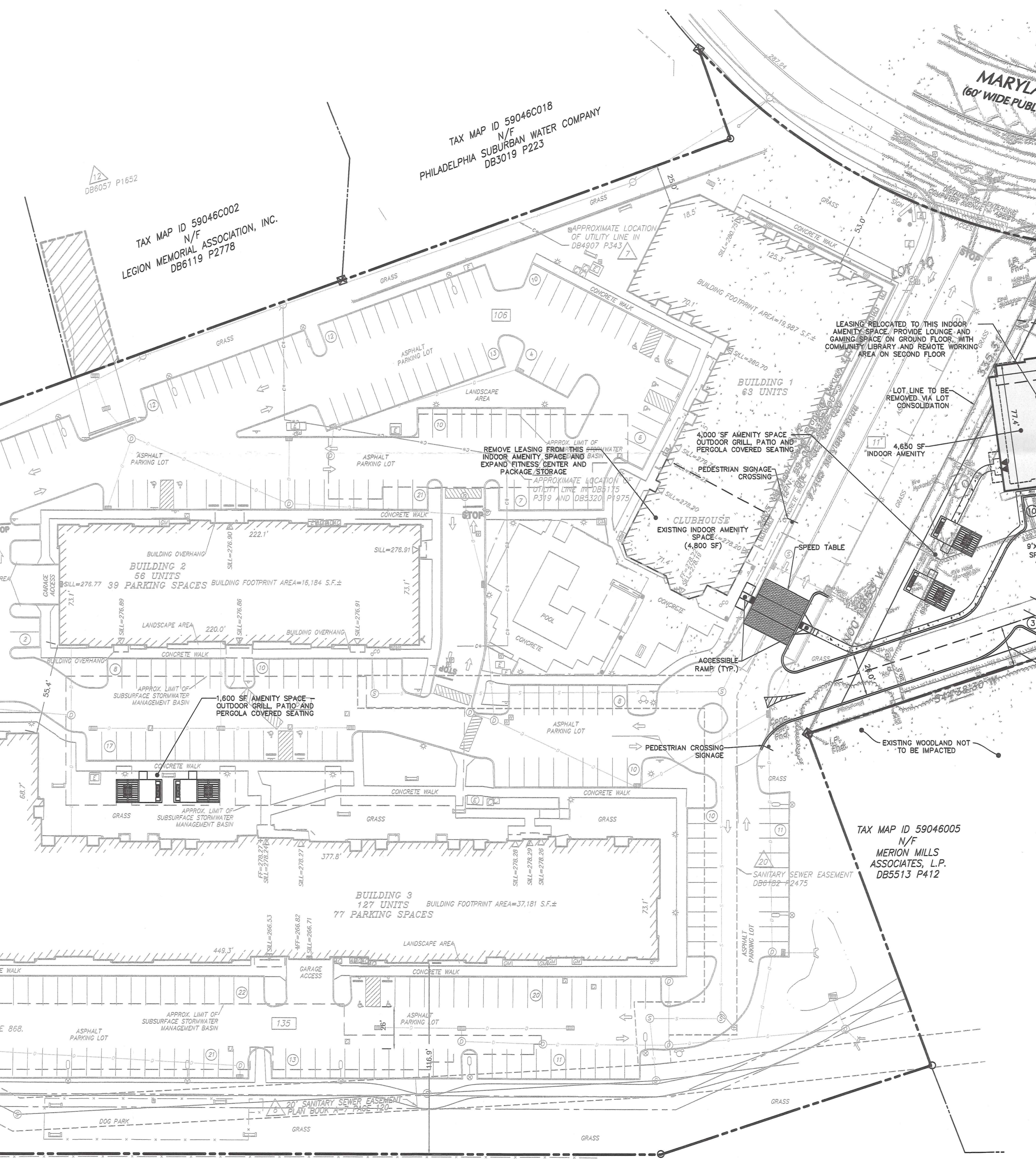
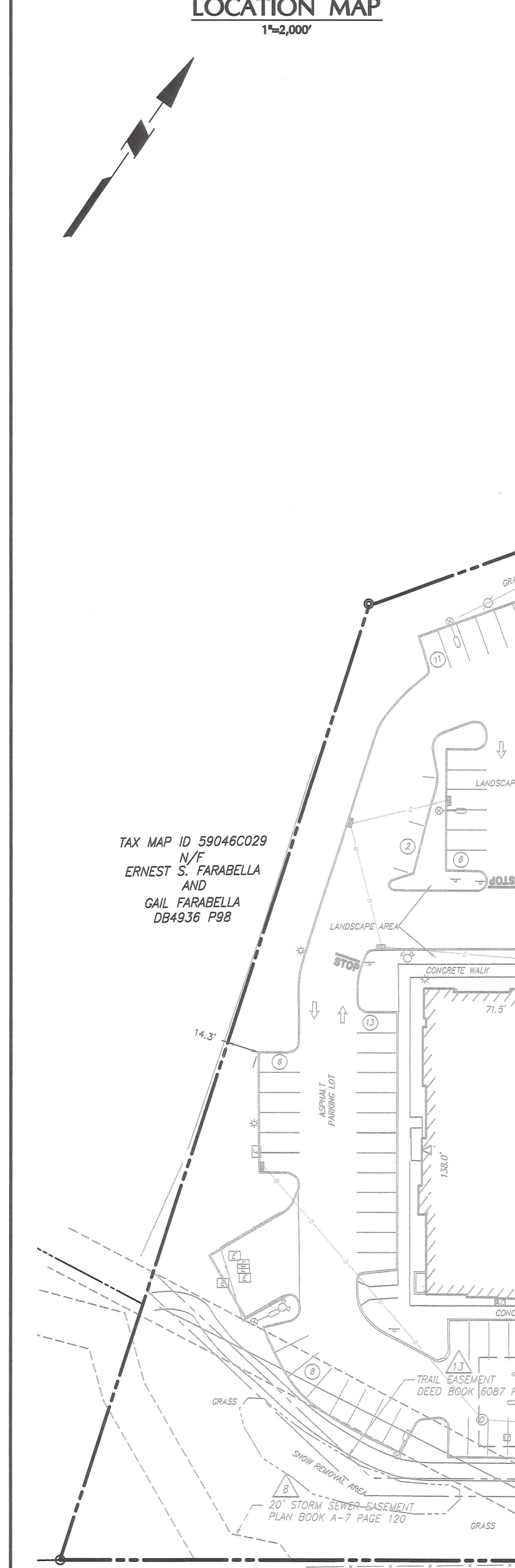
PARKING SUMMARY	
EXISTING PARKING (2425 MARYLAND ROAD)	116 BUILDING SPACES 316 SURFACE SPACES
PROPOSED PARKING (2425 MARYLAND ROAD)	30 BUILDING SPACES 50 SURFACE SPACES
(2405 MARYLAND ROAD)	116 BUILDING SPACES 116 SURFACE SPACES
310 TOTAL SPACES (1.70 SPACES PER DWELLING UNIT)	

DWELLING UNITS SUMMARY	
2425 MARYLAND ROAD	248 UNITS
2425 MARYLAND ROAD	53 UNITS
TOTAL:	301 UNITS



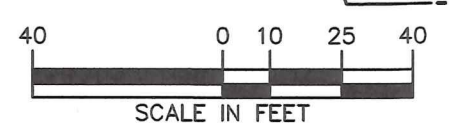
UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA CHAPTER 350 ZONING				
APPLICABLE REGULATIONS	PERMITTED/REQUIRED	EXISTING (2405 MARYLAND ROAD)	EXISTING (2425 MARYLAND ROAD)	PROPOSED
ZONING DISTRICT DESIGNATION: LIMITED INDUSTRIAL (I)				
SCHEDULE OF USE REGULATIONS				
PERMITTED USES:	APARTMENT COMPLEX	APARTMENT COMPLEX WITH CLUBHOUSE	WAREHOUSE/OFFICE	APARTMENT COMPLEX WITH CLUBHOUSE AND 4-STORIES MULTI-FAMILY OVER 1-STORY PARKING (A)
AREA, YARD AND HEIGHT REGULATIONS				
MINIMUM LOT AREA:	7 ACRES (B)	368,321 SQ FEET (8.41 ACRES)	71,703 SQ FEET (1.6461 ACRES)	438,024 SQ FEET (10.06 ACRES)(E)
MINIMUM LOT WIDTH: 1/4 RIGHT-OF-WAY LINE:	125 FEET	240 FEET	240 FEET	438 FEET
MINIMUM FRONT YARD:	50 FEET (B)	50 FEET	50 FEET	50.0 FEET
MINIMUM SIDE YARD:	25 FEET (B)	25 FEET	24.9 FEET	25.0 FEET
MINIMUM REAR YARD:	25 FEET (B)	116.9 FEET	5.7 FEET	65.7 FEET
MINIMUM BUILDING BUFFER FROM RESIDENTIAL DIST.:	200 FEET	N/A	N/A	N/A
MINIMUM PARKING BUFFER FROM RESIDENTIAL DIST.:	100 FEET (B)	N/A	N/A	N/A
MAXIMUM BUILDING COVERAGE:	30% (B)	30.0%	29.7%	20.5%
MAXIMUM IMPERVIOUS COVERAGE:	65% (B)	64.5%	61.9%	65.0%
MAXIMUM BUILDING HEIGHT:	70 FEET WITH NOT MORE THAN 4 STORIES OF RESIDENTIAL OCCUPANCY (B)	< 70' ONE STORY PARKING PORCH WITH FOUR STORIES RESIDENTIAL OCCUPANCY ABOVE	19.5'	4-STORIES RESIDENTIAL OCCUPANCY OVER 1 PODIUM PARKING LEVEL < 12'
MAXIMUM RESIDENTIAL UNIT DENSITY:	30 UNITS PER ACRE (B)(C)	29.25 UNITS PER ACRE	N/A	29.72 UNITS PER ACRE
MINIMUM DISTANCE BETWEEN BUILDINGS:	25 FEET (B)	55.4 FEET	N/A	54.4 FEET
MINIMUM PARKING BUFFER:	10 FEET (B)	14.3 FEET	21 FEET	10 FEET
PARKING REQUIREMENTS				
1.5 SPACES PER DWELLING UNIT:	TOTAL PARKING REQUIRED 449 SPACES (299 UNITS) (B)(D)	432 SPACES (1.76 PER DWELLING)	N/A	510 SPACES (1.70 PER DWELLING)
1.0 SPACES PER BEDROOM:	TOTAL PARKING REQUIRED 452 SPACES (452 BEDROOMS) (B)(D)	432 SPACES (1.76 PER DWELLING)	N/A	510 SPACES (1.12 PER BEDROOM)
MINIMUM PARKING STALL SIZE:	9 FEET x 18 FEET	9 FEET x 18 FEET	9 FEET x 18 FEET	9 FEET x 18 FEET
MINIMUM TWO-WAY DRIVE AISLE WIDTH (90°):	24 FEET (B)	26 FEET	N/A	26 FEET

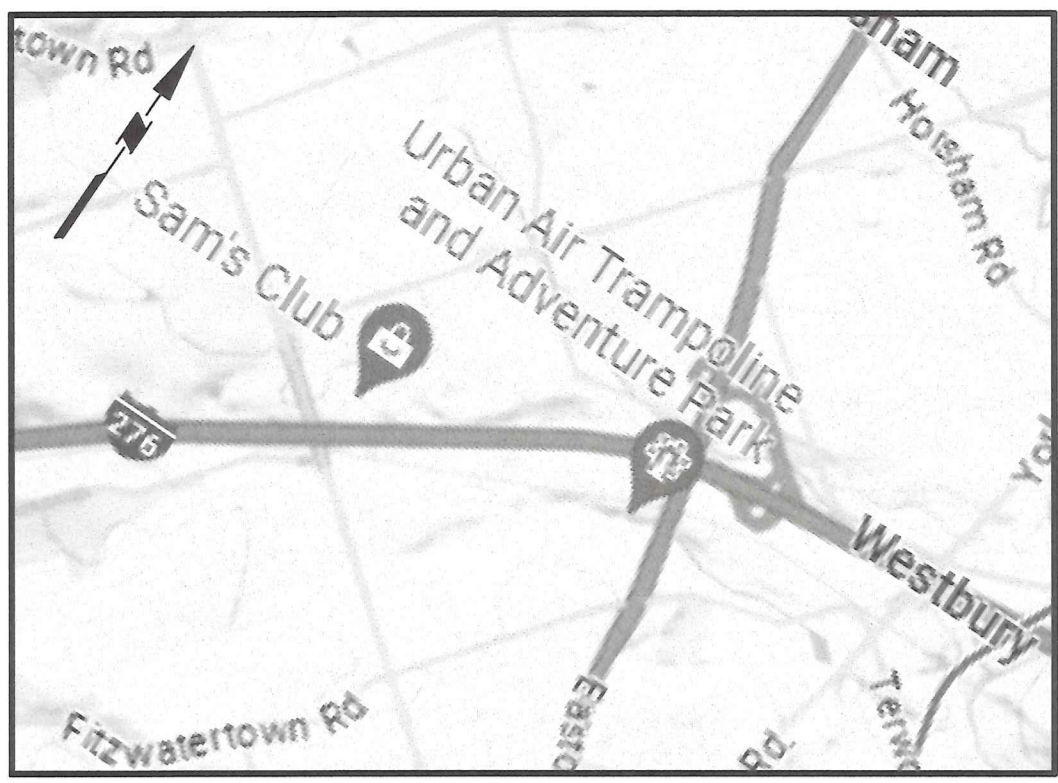
NOTES:
 (A) APARTMENT COMPLEX IS PERMITTED BY CONDITIONAL USE TO ALLOW UNITS WITH A CLUBHOUSE AND/OR FITNESS CENTER LIMITED TO RESIDENTS OF THE COMPLEX WITH FACILITIES LIMITED TO EXERCISE ROOMS, GAME ROOMS, ACTIVITY ROOMS, LIBRARY, KITCHEN, AND OFFICES FOR THE ADMINISTRATION, MAINTENANCE AND RENTAL OF APARTMENT UNITS WITHIN THE COMMUNITY, AND ACCESSORY USES TO CONSIST OF GATE OR GUARD HOUSES, WALKING PATHS AND STRUCTURES OR USES ORDINARILY ACCESSORY TO APARTMENTS, SUCH AS DECKS, PORCHES, GREENHOUSES, SWIMMING POOLS, CABANAS, GAZEBOS AND SHEDS.
 (B) THIS IS A CONDITIONAL USE REQUIREMENT.
 (C) BY CONDITIONAL USE APPROVAL, THE PERMITTED DENSITY MAY BE INCREASED TO TWENTY-FIVE (25) UNITS PER ACRE OF LOT AREA BY PROVISION OF ON-SITE COMMUNITY RECREATIONAL AND SIMILAR FACILITIES FOR THE RESIDENTS OF THE COMPLEX. DENSITY MAY FURTHER BE INCREASED TO THIRTY (30) UNITS PER ACRE OF LOT AREA BY INCORPORATING ARCHITECTURAL FEATURES SUCH AS CORNICES, PATIOS AND ENHANCED MATERIALS INCLUDING BELIAN BLOCK, STONE OR BRICK.
 (D) ONE (1) AND TWO (2) BEDROOM UNITS ARE PERMITTED BUT THE MINIMUM NUMBER OF PARKING SPACES SHALL EQUAL THE NUMBER OF BEDROOMS PROVIDED ON SITE. NO FEWER THAN ONE AND ONE HALF (1.5) OFF-STREET PARKING SPACES SHALL BE PROVIDED FOR EACH DWELLING UNIT AND SUCH ADDITIONAL GUEST PARKING AS MAY BE DEMAND BY THE BOARD OF COMMISSIONERS TO BE APPROPRIATE, BUT AT NO POINT MAY THE NUMBER OF BEDROOMS ON SITE EXCEED THE NUMBER OF PARKING SPACES PROVIDED. ANY NUMBER OF REQUIRED PARKING SPACES MAY BE WITHIN A STRUCTURE, BELOW GRADE OR AT GROUND LEVEL. NO ADDITIONAL PARKING SHALL BE REQUIRED FOR ANY ACCESSORY STRUCTURES SUCH AS MAINTENANCE BUILDINGS, OR THE CLUBHOUSE OR FITNESS CENTERS OR LEASING OFFICES, PROVIDED THESE STRUCTURES SERVE ONLY THE APARTMENT COMPLEX ITSELF.
 (E) THE ZONING TABLE REFLECTS THE ASSUMPTION THAT THE TWO PARCELS WILL BE CONSOLIDATED INTO ONE.



Date	Description	No.
Revisions		
Signature	BRIAN M. CONLON P.E. PA LIC. NO. PE061782	Date
LANGAN Langan Engineering and Environmental Services, Inc. 1818 Market Street, Suite 3300 Philadelphia, PA 19103 T: 215.845.8900 F: 215.845.8901 www.langan.com		
Project		
2425 MARYLAND ROAD		
WILLOW GROVE MONTGOMERY COUNTY PENNSYLVANIA Drawing Title		
CONDITIONAL USE SITE PLAN		
Project No.	220180701	CS-100 Sheet 1 of 1
Date	23 AUGUST 2024	
Drawn By	RAH	
Checked By	BMC	

PENNSYLVANIA TURNPIKE I-276
(LIMITED ACCESS HIGHWAY)





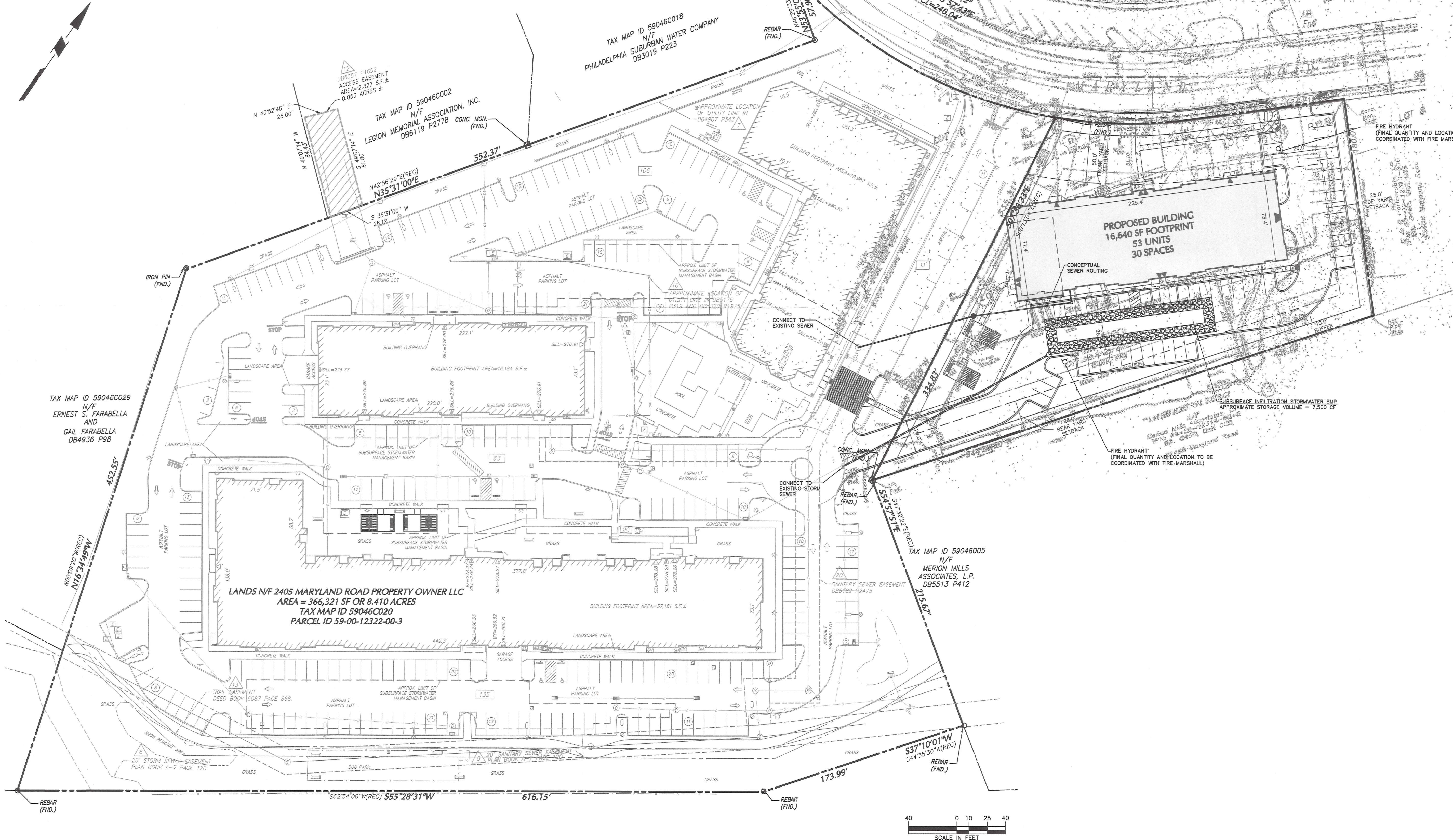
LOCATION MAP
1"=2,000'

GENERAL SITE NOTES

- THESE PLANS REPRESENT THE OVERALL SITEWORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION AS SUCH. THESE PLANS DO NOT COMPLETELY REPRESENT WORK ARE THEY INTENDED TO REPRESENT ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO WARRANTY IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS AS DEEMED NECESSARY PRIOR TO THE START OF WORK. SURVEY NOTES AND CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR ENGINEER'S ENGINEER.
- THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFI) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE RFI SHALL BE IN A FORM ACCEPTABLE TO THE OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIs SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.

LEGEND

	EXISTING CONTOUR
	EXISTING STORM PIPE
	EXISTING STORM INLET
	EXISTING STORM MANHOLE
	EXISTING SANITARY SEWER
	EXISTING WATER
	EXISTING GAS
	EXISTING TELEPHONE/ELECTRIC
	PROPOSED CONTOUR
	PROPOSED STORM/SANITARY PIPE
	PROPOSED STORM/SANITARY MANHOLE
	PROPOSED FIRE HYDRANT



Date	Description	No.
Revisions		

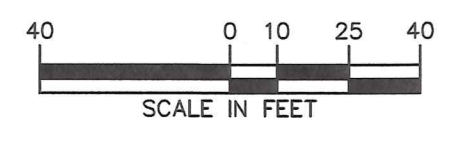
Signature: **BRIAN M. CONLON**
P.E. PA LIC. NO. PE061782

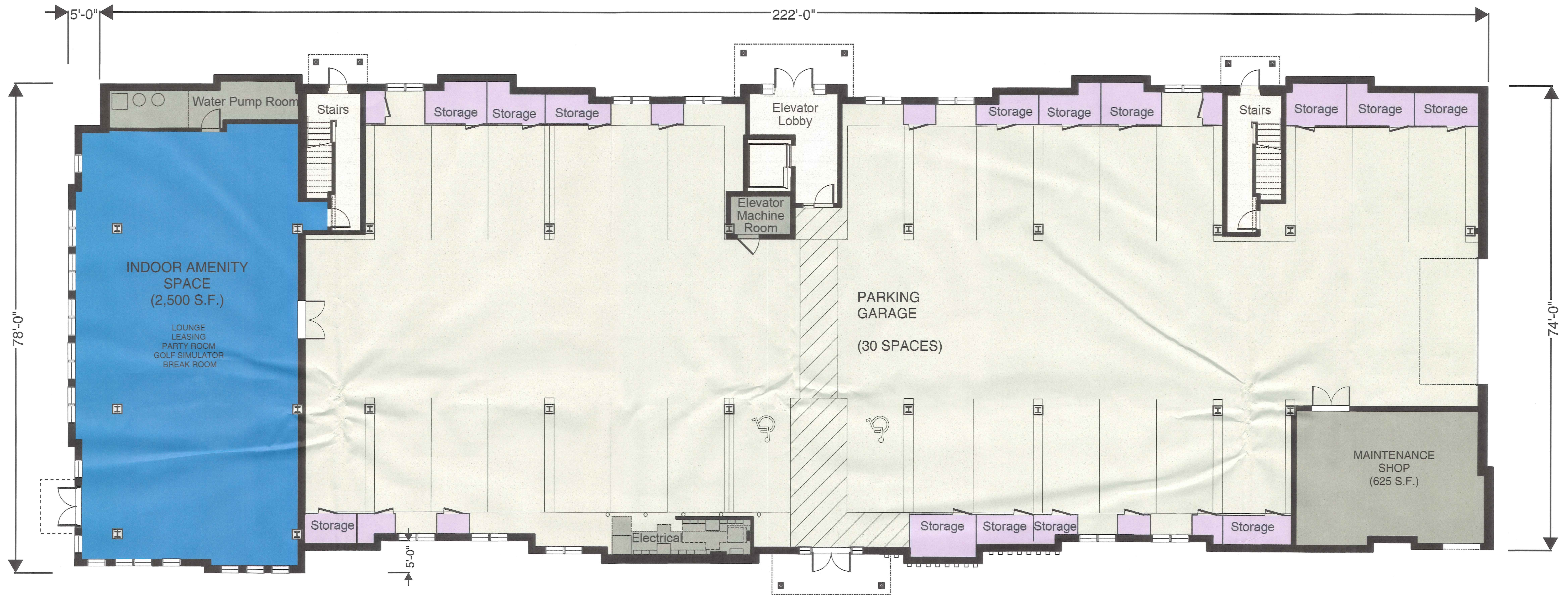
LANGAN
Langan Engineering and Environmental Services, Inc.
1818 Market Street, Suite 3300
Philadelphia, PA 19103
T: 215.845.8900 F: 215.845.8901 www.langan.com

Project
2425 MARYLAND ROAD
WILLOW GROVE
MONTGOMERY COUNTY PENNSYLVANIA
Drawing Title
CONCEPTUAL DRAINAGE & UTILITY PLAN

Project No.
220180701
Date
23 AUGUST 2024
Drawn By
RAH
Checked By
BMC
Sheet 1 of 1

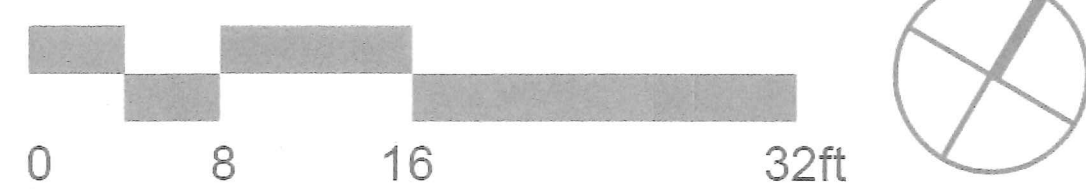
CG-100





GROUND FLOOR PLAN

Scale: 1" = 8'-0"



2425 Maryland Road
Upper Moreland, PA

Project Number: 24010
Client: KRE Group
Drawing Number: 1 of 7
Date: 2024.07.31

The above illustrations are representative of the architectural style. They are not meant to illustrate the final design or materials but are intended to depict the size, mass, and general materials of the proposed building.

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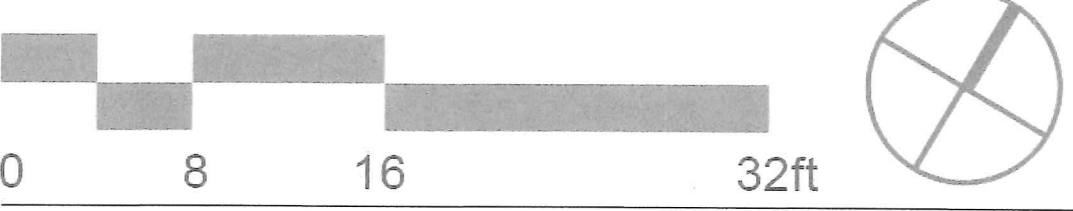
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SECOND FLOOR PLAN

Scale: 1" = 8'-0"



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2425 Maryland Road
Upper Moreland, PA

Project Number: 24010
Client: KRE Group
Drawing Number: 2 of 7
Date: 2024.07.31

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TYPICAL FLOOR PLAN

Scale: 1" = 8'-0"



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2425 Maryland Road
Upper Moreland, PA

Project Number: 24010
Client: KRE Group
Drawing Number: 3 of 7
Date: 2024.07.31

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FIFTH FLOOR LOFT PLAN

Scale: 1" = 8'-0"



2425 Maryland Road
Upper Moreland, PA

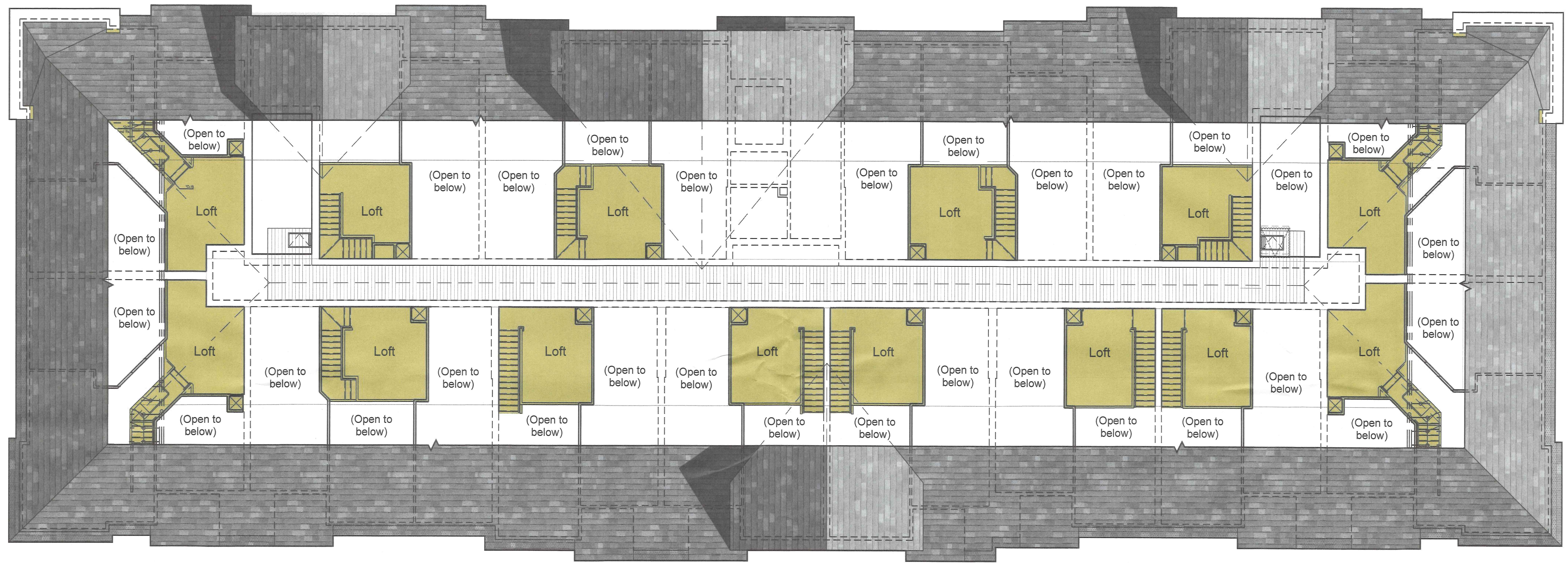
Project Number: 24010
Client: KRE Group
Drawing Number: 4 of 7
Date: 2024.07.31

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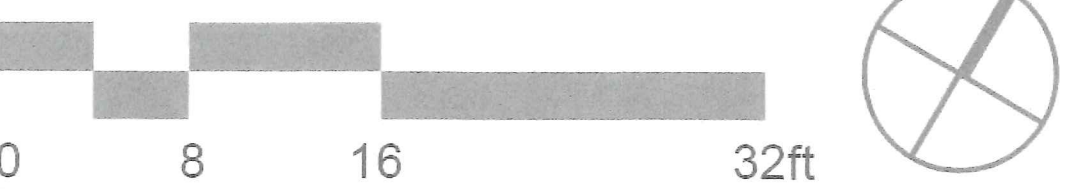
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ROOF / MEZZANINE PLAN

Scale: 1" = 8'-0"



2425 Maryland Road
Upper Moreland, PA

Project Number: 24010
Client: KRE Group
Drawing Number: 5 of 7
Date: 2024.07.31

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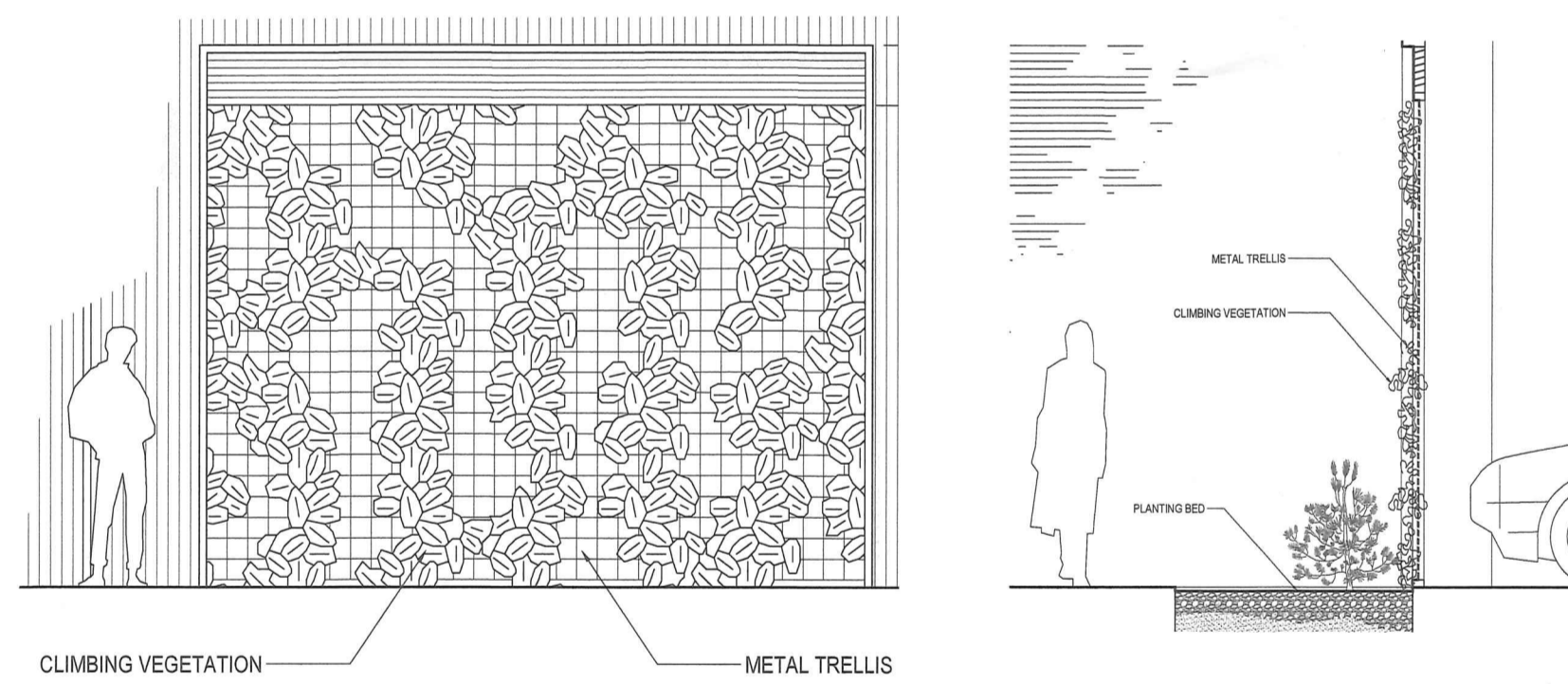
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FRONT ELEVATION

Scale: 1" = 8'-0"



PRECEDENT IMAGERY OF ALTERNATE GROUND FLOOR FACADE TREATMENT



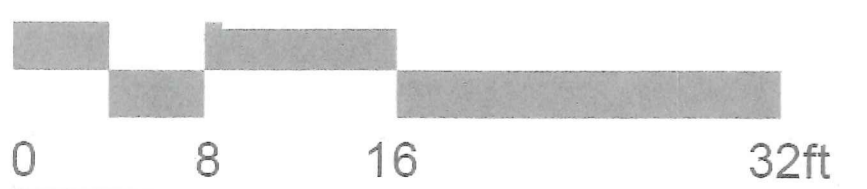
SIDE ELEVATION

Scale: 1" = 8'-0"

MATERIAL KEY		Fiber Cement Smooth Panel Hardie - Arctic White
		5" Vinyl Siding Certaineed - Natural Clay
		5" Vinyl Siding Certaineed - Pacific Blue
		Asphalt Shingles
		"Cedar" Shingle Vinyl Siding Certaineed - Arctic White
		Adhered Stone Veneer Stonecraft - Heritage
		CMU w/ Synthetic Stucco System BASF Masterseal 584

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2425 Maryland Road
Upper Moreland, PA

Project Number: 24010
Client: KRE Group
Drawing Number: 6 of 7
Date: 2024.07.31

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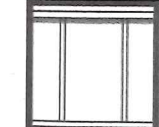






REAR ELEVATION

Scale: 1" = 8'-0"



SIDE ELEVATION

Scale: 1" = 8'-0"

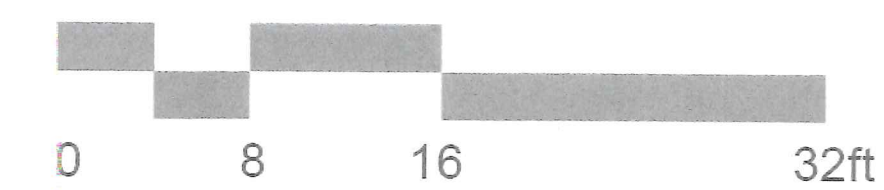
MATERIAL KEY		Fiber Cement Smooth Panel Hardie - Arctic White
		5" Vinyl Siding Certaineed - Natural Clay
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		Asphalt Shingles
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2425 Maryland Road
Upper Moreland, PA

Project Number: 24010
Client: KRE Group
Drawing Number: 7 of 7
Date: 2024.07.31

1818 Market Street, Suite 3300 Philadelphia, PA 19103 T: 215.845.8900 F: 215.845.8901

To: Upper Moreland Board of Commissioners

From: Drew Donchez, PE, Langan
Brian Conlon, PE, Langan

Info: KRE Team

Date: 8/01/2024

Re: Conceptual Stormwater Management Summary
2425 Maryland Road
Willow Grove, PA
Langan Project No.: 220180701

We have prepared this technical memorandum in support of the conditional use application for the proposed multi-family development at 2425 Maryland Road. This is depicted on the Langan Drawings entitled "Conditional Use Site Plan" and Conceptual Sewer and Drainage Plan" both dated 7/30/24 and submitted previously under separate cover.

We have reviewed Section 287, Stormwater Management, from the Upper Moreland Township Code which lists the stormwater management regulations that would apply for the proposed development. Using those regulations, we have prepared an initial conceptual stormwater management strategy as shown in the conditional use submission package. Below is a summary of the regulations that would apply followed by our conceptual stormwater analysis and design strategy.

Upper Moreland Township Stormwater Regulations

According to Section 287 of the regulations, there are four main criteria for design as summarized below.

Ground Water Recharge Requirements (Section 287-22)

Where practical and appropriate the recharge volume shall be infiltrated on site. The recharge volume shall be equal to 1-inch of runoff over all proposed impervious surfaces.

Water Volume Control Requirements (Section 287-23)

The low-impact development practices provided in the BMP Manual shall be utilized for all regulated activities to the maximum extent practicable. Water volume controls shall be implemented using the Design Storm Method in Subsection A or the Simplified Method in Subsection B. All regulated activities greater than one acre must use the Design Storm Method. As this site is estimated to have more than one acre of disturbance, the Design Storm Method will be used. The Design Storm Method requires that the post-development total runoff volume

for all storms equal to or less than the two-year, twenty-four-hour storm event shall not be increased.

Stream Bank Erosions (Channel Protection) Requirements (Section 287-24)

In addition to the control of water quality volume (in order to minimize the impact of stormwater runoff on downstream stream bank erosion), the primary requirement is to design a BMP to detain the proposed conditions two-year, twenty-four-hour storm event to the existing conditions one-year flow using the SCS Type II distribution. Additionally, provisions shall be made (such as adding a small orifice at the bottom of the outlet structure or a sand filter) so that the proposed conditions one-year, twenty-four-hour storm event takes a minimum of 24 hours to drain from the facility from a point when the maximum volume of water from the one-year, twenty-four-hour storm event is captured (i.e., the maximum water surface elevation is achieved in the facility). Release of water can begin at the start of the storm (i.e., the invert of the water volume control orifice is at the invert of the facility).

Stormwater Peak Rate Control and Management Districts (Section 287-25)

The Peak Rate Control requirement stipulates that a development project match or reduce peak rates of runoff. The following peak rate requirements apply:

- 1-year post-development condition reduced to the 1-year pre-development condition;
- 2-year post-development condition reduced to the 1-year pre-development condition;
- 5-year post-development condition reduced to the 2-year pre-development condition;
- 10-year post-development condition reduced to the 2-year pre-development condition;
- 25-year post-development condition reduced to the 10-year pre-development condition;
- 50-year post-development condition reduced to the 10-year pre-development condition;
- and
- 100-year post-development condition less than the 50-year pre-development condition.

The predevelopment condition must also assume that all non-forested pervious areas are considered meadow, and for redevelopment projects, 20% of the existing impervious cover must be considered meadow for the predevelopment runoff calculations.

Conceptual Stormwater Analysis

For our analysis, we have assumed that the entire 1.6 acres will be disturbed and that infiltration will be feasible. We have reviewed the online soil survey from the National Resources Conservation Service which shows that the site contains soils with hydrologic ratings of B and C. These soils get moderate to good infiltration rates typically. Also, we had performed infiltration testing at the adjacent multi-family site which had suitable infiltration results.

The proposed impervious coverage (41,519 SF) was used to calculate that a groundwater recharge volume of approximately 3,500 CF will be required. This volume will be provided as static storage below the lowest orifice of the proposed subsurface basin. This will ensure that

MEMO

the total ground water recharge volume is infiltrated into the ground to meet this requirement. This volume is larger than the increase in 2-year storm volume and, therefore, will also satisfy the water volume control requirement and the stream bank erosion requirement.

To analyze peak rates, we simulated existing and proposed watersheds and modeled them hydrologically. Using our hydrologic software, these target rates were modeled to estimate the required storage volume needed to meet these maximum release rates. The peak rate results were as follows.

Watershed 1				
Storms	Pre-Development	Required Rate	Post-Development	Estimated Storage Required
	cfs	cfs	cfs	cf
1	3.44	3.44	4.18	304
2	4.80	3.44	5.61	582
5	6.68	4.80	7.54	2,272
10	8.35	4.80	9.24	3,505
25	10.77	8.35	11.66	2,470
50	12.95	8.35	13.83	3,932
100	15.13	12.95	15.99	2,116

The 50-year design storm volume for the above simulation resulted in the maximum storage requirement of approximately 4,000 cubic feet.

Combining the storage requirement needed to meet the Peak Rate Control regulations with the storage required to meet the Groundwater Recharge, Stream Bank Erosion, and Water Quality volumes results in a total estimate storage need of 7,500 CF. The Conceptual Sewer & Drainage plan shows the proposed location of this storage which uses a subsurface infiltration basin. We note that during the Land Development design, we will perform the necessary infiltration testing that will be required and will perform the full detailed design of the final stormwater management system.

To: Upper Moreland Township
From: AnnMarie Vigilante, PE & Ryan Lothian, PE, Langan Engineering
cc: Project Team
Date: July 31, 2024
Re: Traffic Statement
2425 Maryland Road
Upper Moreland Township, Montgomery County, Pennsylvania
Langan Project No.: 220180701

Langan Engineering & Environmental Services, LLC (Langan) has prepared this traffic statement for the proposed 2425 Maryland Road development located along Maryland Road in Upper Moreland Township, Montgomery County, Pennsylvania. The site will be developed to provide a 53-unit apartment building and associated vehicle parking. Access to the site will be provided via one full-access unsignalized driveway located along Maryland Road and a connection to the existing traffic circle (creating the fourth leg) located along the internal drive for the adjacent apartment complex.

TRIP GENERATION

We prepared trip generation estimates for the existing previously approved land use and the proposed development based on data compiled by the Institute of Transportation Engineers (ITE) as contained in their publication Trip Generation, 11th Edition. The existing site consists of an approximate 21,310 square foot manufacturing building and associated parking facilities. There are three driveway curb-cuts for the existing site along Maryland Road. The following table presents the trip generation calculations for the previously approved manufacturing building.

Total Trips for Previously Approved Land Use

Land Use Code 140 – Manufacturing 21,310 square feet					
Time Period	Equation/Average Rate	Split	In	Out	Total
Weekday Daily	$T=3.77(X)+201.98$	50/50	141	141	282
Weekday Morning Peak Hour	$T=0.61(X)+9.54$	76/24	17	6	23
Weekday Evening Peak Hour	0.74	31/69	5	11	16

As shown in the above table, the existing manufacturing building generates 282 daily trips, 23 trips (17 enter, 6 exit) during the weekday morning peak hour and 16 trips (5 enter, 11 exit) during the weekday evening peak hour.

The following table presents the trip generation calculations for the proposed apartment building.

MEMO

Total Trips for Proposed Land Use

Land Use Code 221 – Multifamily Housing (Mid-Rise) Not Close to Rail Transit 53 dwelling units					
Time Period	Equation/Average Rate	Split	In	Out	Total
Weekday Daily	4.54	50/50	121	120	241
Weekday Morning Peak Hour	0.37	23/77	5	15	20
Weekday Evening Peak Hour	$T=0.39(X)+0.34$	61/39	13	8	21

As shown in the table above, the proposed apartment building is expected to generate 241 daily trips, 20 trips (5 enter, 15 exit) during the weekday morning peak hour and 21 trips (13 enter, 8 exit) during the weekday evening peak hour.

The following table provides a comparison of site generated trips between the proposed apartment building development and the previously approved manufacturing building.

Difference in Trips of Proposed Land Use vs. Previously Approved Land Use

Time Period	In	Out	Total
Daily	-20	-21	-41
Weekday Morning Peak Hour	-12	+9	-3
Weekday Evening Peak Hour	+8	-3	+5

As shown in the above table, when compared to the previously approved land use, the proposed residential development is projected to generate 41 less daily trips, 3 less weekday morning peak hour trips and 5 more weekday evening peak hour trips.

INTERNAL CIRCLE CONNECTION AND TRAFFIC CALMING IMPROVEMENTS

One of the access points for the project will intersect with the existing traffic circle located along the internal driveway for the adjacent apartment complex. The proposed driveway connection will create the fourth leg of the traffic circle and will be designed in accordance with applicable standards. We do not anticipate any negative operational impacts associated with adding a fourth leg to the traffic circle. The traffic circle is low speed and provides efficient flow while reducing vehicular turning conflict points. The number of new vehicle trips added to the traffic circle from the proposed apartments will be minimal and will not negatively impact the operations.

As part of the improvements associated with the project, the applicant is proposing to install a speed table/pedestrian crossing with ADA compliant curb ramps that will connect the sidewalk path from the new apartment building to the existing Willow Pointe apartment complex. Applicable signage (advanced warning/pedestrian crossing/etc.) will be installed along the internal drive to provide traffic calming features. The proposed speed table/pedestrian crossing will provide a dedicated crossing with increased safety measures.

MEMO

Traffic Statement
2425 Maryland Road
Upper Moreland Township, Montgomery County, Pennsylvania
Langan Project No.: 220180701
July 31, 2024- Page 3 of 3

CONCLUSION

Based on the above ITE trip generation calculations, we anticipate that the change in use will result in a negligible and insignificant impact to the surrounding area traffic operations. There will be slightly less daily and weekday morning peak hour trips and slightly more weekday evening peak hour trips. No adjacent intersection is expected to be impacted by the change in use and no offsite intersection improvements would be required. In addition, the site design is in accordance with current standards and will provide adequate vehicular circulation, pedestrian access, and parking accommodations.

Based on the results of this traffic statement, it is our opinion that a formal Traffic Impact Study should not be required for the proposed change in use on site, as the number of daily trips for the site will be reduced from the existing to proposed conditions. Typically, based on PennDOT requirements, for an existing site being redeveloped, a study is only required if the site is expected to generate 100 or more additional trips entering or exiting the development during any one-hour time period. Typical requirements for many municipalities assume a similar 100 or more new trips at an intersection in order to be included within the TIS study area. Because we are reducing trips for the daily and during the weekday morning peak hour, and only increasing by 5 trips in the weekday evening peak hour, a formal Traffic Impact Study is not warranted.



October 2, 2024

File No. 24-00289

Paul E. Purtell, Code Enforcement Director
Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090-3215

Reference: 2405 and 2425 Maryland Road – Conditional Use Application
Willow Pointe Apartments – Apartment Complex

Dear Paul:

Pursuant to your request, Gilmore & Associates, Inc. has performed a review of the proposed Conditional Use Plan for the above-referenced project. Upon review of the plans, we offer the following comments:

I. Submission

- A. 2425 Maryland Road Site Layout, Conditional Use, and Conceptual Grading & Utility Plan prepared by Langan Engineering, Inc., consisting of three (3) sheets, dated August 23, 2024.
- B. Conceptual Architectural Floor Plans, prepared by Barton Partners, dated July 31, 2024 consisting of sheets 1 through 7, of 7.
- C. Conceptual Stormwater Management Summary memorandum prepared by Langan Engineering, Inc. dated August 1, 2024.

II. General

The subject property is located at 2405 and 2425 Maryland Road (TMP #59-00-12322-00-3 & #59-00-12313-00-3) near the intersection of New Road and County Line Road within the Limited Industrial (I) Zoning District. The 10.06 acre property currently contains existing apartment buildings, totaling 236,228 SF, and a 21,310 SF warehouse building with a driveway access to Maryland Road. The Applicant has filed a Conditional Use Application to allow for the construction of an additional 16,640 SF building, which contains 53 apartment units and 30 parking garage spaces. The plan proposes driveway access and separate emergency vehicle access both off Maryland Road. Pedestrian connections to the existing Willow Pointe apartment complex are also depicted on the plan.

III. Review Comments

The comments contained in this letter are meant to identify potential concerns associated with the proposal. The comments are not to be misconstrued as requirements, but rather recommendations for the Commissioners' consideration when reviewing the merits of the proposed Conditional Use application. A comprehensive review of the Zoning, Subdivision and Land Development, and Stormwater Management Ordinances was not performed at this time.

A. Conditional Use Comments

As noted above, the Applicant has submitted a Conditional Use application in conjunction with the proposed building addition. We offer the following comments with respect to the submitted Conditional Use application:

1. We recommend the Board of Commissioners consider comments from the Township Traffic Consultant (Bowman) relative to the proposed access, circulation, and submitted Traffic Statement.
2. Upon review, we find the Stormwater Management Summary demonstrates a comprehensive understanding of the requirements that will govern the design of the stormwater management facilities. A full review of the stormwater management plan for the project will be conducted during the land development process, once a complete design package is submitted for review.
3. The Conceptual Drainage & Utility Plan shows the location of fire hydrants “to be coordinated with the Fire Marshal”. We recommend the Board of Commissioners consider any comments from the Township Fire Marshal with respect to the submitted application.
4. It appears that the Applicant intends to consolidate the properties should they receive conditional use approval for the current proposal. Given that residents of the new building would need to be able to utilize the amenities on the existing campus, we recommend that consolidation of the parcels be considered as a condition of any approval.

If you have any questions regarding the above, please contact this office.

Sincerely,



James J. Hersh, P.E.
Senior Project Manager
Gilmore & Associates, Inc.

JJH/ddr

cc: Patrick Stasio, Township Manager
Sean Kilkenny, Esq., Township Solicitor
Andrew Freimuth, Esq, Wisler Pearlstine, LLP
Dan Roadarmel, E.I.T., Gilmore & Associates, Inc.
2405 Maryland Road Property Owner LLC, Applicant
2425 Maryland Road Property Owner LLC, Applicant



September 20, 2024

Mr. Paul Purtell
Director of Code Enforcement
Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

RE: **Traffic Review #2 – Conditional Use Plan**
2425 Maryland Road
Upper Moreland Township, Montgomery County, PA
Project No. 314036-01-001

Dear Paul:

In response to your request, Bowman Consulting Group (Bowman) has completed our second (2nd) traffic engineering review of the proposed development to be located at 2425 Maryland Road in Upper Moreland Township, Montgomery County, PA. Based on our review of the submitted materials, the proposed development will consist of 53 apartment units. Access to the site is proposed via a full-movement driveway to Maryland Road, as well as via the full-movement driveway for 2405 Maryland Road through an internal connection between the two sites.

The following documents were reviewed and/or referenced in preparation of our traffic review:

1. Conditional Use Plan – 2425 Maryland Road, prepared by Langan Engineering, dated August 23, 2024.
2. Traffic Statement Memorandum – 2425 Maryland Road, prepared by Langan Engineering, dated July 31, 2024.

Based on our review of the documents listed above, Bowman offers the following comments for consideration by the Township and then action by the applicant.

1. The revised plan provides full-movement access to Maryland Road for the proposed apartments through the existing Willow Pointe Apartments. Therefore, the new proposed driveway on Maryland Road must be removed from the plan. As indicated in our March 26, 2024 review letter, it is not desirable for the proposed apartment development to construct a new separate access.
2. Since access to the site will be provided through 2405 Maryland Road, sight distance measurements should be depicted on the plan in future submissions to confirm existing sight distances for the driveway as required in **Section 295-15.C** of the **Subdivision and Land Development Ordinance**.
3. A note should be added to the plan stating the area between the existing right-of-way line and the ultimate right-of-way line shall be offered for dedication to the authority having jurisdiction over the road as required in **Section 300-15.C(3)** of the **Subdivision and Land Development Ordinance**.
4. According to **Section 350-102.V(1)(n)** of the **Zoning Ordinance**, the greater of 1.5 parking spaces per unit or 1 parking space per bedroom is the minimum required parking for an apartment complex. The proposed apartment complex will consist of 53 apartment units (26 one-bedroom units and 27 two-bedroom units) resulting in 80 required parking spaces based on both the total number of dwelling units and the number of bedrooms. The plan shows 80 parking spaces, thereby satisfying the ordinance requirement.

5. The plan shows 4 ADA parking spaces (2 ADA parking spaces in the surface lot and 2 ADA parking spaces in the parking garage) which meets current ADA standards.
6. Turning templates should be provided with future plan submissions demonstrating the ability of a trash truck, largest expected emergency vehicle, and the largest expected delivery truck to maneuver into and out of and entirely through the proposed site utilizing the existing driveway and roundabout located for the Willow Pointe Apartments.
7. The Township Fire Marshal should review the emergency vehicle turning template for accessibility and circulation needs of emergency apparatus.
8. ADA ramps should be shown on the plan at the following locations:
 - On both sides of the entrance to the parking area under the apartment building where the sidewalk meets the drive aisle.
 - On the southern side of the building where the sidewalk leading to/from the door adjacent to the ADA parking spaces meets the drive aisle to the south of the building.
9. Review of the on-site ADA ramps internal to the site have not been completed by our office, but these ramps must be designed by the applicant's engineers to comply with Federal/PennDOT design standards for ADA facilities.
10. All proposed signs should be clearly labeled on the plan. In addition, all existing signs and pavement markings at the existing roundabout should be clearly labeled on the plan to determine whether modifications are needed for existing conditions. Due to the size of this site, a separate signing and pavement marking plan should be provided in all subsequent submissions. Additional comments pertaining to the signing and pavement markings for this site will be provided upon receipt and review of the signing and pavement marking plan(s).
11. "Pedestrian" warning signs should be shown on the plan on both sides of the midblock crossing located to the north of the roundabout on the southern end of the driveway for 2405 Maryland Road.
12. A "Stop" sign and stop bar should be shown on the plan at the following locations:
 - On the egress approach of the drive aisle leading to/from the parking area under the apartment building at its intersection with the drive aisle to the west of the apartment building.
13. We recommend that the applicant consider removing the proposed speed table/raised pedestrian crosswalk from the plan due to the very close spacing with the existing roundabout and providing a decorative crosswalk only for the pedestrian crossing.
14. Based on information provided in the Traffic Statement Memorandum, the proposed apartment building is expected to generate approximately 20 total "new" trips during the weekday morning peak hour and approximately 21 total "new" trips during the weekday afternoon peak hour while the existing 21,310 square-foot manufacturing building would be expected to generate approximately 23 total "new" trips during the weekday morning peak hour and approximately 16 total "new" trips during the weekday afternoon peak hour. Based on this trip generation information, the proposed apartment building is expected to generate 3 fewer total "new" trips during the weekday morning peak hour and 5 additional total "new" trips during the weekday afternoon peak hour than the previous manufacturing use of the site. It should be noted that the trip generation information contained in the Traffic Statement Memorandum assumes full occupancy of the manufacturing building while information in the

conditional use application states that "over 1/3 of the 21,000 square-foot building has been and remains vacant".

15. The proposed development will be subject to the Township's Transportation Impact Fee in accordance with the Township's *Transportation Impact Fee Ordinance* based on Land Use Code 221 (Multifamily Housing – Mid Rise) in ITE's publication, *Trip Generation Manual, 11th Edition*. As referenced in comment 16, the Traffic Statement Memorandum assumes full occupancy of the existing manufacturing building when calculating the trip generation for the existing use of the site. The applicant must provide use and occupancy information for the existing use of the site from the time of the Roadway Sufficiency Analysis data collection for the Act 209 study in 2016 as the basis for determining the impact fee for this project. Upon receipt of this information, our office will review if a credit is appropriate towards the transportation impact fee for the existing use(s) of the site.
16. The planned Power Line Trail will cross Maryland Road approximately 300 feet to the east of the proposed apartment development. The applicant should consider participating with the Township in the implementation of the trail.
17. The applicant should consider providing an easement on the property for a future connection to the planned Cross County Trail.
18. A more detailed review of the site and all transportation-related engineering elements on the plan can be conducted, as the Township deems necessary, if/when the application advances through the land development process. Additional comments could be raised at that time.
19. A response letter must be provided with the resubmission detailing how each comment below has been addressed, and where each can be found in the resubmission materials (i.e., page number(s)) to assist in the re-review process.

We trust that this review letter responds to the Township's request and addresses our review of the materials for traffic operations and issues related to the proposed development apparent to us at this time. Please contact me should you have any questions.

Sincerely,



Chad Dixon, AICP, PP
Senior Project Manager

CED/BMJ

cc: Patrick Stasio, Upper Moreland Township Manager
Jim Hersh, P.E., Gilmore & Associates
Alex Baumler, Esquire, Township Solicitor
Andrew Freimuth, Esquire, Wisler Pearlstine, LLP (Applicant's Attorney)
AnneMarie Vigilante, P.E., Langan Engineering (Applicant's Engineer)
Ryan Lothian, P.E., Langan Engineering (Applicant's Engineer)
Brian Conlon, P.E., Langan Engineering (Applicant's Engineer)

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 4, 2024

Mr. Paul Purtell, Director, Planning, Zoning & Inspections
Upper Moreland Township
117 Park Avenue
Willow Grove, Pennsylvania 19090-3215

Re: MCPC # 24-0041-002
Plan Name: Conditional Use - 2405 - 2425 Maryland Road
(53 dwelling units on 1 parcel comprising approximately 1.65 acres, 10.06 acres when consolidated)
Situate: Maryland Road (cross street: Computer Avenue)
Upper Moreland Township

Dear Mr. Purtell:

We have reviewed the above-referenced conditional use plan as you requested on August 27, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, 2405-2425 Maryland Road Property Owner, LLC, is proposing a conditional use plan to add one new apartment building to the Willow Pointe Apartment development. The proposed building would contain 53 one-bedroom and two-bedroom units. The property is located in the I-Limited Industrial Zoning District, within which apartments are permitted by conditional use (§ 350-102(V)(3)). The property would be consolidated with the adjacent parcel (No. 590012322003, located at 2405 Maryland Road) to allow for the expansion of the Willow Pointe development.

The property currently contains an existing one-story industrial building, which would be demolished. The proposed apartment building would have a footprint of 16,640 square feet and contain 53 dwelling units and 4,650 square feet of indoor amenity space. The development would provide 80 parking spaces, including 50 surface parking spaces and 30 parking spaces on the ground floor of the building. We reviewed a previous submission for this property in a letter dated March 13, 2024.

COMPREHENSIVE PLAN COMPLIANCE

- A. *MONTCO 2040* – The proposal is generally consistent with the county’s comprehensive plan, *MONTCO 2040: A Shared Vision*, which shows the proposed area as “Business Area” future land use category. Business Areas



are concentrations of employment-oriented land uses. Residential uses in Business Areas should not be placed next to industrial uses that will create nuisances for the residents.

- B. *Upper Moreland 2040 Comprehensive Plan* – The proposal is located in the “Employment Center” future land use category of the township comprehensive plan. The future land use plan states that appropriate uses include industrial, office, research and development, and multifamily residential. Pedestrian connections are important for this area and should support the future expansion of the Power Line and Cross County Trails.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant’s proposal, however, in the course of our review we have identified a number of key issues that we believe the applicant and township should consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

CONDITIONAL USE

An apartment complex must meet the conditional use criteria for apartments as outlined in the Light Industrial District, Section 350-102.V(1) of the zoning ordinance. We generally support the use and proposed expansion of the apartment complex.

SITE DESIGN

We note that the positioning of the building has shifted slightly to accommodate the revised vehicular circulation plan; in particular, the side parking lot wraps to the rear of the building and the road ties into the existing traffic circle. We commend the applicant on changes made to the plan since we last reviewed the site design in the previously submitted letter, dated March 13, 2024. We wish to reiterate the following comments from our previous review letter that we feel are important to the overall success of the development.

- A. Pedestrian Connectivity. In the previously submitted plan, there was a sidewalk along three sides of the building. In the current proposal, while there is a walkway directly up the front entrance of the building, there does not appear to be an easy pedestrian connection from the front to the back of the building, without going through the building or walking in the driveway or parking lot. We recommend adding a walkway that leads from around the building, possibly from the front entrance to the amenity area. The addition of a walkway along the western side of the building would have the benefit of activating the side of the building where there is street parking and improving the connections to the amenity area.
1. *Walkways and Sidewalks*. Our previous review letter emphasized the importance of improving the streetscape with a sidewalk, building frontage along the sidewalk, and street trees. We reiterate the recommendation that the applicant add a sidewalk along the existing access driveway, with shade trees and landscaping, to improve connection to the entire apartment complex.

2. *Multi-Use Trail.* We reiterate our recommendation that the applicant extend the trail from the proposed sidewalks/paths of the new building to the existing trail. A multi-use trail was constructed as part of the Willow Pointe development that connects residents to the trail and dog park amenities.
3. *Crosswalks.*
 - i. *Driveway Apron.* A sidewalk is proposed along Maryland Road, which will greatly improve the pedestrian connectivity in the area. We recommend that the applicant design the sidewalk and driveway apron in such a way that it is accessible and highly visible. We suggest using the same material for the sidewalk across the driveway apron and ensuring that it is level for people walking or rolling. These design strategies will signal a continuation of the pedestrian area.
 - ii. *ADA Accessible Ramp.* The sidewalk would cross the proposed driveway, where there would be ADA accessible ramps with detectable warning pads. A detectable warning pad is the tactile strip that is meant to guide movement for persons of all levels of mobility. Based on the plan provided, it appears that the detectable strips at the driveway are not oriented to meet the ADA guidelines, and should be installed to be perpendicular to the crosswalk.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Upper Moreland's planning objectives for multifamily residential development.

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 (24-0041-002) on any plans submitted for final recording.

Sincerely,



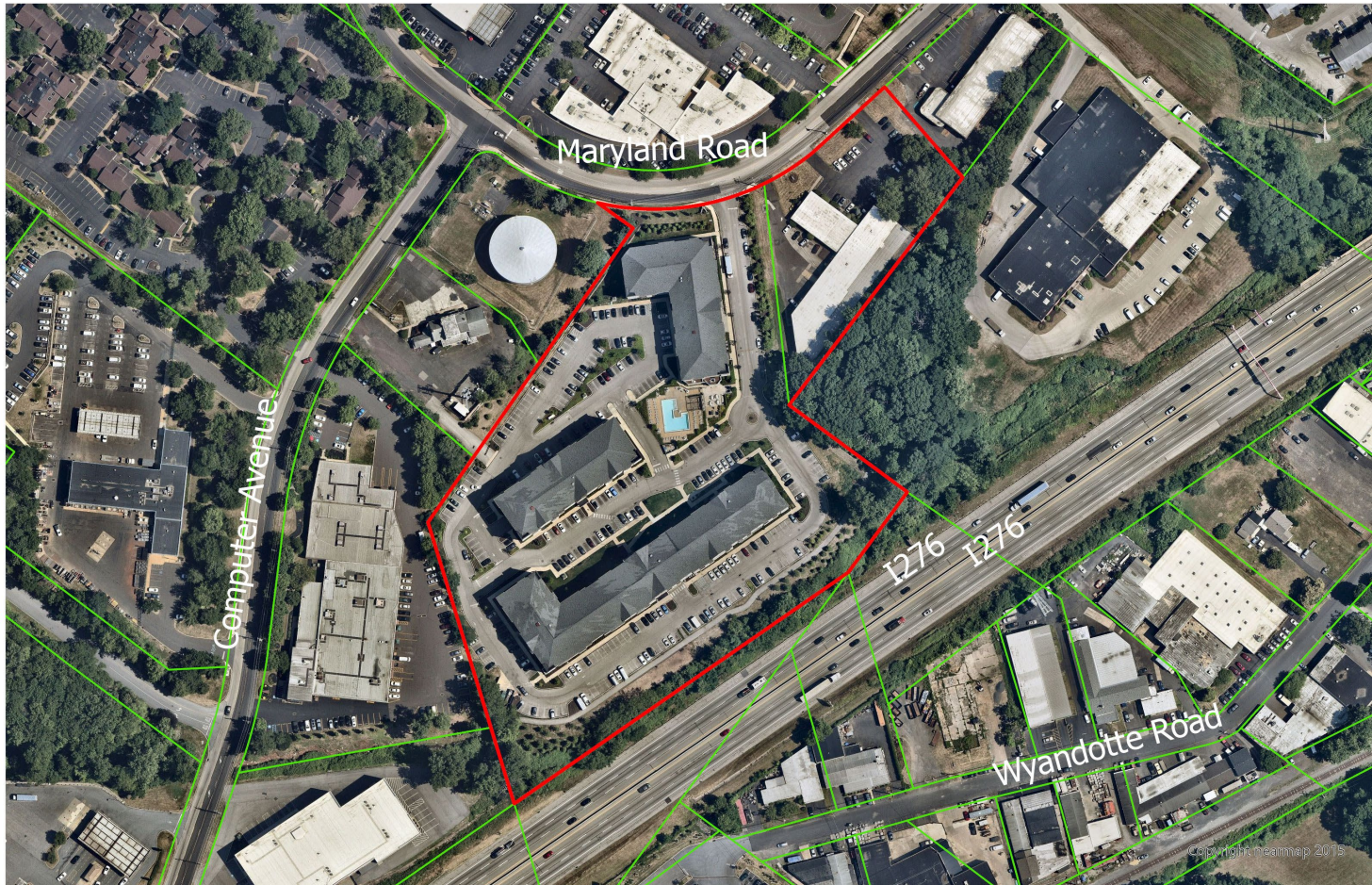
Claire Warner, Senior Community Planner
Claire.Warner@montgomerycountypa.gov – 610-278-3755

- c: Andrew R. Freimuth, Applicant's Representative
Matt Candland, Manager, Upper Moreland Township
Jennifer Mullen, APA Vice Chair, Upper Moreland Township

Attachment A: Aerial Image of Site

Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENTS A & B

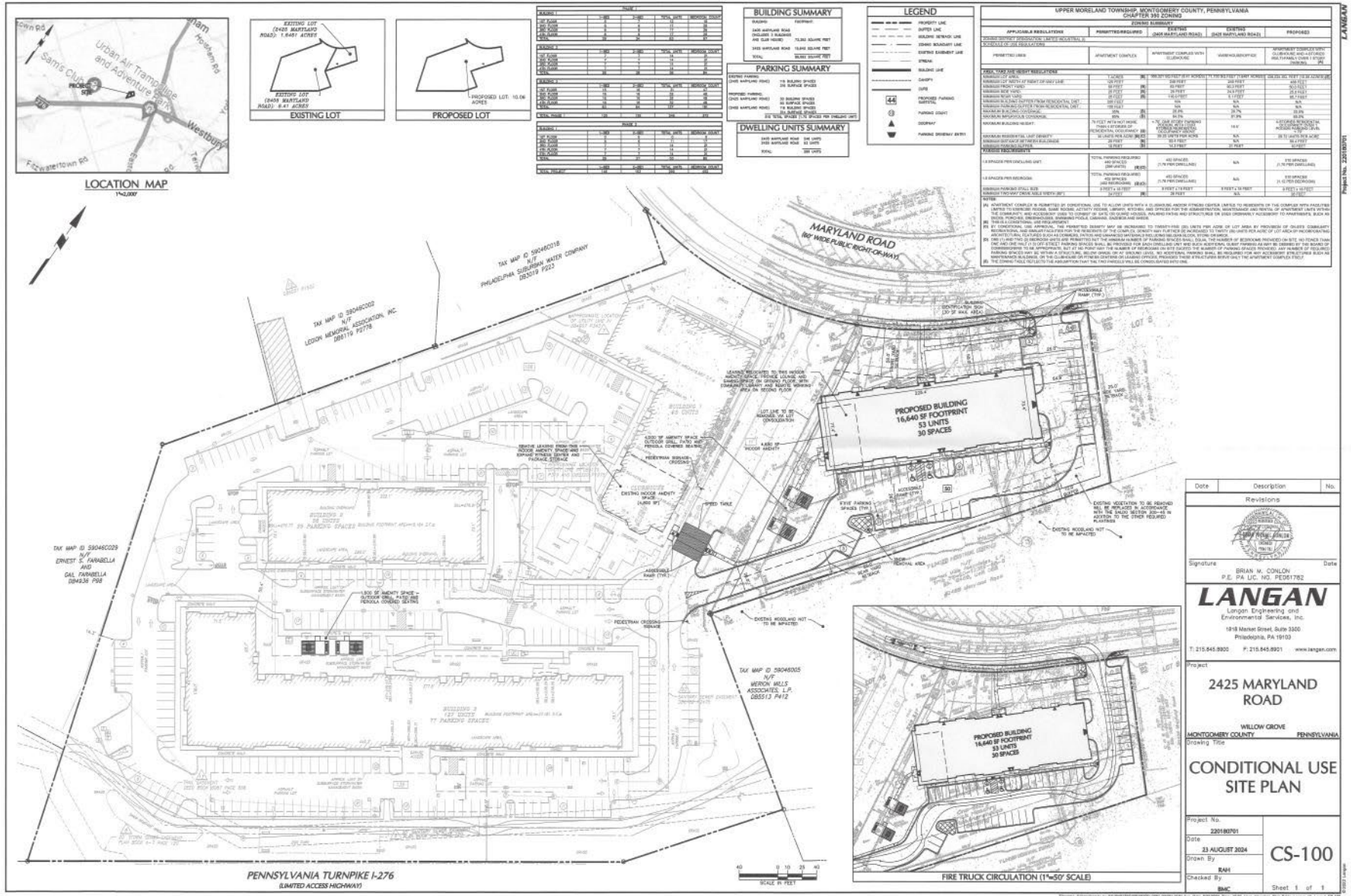


Conditional Use
MCPC#240041002

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/plancom
Aerial photography provided by Nearmap





Date	Description	No.
	Revisions	
Signature	BRIAN M. CONLON P.E., PA LIC. NO. PE061782	Date
LANGAN Langan Engineering and Environmental Services, Inc. 1818 Market Street, Suite 3300 Philadelphia, PA 19103 T: 215.845.9800 P: 215.845.9901 www.langan.com		
Project 2425 MARYLAND ROAD WILLOW GROVE MONTGOMERY COUNTY PENNSYLVANIA Drawing Title CONDITIONAL USE SITE PLAN		
Project No.	220180701	CS-100
Date	23 AUGUST 2024	
Drawn By	RAH	
Checked By	SMC	
Sheet 1 of 1		

Project No. 220180701
 Scale: 1" = 50'-0" (FIRE TRUCK CIRCULATION)
 Date: 23 AUGUST 2024
 Drawing Title: CONDITIONAL USE SITE PLAN

Advisory Planning Agency
September 19, 2024

Minutes

A meeting of the APA was held on September 19, 2024 at 5:00 PM in the UMT Building. Members present included Chair Jennifer Mullen, Jay Silverman, Arlene Rubin & Claire Warner from the MCPC. Absent: Fred Standaert, George Hartman & Christian Henderson.

Subdivision

2005 Pioneer Road. Applicant, Besmir Kripa, was in attendance along with project engineer, Ed Chadrow, PLS, to give an overview of proposed project. Applicant proposes to subdivide the existing parcel into 4 new parcels for the construction of 4 single-family dwellings. Mr. Chadrow discussed the proposed waivers of the land development/subdivision code they are requesting. Claire Warner discussed the MCPC 247 review, dated 7/3/24, and the potential for a pedestrian connection from proposed development to the Twp park system. Mr. Chadrow said that could pose a security issue with people coming and going through private property. Discussion was held on the landscape buffering and number of new trees. Jennifer Mullen inquired as to the height of proposed trees and the number of trees they are requesting a waiver of. Mr. Chadrow explained that they are still working with the Twp Landscape Architect to make that determination.

The APA recommended approval of the proposed subdivision application.

4325 Shoemaker Road. Applicant, James Buccafuri, was present along with project engineer, Matthew Witters, PE., to discuss proposed project. Applicant is proposing to combine 2 existing lots into one lot which contains a single-family dwelling. The proposed consolidation will remove the non-conformity of the existing smaller lot for the R-2 district. Claire Warner discussed the MCPC 247 review, dated 8/2/24, and the recommendation of sidewalks along the Shoemaker Road frontage. Applicant previously agreed at the Community Development Committee meeting to install sidewalks at a time when the Twp deemed them necessary.

The APA recommended approval of the proposed lot consolidation plan.

Zoning

Zoning Ordinance/map amendment. Paul Purtell gave an update on adoption of the new zoning ordinance and map amendment. The public hearing was held on 9/9/24 and Commissioners deferred vote to the 10/7/24 regular meeting.

2405-2425 Maryland Road. Applicant, Noah Chrismer was present along with applicant attorney, Andy Freimuth, Esq., to discuss the Conditional Use application and the new 4-story apartment building adjacent to their current complex. The previous application was denied by default as the Board of Commissioners had a split vote on the application. Applicants revised

September 19, 2024

APA minutes

Page 2 of 2

their proposal by reducing the number of apartment units from 55 to 53, adding new amenities including a fitness area, gathering space/office and outdoor patio area along with traffic calming measures and a pedestrian connection between complexes.

Claire Warner discussed the MCPC 247 review, dated 9/4/24. Applicants will add sections of sidewalk which connect the front and back of building and amenity area. Applicant will address other comments to include visibility of crosswalk between buildings and landscaping. The APA recommended approval of the Conditional Use application.

There being no further business the meeting was adjourned at 5:30 PM.

Respectfully submitted,



Paul E. Purtell

Director, Code Enforcement