

*This meeting will take place entirely via Zoom. Participation is enabled via telephone, smartphone, tablet or personal computer. Please mute yourself for the duration of the meeting unless you are called upon to comment. Cheltenham Township, believing that public input is appropriate on any items coming before the Commissioners, will recognize any citizen wishing to address a specific item prior to the vote on that issue. There are several ways to comment on an item: 1) raise your hand (to your camera or using the hand raise button); 2) dial \*9 from your phone and wait until you are called on. Three minutes are allotted per speaker per agenda item. If you would like to send your comment in advance of the meeting, you may email it to [alupino@cheltenhampa.gov](mailto:alupino@cheltenhampa.gov) no later than 24 hours prior to the meeting.*

If you are unable to participate in the live meeting, the meeting will be recorded and posted on the Township's [website](#), [YouTube](#) and [Facebook](#) pages.

## Building and Zoning Committee

Matthew Areman – Chair  
Emily Stine – Vice Chair  
Irv Brockington – Member  
Daniel B. Norris – Member  
Emily Cheramie Walz – Member  
Dwight Pedro Lewis – Member  
Jeffrey Chirico – Member

**Monday, March 4, 2026**  
**8:00 p.m. | Zoom Web Conference**

[Join Zoom Meeting](#)


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+1 929 436 2866 US (New York)

Meeting ID: 872 7954 2642, Password: 579600

## Agenda

1. Zoning Hearing Board Agenda for March 9, 2026 (see attached).
  - a. Appeal #26-3807, Melrose Development, LLC, for 7600 Tookany Creek Parkway.
2. Receipt of Monthly Citizen's Committee Meeting Minutes (see attached).
  - a. Planning Commission – February 23, 2026.
  - b. Board of Historical & Architectural Review – February 19, 2026.
    - 1) Consider approval of a Certificate of Appropriateness for Application BHAR-26-1 of Mark Hansen, architect, for the expansion of the kitchen into the existing attached shed. The shed's deteriorated condition with limited stability requires full reconstruction at 300 Bent Road.
    - 2) Consider approval of a Certificate of Appropriateness for Application BHAR-26-5 of David Salamon, architect, for the renovations of the La Mott Community Center located at 7420 Sycamore Avenue.
3. Receipt of [Staff Reports](#) for January 2026.
  - a. Planning & Zoning Monthly Reports
  - b. Report of the Building Inspector
  - c. Report of the Code Administrator
4. Old Business
5. New Business
  - a. Presentation and recommendation to the Board of Commissioners to advertise the adoption of the proposed Comprehensive Plan ([click here for presentation on website](#)).
6. Citizen's Forum
7. Adjournment



Alyson Elliott  
Acting Township Manager

# **Zoning Hearing Board Agenda for**

**March 9, 2026**

## NOTICE

**NOTICE IS HEREBY GIVEN** that an application for Zoning Relief for 7600 Tookany Creek Parkway, Cheltenham, PA 19012 will be reviewed by the following Township Committees which will offer a recommendation to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, February 23, 2026, at 7:30 P.M. via Web-Conference.  
<https://cheltenhamtownship.org/agendalist.aspx?categoryid=889>
  
- b. Cheltenham Township Building & Zoning Committee on Wednesday, March 4, 2026, at 8:00 P.M. via Web-Conference.  
<https://cheltenhamtownship.org/agendalist.aspx?categoryid=896>

**This application will be heard by the Zoning Hearing Board on Monday, March 9, 2026, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.**

**APPEAL NO. 26-3807:** Application of Melrose Development, LLC, for the premises known as 7600 Tookany Creek Parkway, Cheltenham, PA 19012, from the Decision of the Zoning Officer for Zoning Relief to allow for an amendment of the previous Special Exception approval to incorporate the Revised Special Exception Plan on the property that is located MU-3 Mixed Use Zoning District.

**The above application, including site plans, is on file in the Township Administration Building, Planning and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027. Please contact the Planning and Zoning Department at (215) 887-1000 X216 if there are any questions with respect to the application.**

**Information on how to access the Web-Conference for each Meeting will be posted on the Township's website [www.cheltenhamtownship.org](http://www.cheltenhamtownship.org) under the Planning Commission and Building & Zoning Committee Agendas by the Friday before the scheduled Meeting Date.**

**ZHB #26-3807  
Zoning Officer**

Kaplin Stewart Meloff Reiter & Stein, PC  
Union Meeting Corporate Center  
910 Harvest Drive  
PO Box 3037  
Blue Bell, PA 19422  
Amee S. Farrell, Esquire  
Brielle Brown, Esquire  
Identification No. 93338, 332075  
(610) 941-2547  
[afarrell@kaplaw.com](mailto:afarrell@kaplaw.com)

Attorneys for Applicant/Owner

**BEFORE THE ZONING HEARING BOARD OF CHELTENHAM TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

*In the Matter Of:*

*Premises:*

Melrose Development, LLC

7600 Tookany Creek Parkway & Ashmead Road  
TMP. 31-00-01258-00-7  
TMP. 31-00-01255-23-5

**ADDENDUM FOR AN AMENDMENT TO SPECIAL EXCEPTION APPROVAL**

Melrose Development, LLC (“**Applicant**”), by its attorneys, Kaplin Stewart Meloff Reiter & Stein, P.C., hereby files this Addendum to the Cheltenham Township Zoning Hearing Board application for an amendment to a previously approved special exception to permit a Class 3 mixed-use development at the property herein described, and in support thereof states as follows:

1. **Applicant.** Melrose Development, LLC<sup>1</sup> is the Applicant and record owner of the properties located at 7600 Tookany Creek Parkway and Ashmead Road, Cheltenham, PA by virtue of a Deed, dated July 21, 2025, and recorded August 1, 2025, with the Montgomery County Recorder of Deeds at Book 6409, Page 00862. A copy of the Deed is included herewith at **Exhibit “A”** and incorporated herein by reference.

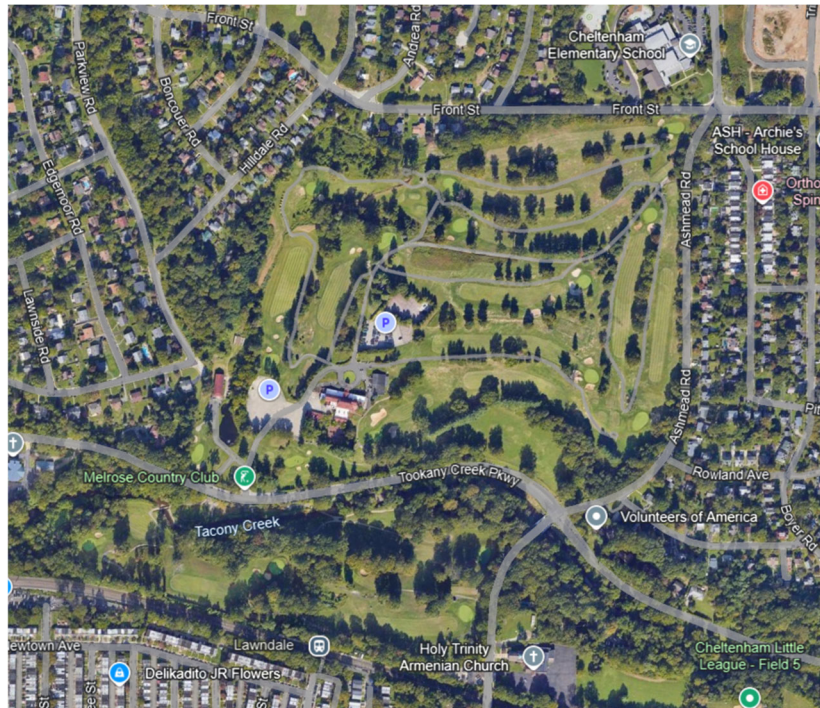
2. **Description of the Property.** The property at issue, known generally as 7600 Tookany Creek Parkway, is more specifically identified as Montgomery County Tax Parcels 31-

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<sup>1</sup> Melrose Development, LLC is a successor in interest to 7600 Tookany Creek Parkway CRCP, LLC.

00-01258-00-7 and 31-00-01255-23-5 (“**Property**”). The Property is an approximately 115.22 acre (gross)/114.92-acre (net) parcel located at the southeastern corner of the five-point intersection of Front Street, Ashmead Road, Ashbourne Road, and Arbor Road. The Property is bisected to the southeast by the Tookany Creek Parkway. Pursuant to the Cheltenham Township Comprehensive Plan, Front Street and Ashmead Road are classified as major collectors and Tookany Creek Parkway is classified as a minor arterial along the Property frontage.

The Property is presently improved with an 18-hole public golf course, including a clubhouse, parking lots, and associated improvements, known generally as the Melrose Country Club. The Property’s principal existing access is via an unrestricted driveway from Tookany Creek Parkway. There is a secondary driveway on Ashmead Road that is presently fenced for emergency and maintenance use only.



3. **Zoning Classification.** According to the Cheltenham Township Zoning Code and Associated Zoning Map (collectively, “**Zoning Code**”), the Property is in the MU3 Mixed Use

Zoning District (“**MU3 District**”). On August 21, 2024, the Cheltenham Township Board of Commissioners (“**Commissioners**”) amended the provisions of the MU3 District by Ordinance 2473-24, to add a Class 3 Mixed Use by Special Exception, for certain properties in the MU3 District (“**Ordinance 2473-24**”). Ordinance 2473-24 took effect immediately upon adoption. The ordinance permits mixed-use development on properties of at least 80 acres by special exception and establishes the objective criteria under which the mixed-use must be considered.

4. **Approved Redevelopment.** After the enactment of Ordinance 2473-24, the Applicant (under its prior operating entity 7600 Tookany Creek Parkway CRCP, LLC) applied for and received a special exception to redevelop the Property as a mixed-use development to include commercial/retail uses, medical offices, assisted living units, a traumatic brain injury center, 172 single-family residential units, 158 age-restricted residential units (comprised of 134 townhouses and 24 flats), and a potential Township amenity on the Property (collectively, “**Proposed MU3 Development**”). The Proposed MU3 Development, as depicted on the special exception plan submitted by the Applicant (“**2024 Special Exception Plan**”), was approved October 30, 2024 (“**2024 Approval**”). *Cheltenham Twp. Zoning Hearing Board, In Re: Application of 7600 Tookany Creek Parkway CRCP, LLC App. No2-3768*, at 1 (Oct. 30, 2024). A copy of the 2024 Special Exception Plan, entitled Site Master Plan 2, consisting of two sheets, prepared by Kimley-Horn and dated August 29, 2024, is included herewith at **Exhibit “B”** and is incorporated herein by reference.

5. **2025 Zoning Amendment.** On November 19, 2025, the Commissioners further amended the Class 3 MU3 provisions (as contained in Ordinance 2473-24) with Ordinance No. 2502-25, to clarify certain of the design and development standards for a Class 3 Special Exception in the MU3 Mixed Use District (“**2025 Amendment**”). *See generally Cheltenham Twp.,*

*Ordinance No. 2502-25*, at 1 (Nov. 19, 2025). Ordinance 2502-25 took effect immediately upon adoption. A copy of the Amendment is included herewith at **Exhibit “C”** and is incorporated herein by reference.

6. **Related Approvals and On-Going Modifications.** Following receipt of the 2024 Approval, Applicant commenced a phased land development submittal and has received, to date, approval for mass grading, together with land development approvals for early phases of the development. Additional phases will follow in early 2026. In December of 2025, Applicant dedicated to the Township an approximately 2.72 acre developable unit within the Proposed MU3 Development, which the Township thereafter accepted for dedication with the intention of locating a municipal pool on the unit (“**Pool Unit**”). The location of the Pool Unit will involve the reconfiguration of a portion of the previously approved 2024 Special Exception Plan.

7. **Amended Special Exception.** In order to accommodate the relocation of the Proposed Pool Unit, Applicant seeks an amended special exception, in accordance with the Zoning Code, as amended by Ordinance 2473-24 and the 2025 Amendment (“**Proposed Plan Modification**”). The Proposed Plan Modification relocates the Pool Unit, modifies the commercial/retail component, eliminates the previously approved 55+ flats, modifies the proposed layout of a portion of the traditional and 55+ townhomes previously depicted on the 2024 Special Exception Plan. The Proposed Plan Modification is more fully depicted on two (2) plans, entitled C-101 Land Use Plan, and Master Plan Phase 3, dated January 28, 2026, prepared by Kimley-Horn are included herewith at **Exhibit “D”** and **Exhibit “E”** and are incorporated herein by reference (collectively, “**Revised Special Exception Plan**”).

The Revised Special Exception Plan satisfies all applicable objective criteria of the MU3 Mixed-Use provisions, as required under Ordinance 2473-24, and as further amended by Ordinance 2502-25 and satisfies the required Development Mix percentages of the Zoning Code:

- Land Use Group 1 (office, entertainment, institutional, and related uses) make up 22.26% of the proposed floor area, where a minimum of 5% and maximum of 80% is permitted;
- Land Use Group 2 (commercial, retail/restaurant, and related uses) make up 8.02% of the proposed floor area, where a minimum of 5% and a maximum of 60% is permitted; and
- Land Use Group 3 (residential and related uses) make up 39.4% of the proposed floor area, where a maximum of 40% is permitted.

Additionally, the Revised Special Exception Plan satisfies – and in most cases well exceeds – all bulk and dimensional criteria of the Zoning Code and the objective criteria of the Class 3 MU3 provisions.

**8. Requested Relief.** In order to carry out the Proposed Redevelopment, the Applicant requests an amendment to the previous special exception approval to incorporate the Revised Special Exception Plan, which complies with all applicable objective criteria of the Zoning Code, as amended by Ordinance 2473-24, and Ordinance 2502-25.

**9. Grounds for Special Exception.** Sections 295-1501 and 1505 of the Zoning Code, as amended pursuant to Ordinances 2473-24 and 2502-25, permit the entirety of the proposed mixed-use development as a special exception on a property of this size. The existence of a special exception provision in a zoning ordinance indicates a legislative determination that the use is consistent with the municipality's zoning plan and is a use which is presumptively consistent with

the public health, safety and welfare. *In re: Cutler Grp., Inc.*, 880 A.2d 39 (Pa. Cmwlth. 2005); *Borough of Perkasi v. Moulton Builders*, 850 A.2d 778 (Pa. Cmwlth. 2004); *Evans v. Zoning Twp. Bd. of Easttown Twp.*, 396 A.2d 889 (Pa. Cmwlth. 1979); *Ruddy v. Lower Southampton Township Zoning Hearing Bd.*, 669 A.2d 1051 (Pa. Cmwlth. 1995). As such, a special exception is **not an exception** to a zoning ordinance but rather is a use to which the applicant is entitled if it meets the objective standards in the zoning ordinance for special exception approval. *In Re Thompson*, 896 A.2d 659 (Pa. Cmwlth. 2006), *petition for allowance of appeal denied*, 916 A.2d 636 (Pa. 2007). Special exception proceedings involve only the proposed use of the land and do not involve the particular details of the design of the proposed development. *In Re Thompson*, 896 A.2d at 670; *Schatz v. New Britain Township Zoning Hearing Bd. of Adjustment*, 596 A.2d 294 (Pa. Cmwlth. 1991).

In other words, by authorizing a use by special exception, a municipality has determined that the impact necessarily flowing from such a use does not materially affect the public interest in a negative way. Thus, a use permitted by special exception cannot be denied unless it is proved – through substantiated evidence and not mere generalizations or unsubstantiated supposition – that the impact from the use is so out of the norm for a use of that type, that it was not contemplated by the legislative body. *Archbishop O’Hara’s Appeal*, 131 A.2d 587 (Pa. 1957); *Zoning Hearing Board v. Konyk*, 295 A.2d 715 (Pa. Cmwlth. 1972).<sup>2</sup>

In order to be entitled to a special exception approval, an applicant must prove only that the proposed use complies with the **objective** requirements of the zoning ordinance. *Appeal of Neill*, 634 A.2d 749 (Pa. Cmwlth. 1993). Thus, once the applicant for a special exception shows compliance with the specific requirements of the ordinance, it is presumed that the use is consistent

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<sup>2</sup> Where, as here, the governing body recently adopted a comprehensive zoning amendment upon consideration of the type of development now proposed, the Applicant submits that an objector’s burden in this instance, is extremely high.

with the promotion of health, safety, and general welfare. *Bray v. Zoning Bd. of Adjustment*, 410 A.2d 909 (Pa. Cmwlth. 1980). The burden then shifts to objectors to prove that the proposed use is not, in fact, consistent with the promotion of health, safety, and general welfare. *Id.*; *In re Brickstone Realty Corp.*, 789 A.2d 333, 340 (Pa. Cmwlth. 2001).

Denial of a special exception is not supported by mere speculation as to possible negative effects. *Manor Healthcare Corp. v. Lower Moreland Township Zoning Hearing Bd.*, 590 A.2d 65 (Pa. Cmwlth. 1991). Rather, after an applicant for special exception establishes that it complies with the objective criteria for the special exception, it may only be denied if objectors demonstrate, through competent and substantial evidence, that there is a high probability that the proposed use will generate adverse impacts ***not normally generated by the type of development in question*** and that those atypical impacts pose a ***substantial threat*** to the health and safety of the community. *Heck v. Zoning Hearing Bd. for Harvey's Lake Borough*, 397 A.2d 15 (Pa. Cmwlth. 1979); *Marquise Inv., Inc. v. City of Pittsburgh*, 11 A.3d 607 (Pa. Cmwlth. 2010); *Ruddy v. Lower Southampton Twp. Zoning Hearing Bd.*, *supra*.

Additionally, a municipality may not shift the burden of proof of health, safety, and general welfare to an applicant. Rather, where such language exists in an ordinance, it is only the burden of initial persuasion that rests with the applicant – which burden is met by a showing that the application meets the specific, objective criteria of the ordinance. The burden of proof as to detriment remains with any objectors, who must establish such detriment, not through mere speculation or generalized concerns, but rather through competent evidence of specific and quantifiable impacts. *See generally*, Pennsylvania Zoning Law and Practice, Ch. 5.2.5, Robert S. Ryan, 2003.

The Applicant satisfies all objective standards and criteria of the Zoning Code for a Class 3 Mixed-Use in the MU3 District, thereby satisfying its burden at law. The Applicant accordingly requests an amendment to the special exception that was granted on October 30, 2024, to include the Revised Special Exception Plan. The approval will allow the Applicant to further the reasonable and appropriate redevelopment of the Property in full conformity with applicable requirements of the Zoning Code, as amended.

Respectfully Submitted,



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**AMEE S. FARRELL, ESQUIRE**  
Attorneys for Applicant/Owner

**BEFORE THE  
CHELTENHAM TOWNSHIP ZONING HEARING BOARD  
MONTGOMERY COUNTY, PENNSYLVANIA**

**IN RE: APPLICATION OF 7600 TOOKANY  
CREEK PARKWAY CRCP, LLC**

**APPEAL NO. 24-3768**

**ORDER**

**AND NOW**, this 30th day of October, 2024, upon consideration of the application of 7600 Tookany Creek Parkway CRCP, LLC (the "Applicant"), the Cheltenham Township Zoning Hearing Board hereby **GRANTS** a special exception pursuant to the following provision of the Cheltenham Township Zoning Ordinance (the "Ordinance") to allow for a Class-3 Mixed Use Development (the "Project") at 7600 Tookany Creek Parkway, Cheltenham, PA 19012 (the "Property") in the MU-3 – Mixed-Use Zoning District:

1. A special exception from Section 295-1501.D. to allow a Class-3 Mixed Use Development consisting of commercial/retail uses, medical offices, assisted living units, a traumatic brain injury center, 172 market-rate townhouses, 158 age-restricted dwelling units (comprised of 134 townhouses and 24 flats), and Township public amenities on the Property in the MU-3 Zoning District.

This relief is granted conditioned on the Applicant's compliance with the following conditions:

1. Prior to commencing the Project, the Applicant shall obtain all permits and approvals required by all agencies with jurisdiction over the Project.
2. The Project shall substantially conform with the testimony and exhibits presented to the Zoning Hearing Board at its October 22, 2024 hearing.

**CHELtenham TOWNSHIP  
ZONING HEARING BOARD**



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ERIC LEIGHTON, CHAIRMAN



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HANNAH MAZZACCARO, VICE-CHAIR



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DAVID L. COHEN, MEMBER

This Order was mailed to the Applicant on the 30th day of October, 2024.

**PLEASE NOTE THAT THIS ORDER MAY BE APPEALED TO THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA WITHIN 30 DAYS OF THE DATE OF MAILING NOTED ABOVE.**



**CHELTENHAM TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2502-25**

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**AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF CHELTENHAM TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA AMENDING THE CODE OF CHELTENHAM AT PART II: GENERAL LEGISLATION, CHAPTER 295: ZONING, BY AMENDING ARTICLE XV: MU3 MIXED USE DISTRICTS, TO MODIFY CERTAIN DESIGN AND DEVELOPMENT STANDARDS FOR A CLASS 3 SPECIAL EXCEPTION IN THE MU3 MIXED USE DISTRICT.**

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**WHEREAS**, the Board of Commissioners of Cheltenham Township, Montgomery County, Pennsylvania enacted and ordained a comprehensive zoning code and zoning map amendment in November 2017, the Zoning Code enactment by Ordinance No. 2358-17; and

**WHEREAS**, the Board of Commissioners amended Article XV entitled “MU3 Mixed Use Districts” to add a Class 3 Mixed Use by Special Exception by Ordinance No. 2473-24, adopted August 21, 2024; and

**WHEREAS**, the Board of Commissioners seeks to further amend the provisions of Ordinance No. 2473-24 to further clarify certain of the design and development standards for a Class 3 Special Exception in the MU3 Mixed Use District.

**WHEREAS**, the Board of Commissioners of Cheltenham Township has met the procedural requirements of 53 P.S. § 10101, *et seq.* of the Pennsylvania Municipalities Planning Code, for the adoption of the proposed ordinance, including holding a public hearing.

**NOW, THEREFORE**, the Board of Commissioners of the Township of Cheltenham hereby ordains and enacts as following amendments to Chapter 295, Zoning, of the Code of Cheltenham Township Code:

**SECTION 1.** **Amendment to the Code.** The Code of Cheltenham Township, Chapter 295: Zoning, Article XV: MU3 Mixed Use Districts, Section 1501: Class 3 Special Exception Standards, Subsection D. Class 3 Uses Permitted by Special Exceptions, is hereby amended as follows with lists renumbered accordingly (deletions noted with ~~strikethrough~~ and additions underlined):

**§295-1501.D.** Class 3 uses permitted by special exception. The following uses are permitted on tracts having a gross lot area of 80 acres or greater and having no less than 200 feet of frontage on a roadway classified as a major collector or higher, provided they comply with the special exception standards of ~~§295-1505~~.

- (1) Mixed Use Development, in compliance with the standards herein and consisting of the following uses and no others:
- a) Office, entertainment, community service, institutional, and related uses, as listed below:
    - ~~1. Use D-3: Community Center, provided however, such uses shall not be subject to the separation requirements of §295-405.D(3) when located within an MU3 Class 3 development.~~
    - ~~2. Use D-4: Adult/Child Day Care~~
    3. Use D-8: Library or Museum
    4. Use D-10: Nursing Home
    5. Use D-13: Art Gallery
    6. Use D-14: Assisted Living Facility
    7. Use D-15: Life Care Facility/CCRC
    8. Use E-1: Office Building
    9. Use E-2: Medical Clinic, may be combined in this class with in-patient medical and behavioral health services and Uses E-3 and E-7.
    10. Use E-3: Medical Office
    11. Use E-4: Office Campus
    12. Use E-5: Professional Services
    13. Use E-7: Specialized Medical Services
    14. Use F-5: Outdoor Recreation
    - ~~15. Use F-6: Indoor Recreation~~
    - ~~16. Use F-7: Public Grounds~~
    17. Use H-1: Conservation/Recreation Facility
    18. Use H-2: Emergency Services
  
  - b) Commercial, retail, restaurant, recreation, and related uses, as listed below:
    1. Use A-12 Drive-Through Facility, (Bank or Coffee shop with accessory food only)
    2. Use B-3: Bank
    3. Use B-7: Club
    4. Use B-10: Dry Cleaners (Dropoff)
    5. Use B-13: Farmers' Market
    6. Use B-15: Hotel/Inn
    7. Use B-17: Mixed Use Building, provided however, when located in an MU3 Class 3 development a B-17 use shall be subject only to the following additional provisions:
      - a. any uses permitted under §295-1501D.1.(a), (b), and (c), hereunder are permitted within the B-17 uses;
      - b. residential units shall not be located on the ground floor; and
      - c. ~~retail~~ §295-1501D(1)(b) uses must occupy a minimum of 50% of ground-floor square footage
    8. Use B-18: Parking Structure
    9. Use B-19: Parking Lot
    10. Use B-20: Personal Care Business, provided however, such uses shall not be subject to the separation requirements of §295-405.B(20) when located within an MU3 Class 3 development
    11. Use B-21: Professional Service Business
    12. Use B-25: Restaurant
    13. Use B-26: Retail Take-Out Foods
    14. Use B-27: Retail Shop
    15. Use B-29: Supermarket
    16. Use B-31: Shopping Center, provided however, such uses shall not be subject to the retail minimum of §295-405.B(31)(b) when located within an MU3 Class 3

- development
- 17. Use B-34: Studio for Dance, Art, Music, Photography, Yoga, Martial Arts, or Similar Arts
- 18. Use B-35: Tavern/Bar
- 19. Use B-36: Veterinary Clinic
- 20. Use B-38: Pet Grooming
- 21. Use C-21: Microbrewery/Microdistillery/Microwinery
- 22. **Use D-3: Community Center, provided however, such uses shall not be subject to the separation requirements of §295-405D(3) when located in an MU3 Class 3 development;**
- 23. **Use D-4: Adult/Child Day Care**
- 24. Use F-2: Athletic/Health Club
- 25. **Use F-5: Outdoor Recreation**
- 26. **Use F-6: Indoor Recreation**
- 27. Use F-8: Theater (Performing)

**SECTION 2.** **Amendment to Code.** The Code of Cheltenham Township, Chapter 295: Zoning, Article XV: MU3 Mixed Use Districts, Section 1505: Class 3 Special Exception Standards, Subsection C. General Standards, is hereby amended as follows (deletions noted with **strikethrough** and additions **underlined**):

**§295-1505.C.** General standards. The following general standards shall apply to all Class 3 developments in this district.

- 1) Mix requirements. Developments shall comply with the following mix of uses requirements according to the building floor area percentages per use in the following table:

Minimum percent of building floor area	Land Use Group 1: Office, entertainment, community service, institutional, and related uses as listed in §295-1501D(1)(a)	5%
	Land Use Group 2: Commercial, retail, restaurant, <b><u>recreation</u></b> , and related uses as listed in § 295-1501D(1)(b)	5%
	Land Use Group 3: Residential and related uses, as listed in § 295-1501D(1)(c)	No minimum
Maximum percent of building floor area	Land Use Group 1: Office, entertainment, community service, institutional, and related uses as listed in § 295-1501D(1)(a)	80%
	Land Use Group 2: Commercial, retail, restaurant, <b><u>recreation</u></b> , and related uses as listed in § 295-1501D(1)(b)	60%
	Land Use Group 3: Residential and related uses, as listed in § 295-1501D(1)(c)	<del>35</del> <b><u>40</u></b> %

- 2) Open space and plazas. Usable open space and plaza uses shall comprise at least 5% of the net tract area of all mixed-use developments **and shall be designed in accordance with §295-1505E(5).**
- 3) Phasing. Development of property may be done in phases, provided the following requirements are met:
  - a) Any proposed subdivision or land development of the property or portion of a property shall substantially conform with the master plan as described under **§295-1505B(3)(d).**

- b) Age-unrestricted residential units built in the first phase of development may comprise no more than 25% of the total residential units proposed for the development.
- 4) Ownership and maintenance of required common open space, plaza areas, and other facilities. Required common open space, plaza areas, and other common facilities shall comply with the ownership and maintenance regulations in **§295-2605C** and shall comply with the additional design standards in this article herein. The required usable open space and plaza areas shall be permanently deed-restricted from future development.
- 5) Parking. Off-street parking shall be provided in accordance with **Article XXIII**. Provided, however, that where the standards of Article XXIII conflict with any provisions under this **§295-1505**, the provisions of **§295-1505** shall control.
- 6) Signs. Signs shall be provided in accordance with **Article XXIV**.
- 7) Landscaping. Conceptual landscaping, street trees, streetscaping, and buffers shall be provided in accordance with the Subdivision and Land Development Ordinance, as well as **§295-1505D(5)** below, provided however, that only the bulk and dimensional criteria for such features shall be considered at the special exception stage and the specific layout and design of all features contemplated herein shall be reviewed as part of any subsequent land development submittals, not the special exception.

**SECTION 3. Amendment to Code.** The Code of Cheltenham Township, Chapter 295: Zoning, Article XV: MU3 Mixed Use Districts, Section 1505: Class 3 Special Exception Standards, Subsection D. Dimensional Standards, is hereby amended as follows (deletions noted with **strikethrough** and additions **underlined**):

**§295-1505.D.** Dimensional standards. The following dimensional standards shall apply to all Class 3 developments in this district:

- 1) Minimum gross tract area. The minimum gross **tract lot** area of Class 3 Developments shall be 80 acres, having no less than 200 feet of frontage on a roadway classified as a major collector or higher. ~~Any tract under single and separate ownership below the minimum lot size at the time of adoption of this chapter may be developed, provided that such development conforms to all other provisions of this article.~~ If two or more contiguous lots are in common ownership, and at least one lot is individually below the minimum lot size at the time of adoption of this chapter, then the lands of the contiguous lots involved shall be considered to be a single parcel for the purpose of this chapter, and no portion of said parcel shall be developed which does not comply with the dimensional requirements of this chapter.
- 2) Minimum building setback from curblines:
  - a) When no plaza is between the building and the street:
    - 1. Minimum building setback from street curblines, portions of buildings up to 45 feet in height, provided buildings are not located within the street legal right-of-way line:
      - a. Principal and minor arterial highways: 20 feet.
      - b. All other streets: 12 feet.
    - 2. Minimum building setback from street curblines, any portions of buildings from 45 feet to 60 feet in height: 24 feet.
    - 3. Minimum building setback from street curblines, when nonresidential uses are proposed directly across an existing street from existing residential zones:
      - a. Principal and minor arterial highways: 20 feet.
      - b. All other existing streets: 30 feet, with deciduous street trees to be planted (one tree for each 30 feet of linear street frontage, with each tree no greater than 30 feet apart).
- 3) Minimum building setback from property lines not abutting streets:

- a) Portions of buildings up to 45 feet in height: 10 feet, except when abutting **existing residentially developed** properties not part of the mixed use development, where it shall be set back 40 feet.
  - b) Portions of buildings from 45 to 60 feet in height: 20 feet, except when abutting **existing residentially developed** properties not part of the mixed use development, where it shall be set back 60 feet.
- 4) Minimum setback between any portions of separate commercial buildings not sharing a party wall:
  - a) Portions of buildings up to 45 feet in height: 20 feet.
  - b) Portions of buildings from 45 to 60 feet in height: 40 feet.
- 5) Minimum landscaped buffer to residential districts. For proposed nonresidential and multifamily uses abutting an existing residential zone, there shall be maintained a minimum landscaped buffer **area of** 100 feet **in width**, except where a public street right-of-way in existence at the time of the adoption of this chapter intervenes. Landscaped buffers required under this provision may include both active and passive recreation within the buffer area.
  - a) Non-residential accessory structures which are intended to support the mixed-use development, together with the necessary parking, circulation, surfaces, and lighting related thereto shall be permitted within the required buffer provided:
    - 1. The accessory structures do not exceed 25 feet in height.
    - 2. The combined impervious area occupied by the accessory structures and related parking and circulation shall not exceed 15,000 s.f., exclusive of existing circulation serving other on-site purposes.
    - 3. No portion of the accessory structures and related parking and circulation shall be located within the required setback of **§295-1505D(3)(a)**.
    - 4. The accessory structures and all related improvements shall be fully screened from an adjoining residential zone by a combination of a six-foot high solid wall/fence and screen plantings, the configuration and mix of which shall be determined during land development.
- 6) Minimum parking setback. Parking areas shall be located to the rear or side of all principal buildings, except as otherwise noted herein.
  - a) In the case of Class 3 developments abutting existing principal or minor arterials highways, up to two rows of parking between principal buildings and such existing arterial highways are permitted.
  - b) In the case of Class 3 developments abutting existing public streets, provided all uses within the development take access from the internal streets in accordance with **§295-1505C(2)** herein, parking areas may be located to the front, rear, or side of any building, provided the minimum setbacks from a public street under **§295-1505D(6)(c)** are maintained.
  - c) In all cases, parking areas shall be set back a minimum of 50 feet from public street ultimate right-of-way lines and property lines, except when abutting existing residential properties not part of the mixed-use development, where the setback shall be 100 feet.
- 7) Maximum building height. No building shall exceed three stories for a flat roofed building or 45 feet when measured to a point between the highest and lowest point of the main roof for all other roof types.
  - a) Where a non-residential use building is completely located within a 1,500-foot radius of a regional rail station, building height may be increased to a maximum of four stories for a flat roofed building or 60 feet when measured to a point between the highest and lowest point of the main roof for all other roof types.
  - b) Building height for Use G-1 multi-family building/unit **and Use G-2 multi-family building-campus** may be increased to a maximum of four stories for a flat roofed building or 50 feet when measured to a point between the highest and lowest point of the main roof for all other roof types, provided the building(s) takes primary access from internal streets

to the development and not directly from adjoining public streets and the building(s) is set back a minimum of 100 feet from the curb edge of existing public streets which adjoin the development parcel and from any property line.

- 8) Maximum impervious coverage. Not more than 70% of the **total gross** lot area shall be impervious surfaces, except as permitted herein.
- 9) Minimum green area. Not less than 30% of the **total gross** lot area shall be grass or landscaped, except as permitted herein.
- 10) Floor area ratio. Maximum floor area ratio (FAR): 0.35.

**SECTION 4.** **Amendment to Code.** The Code of Cheltenham Township, Chapter 295: Zoning, Article XV: MU3 Mixed Use Districts, Section 1505: Class 3 Special Exception Standards, Subsection E.(3) Building Design Standards, is hereby amended as follows (deletions noted with **strikethrough** and additions **underlined**):

**§295-1505.E.(3)** Building design standards. At the time of a preliminary land development submission, an applicant for development shall submit conceptual architectural drawings sufficient to establish compliance with the following general design standards.

- a) Building orientation and entrances.
  1. Front facades of **non-residential** buildings shall be oriented towards existing and proposed streets, with an everyday entrance in the front facade. **Non-residential buildings Buildings** with multiple primary facades may have corner entrances, a single entrance, or entrances in each primary façade.
  2. Accentuation of primary building entrances is encouraged through the use of entrance accents including but not limited to recessed, protruding, canopy, portico, or overhang accents.
  3. Loading doors, service doors, loading docks should be consistent with the architecture of the building. Loading zones shall be designed in a manner that they are not obstructing traffic flow on any street or the business entrances of a building.
- b) Walls and windows.
  1. Blank walls shall not be permitted along any exterior wall facing a street or passenger train station. A minimum of 35% of the square footage of ground floor facades of multi-family and non-residential uses, **excluding those ground floor portions of such uses which contain a residential unit**, shall contain clear window area.
  2. Ground floor facades of retail, restaurant, and related uses facing a street or passenger train station shall comprise a minimum of 50% clear window area, with windows providing views of display areas or the inside of the building.
  3. Walls or portions of walls where windows are not provided **shall** are encouraged to have architectural treatments designed to break up the bulk of the wall.
  4. Rear and side facades shall have colors and materials that are similar to the front facade and shall blend with structures within the development. Any development with more than one building on the site shall have architecturally compatible designs.
- c) Roofs.
  1. Buildings shall use parapets, architectural screening, or mansard-type roof styles to conceal flat roofs, elevator and stair shafts, large vents, and rooftop equipment such as HVAC units along all roof edges.
- d) Building massing.
  1. Buildings shall be designed to achieve a fine-grained texture by dividing large facades into the appearance of several sections or smaller buildings to avoid the

appearance of a large, monotonous building mass. Breaks in depth every 100 feet, as well as the use of bay windows, porches, porticos, building extensions, building recesses, balconies, towers, awnings, porches, canopies, towers, balconies, bays, gables, changes in materials, changes in facade treatments, and other architectural treatments are encouraged.

**SECTION 5.** **Amendment to Code.** The Code of Cheltenham Township, Chapter 295: Zoning, Article XV: MU3 Mixed Use Districts, Section 1505: Class 3 Special Exception Standards, Subsection E.(4) Pedestrian Design Standards, is hereby amended as follows (deletions noted with ~~strikethrough~~ and additions underlined):

**§295-1505.E.(4)** Pedestrian design standards.

- a) Sidewalks, with a minimum unimpeded width of ~~six~~ five feet, are required along all street frontages.
- b) Sidewalks are required to connect the street frontage to all front building entrances, parking areas, plazas, and any other destination that generates pedestrian traffic. Sidewalks, trails, or walking/bicycle paths shall connect to existing sidewalks on abutting tracts and other nearby pedestrian destination points and transit stops.

**SECTION 6.** **Amendment to Code.** The Code of Cheltenham Township, Chapter 295: Zoning, Article XV: MU3 Mixed Use Districts, Section 1505: Class 3 Special Exception Standards, Subsection E.(5) Open Space and Plaza Design Standards, is hereby amended as follows (deletions noted with ~~strikethrough~~ and additions underlined):

**§295-1505.E.(5)** ~~Open space and p~~laza design standards. Plazas shall comply with the following requirements:

- a) Mixed use developments shall provide one square foot of plaza area for every 40 square feet of gross building floor area; however, mixed use developments with less than 50,000 square feet of gross floor area are not required to provide any plaza area. Because of limits on the maximum size of plazas, more than one plaza area may be required in larger developments.
- b) Individual plazas shall be no smaller than 1,250 square feet and no larger than 20,000 square feet.
- c) At least 25%, but no more than 80%, of the plaza shall be landscaped with trees, shrubs, and mixed plantings with year-round interest.
- d) Plazas shall be situated throughout the mixed use development and easily and conveniently accessible from all residential and nonresidential buildings. Plazas shall be integral to the development and designed as a focal point for the mixed use development.
- e) Plazas shall not be used for parking, loading, or vehicular access, except emergency and maintenance vehicular access.
- f) Plazas shall include a defining central element, such as a large fountain, sculpture, gazebo, pond, or similar feature. They shall also be improved with a variety of other amenities, such as small fountains, public art, shade trees, trash containers, benches, decorative pedestrian lights, trellises, and/or other similar features. The specific layout and design of required plazas shall be reviewed as part of any subsequent land development submittals, not the special exception.

**SECTION 7.** **Disclaimer.**

Nothing in this ordinance shall limit, in any manner whatsoever, the Township's right to enforce any ordinance or law of Cheltenham Township, Montgomery County or Commonwealth of Pennsylvania. Nothing in this ordinance shall be a defense of any citation issued by a municipal corporation or the Commonwealth pursuant to any other law or ordinance.

**SECTION 8. Severability.**

The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

**SECTION 9. Failure to Enforce not a Waiver.**

The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

**SECTION 10. Repealer.**

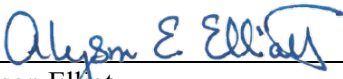
All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

**SECTION 11. Effective Date.**


This Ordinance shall take effect and be in force from and after its approval as required by the law.

**ORDAINED AND ENACTED** this 19<sup>th</sup> day of **November, 2025**, by the Board of Commissioners of Cheltenham Township, Montgomery County, Pennsylvania, in lawful session duly assembled.

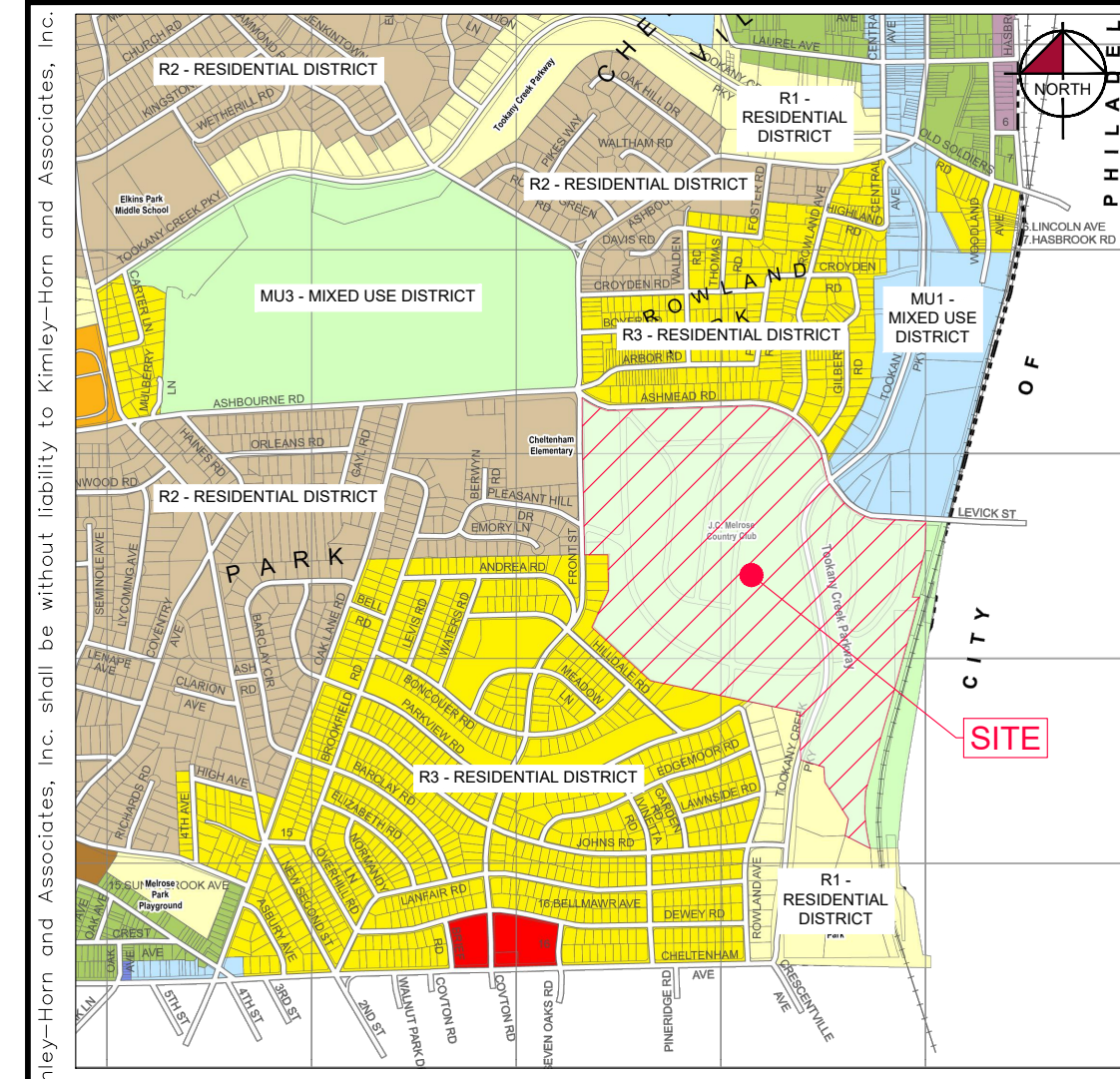
**ATTEST:**

  
\_\_\_\_\_  
Alyson Elliot  
*Township Manager and Secretary*

**TOWNSHIP OF CHELTENHAM  
BOARD OF COMMISSIONERS**

By:   
\_\_\_\_\_  
Matthew Areman, *President*





ZONING MAP OF CHELTENHAM TOWNSHIP (MONTGOMERY COUNTY, PA)  
SCALE: 1" = 1,500'

**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING LEGAL RIGHT-OF-WAY
- PROPOSED LEGAL RIGHT-OF-WAY
- EXISTING ZONING DISTRICT BOUNDARY
- EXISTING EDGE OF ASPHALT
- EXISTING 100-YR FEMA FLOODPLAIN
- EXISTING 100-YR FEMA FLOODPLAIN HATCH
- EXISTING FEMA FLOODWAY
- EXISTING FEMA FLOODWAY HATCH
- PROPOSED ASSUMED 50' FLOODWAY
- PROPOSED ASSUMED 50' FLOODWAY HATCH
- EXISTING WETLANDS FIELD DELINEATED
- EXISTING WATERCOURSE FIELD DELINEATED
- EXISTING WATERCOURSE PER NWI
- PROPOSED 50' WATERCOURSE BUFFER
- PROPOSED 25' WETLANDS BUFFER
- PROPOSED SETBACK LINE
- PROPOSED CURB
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED LAND USE BOUNDARY
- PROPOSED BUILDING HATCH

**STORMWATER MANAGEMENT NARRATIVE**

THE FOLLOWING NARRATIVE WILL PROVIDE DETAILS ON HOW THE PROPOSED STORMWATER MANAGEMENT DESIGN WILL BE UTILIZED TO ACHIEVE COMPLIANCE WITH THE TOWNSHIP OF CHELTENHAM 'TOOKANY/TAOONY-FRANKFORD WATERSHED STORMWATER MANAGEMENT ORDINANCE' (SWMO) - CHAPTER 290, ALL THE STANDARD DESIGN CRITERIA FROM 25 PA. CODE CHAPTER 102.8(5)(2) AND (3) AND NPDES BMP MANAGED RELEASE CONCEPT BMP'S GUIDELINES AND FAQs.

THE SUBJECT PROPERTY IS SITUATED IN THE TOWNSHIP OF CHELTENHAM ON APPROXIMATELY 115 ACRES OF PREVIOUSLY DEVELOPED LAND KNOWN AS THE MELROSE COUNTRY CLUB. THE EXISTING DEVELOPMENT CONSISTED OF A FULL 18-HOLE GOLF COURSE, DRIVING RANGE, INDOOR/OUTDOOR BAR, CLUB LOUNGES AND A GOLF PRO SHOP. ADDITIONAL SITE FEATURES INCLUDE THE TOOKANY CREEK, OTHER UNNAMED TRIBUTARIES TO THE TOOKANY CREEK AND VARIOUS DELINEATED WETLAND AREAS THAT HAVE BEEN FIELD VERIFIED BY A WETLAND SPECIALIST.

THE APPLICANT IS PROPOSING TO CONSTRUCT A MIXED-USE COMMUNITY CONSISTING OF COMMERCIAL, RESIDENTIAL, RECREATIONAL AND COMMUNITY USES. SITE IMPROVEMENTS WILL CONSIST OF PRIVATE ROADS, PARKING LOTS, ACCESS DRIVES, SIDEWALKS, CURB RAMPS, UTILITIES, LANDSCAPING AND STORMWATER MANAGEMENT CONTROLS NECESSARY TO SUPPORT THE PROJECT. ENVIRONMENTALLY SENSITIVE AREAS WHERE EXISTING WETLANDS AND LOCALIZED STREAMS ARE LOCATED WILL BE AVOIDED AND BUFFERS MAINTAINED.

THE POST DEVELOPMENT CONDITIONS OF THE SITE WILL MAINTAIN THE SAME DISCHARGE POINTS AND RELATIVE DRAINAGE PATTERNS. THE PROJECT WILL RESULT IN AN INCREASE OF IMPERVIOUS COVERAGE IN THE POST DEVELOPMENT CONDITION THAT WILL GENERATE ADDITIONAL RUNOFF VOLUME AND HIGHER PEAK RATES. THE PROPOSED IMPROVEMENTS HAVE BEEN DESIGNED TO IMPLEMENT A SERIES OF INFILTRATION BASINS, BIORETENTION/RAIN GARDEN FACILITIES AND DRY EXTENDED DETENTION BASINS.

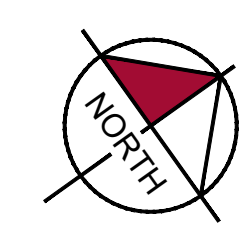
GROUNDWATER RECHARGE AND WATER QUALITY WILL BE ACHIEVED UTILIZING MULTIPLE INFILTRATION BASINS, BIORETENTION/RAIN GARDEN FACILITIES AND BIORETENTION/RAIN GARDEN FACILITIES WITH MRC. PRELIMINARY INFILTRATION TESTING HAS BEEN COMPLETED ON-SITE WITH INCONSISTENT RESULTS. THIS WILL REQUIRE THE SITE TO MAXIMIZE ALL INFILTRATION AREAS AND THE RESULTANT VOLUME WILL BE MANAGED USING BIORETENTION/RAIN GARDEN FACILITIES WITH MRC.

PEAK RATE CONTROL STANDARDS BY STORMWATER MANAGEMENT DISTRICT IN THE TOOKANY/TAOONY-FRANKFORD WATERSHED AND STREAM BANK EROSION REQUIREMENTS WILL BE MET UTILIZING INFILTRATION BASINS, BIORETENTION/RAIN GARDEN FACILITIES AND DRY EXTENDED DETENTION BASINS IN SERIES WITH DRY EXTENDED DETENTION BASINS PRIOR TO DISCHARGING FROM THE SITE INTO ADJACENT WATERS.

THE PROGRAM DESCRIBED ABOVE WILL RESULT IN FULL COMPLIANCE OF ALL STORMWATER MANAGEMENT REQUIREMENTS.

DEVELOPMENT MIXES					
GROSS AREA = 5,019,000 SF MAXIMUM ALLOWABLE FLOOR AREA RATIO (FAR) = 1,756,650 GSF (35% OF GROSS AREA)					
USE GROUP #	LAND USE	MINIMUM % OF ALLOWABLE FAR	MAXIMUM % OF ALLOWABLE FAR	PROPOSED GSF	PROPOSED %
1	OFFICE, ENTERTAINMENT, COMMUNITY SERVICE, INSTITUTIONAL, AND RELATED USES	5%	80%	409,889 SF	24.33%
2	COMMERCIAL, RETAIL, RESTAURANT, AND RELATED USES	5%	60%	153,200 SF	8.72%
3	RESIDENTIAL AND RELATED USES	0%	35%	610,478 SF	34.75%

\* FLOOR AREA RATIO (FAR) = RATIO OF GROSS BUILDING FLOOR AREA TO THE TOTAL GROSS LOT AREA



**GENERAL PLAN INFORMATION**

PROJECT ADDRESS: 7600 TOOKANY CREEK PKWY, CHELTENHAM, PA 19012  
CHELTENHAM TOWNSHIP, MONTGOMERY COUNTY, PA  
PARCEL ID: 31-00-01258-00-7 & 31-00-01255-23-5  
OWNER/APPLICANT: 7600 TOOKANY CREEK PARKWAY CRCP, LLC.  
3 BALA PLAZA EAST, SUITE 210 E, BALA CYNWYD, PA 19004

SITE AREA: GROSS AREA: 115.22 AC. (5,019,000 SQ. FT.)  
FRONT STREET ULTIMATE R.O.W.: 0.13 AC. (5,574 SQ. FT.)  
ASHMEAD ROAD ULTIMATE R.O.W.: 0.17 AC. (7,468 SQ. FT.)  
NET AREA: 114.92 AC. (5,005,958 SQ. FT.)

**ZONING REQUIREMENTS**

ZONING DATA REFERENCE PER THE CHELTENHAM TOWNSHIP ZONING ORDINANCE (NO. 2457-23) ADOPTED APRIL 26, 2023, AMENDED VIA AUGUST 21, 2024 TEXT AMENDMENT (ORDINANCE NO. 2473-24).

ZONING DISTRICT: MU3 - MIXED USE DISTRICT - CLASS 3 SPECIAL EXCEPTION STANDARDS  
OVERLAY DISTRICT: NOT APPLICABLE  
EXISTING USE: COUNTRY CLUB  
PROPOSED USE: MIXED-USE: COMMUNITY, COMMERCIAL, RECREATIONAL, AND RESIDENTIAL

BULK REQUIREMENTS	REQUIRED	PROPOSED
MINIMUM GROSS AREA: §295-1505D(1)	80.0 AC.	115.22 AC.
MINIMUM FRONTAGE TO MAJOR COLLECTOR OR HIGHER: §295-1505D(1)	200.0 FT.	750.3 FT. (ALONG ASHMEAD ROAD)

MINIMUM BUILDING SETBACKS		
MINIMUM FROM STREET CURBLINES (BUILDINGS UP TO 45 FEET IN HEIGHT): §295-1505D(2)(a)(1)		
FROM PRINCIPAL AND MINOR ARTERIAL HIGHWAYS:	20.0 FT.	205.8 FT. (FROM TOOKANY CREEK PKWY)
FROM ALL OTHER STREETS:	12.0 FT.	47.1 FT. (FROM ASHMEAD ROAD)
MINIMUM FROM STREET CURBLINES (BUILDINGS 45 TO 60 FEET IN HEIGHT): §295-1505D(2)(a)(2)		
GENERALLY:	24.0 FT.	24.0 FT.
MINIMUM FROM STREET CURBLINES WHEN NON-RESIDENTIAL USES ARE PROPOSED DIRECTLY ACROSS AN EXISTING STREET FROM EXISTING RESIDENTIAL ZONES: §295-1505D(2)(a)(3)		
FROM ALL STREETS OTHER THAN PRINCIPAL AND MINOR ARTERIAL HIGHWAYS:	30.0 FT.	47.1 FT. (FROM ASHMEAD ROAD)
FROM PROPERTY LINES NOT ABUTTING STREETS (BUILDINGS UP TO 45 FEET IN HEIGHT): §295-1505D(3)(a)		
GENERALLY:	10.0 FT.	38.9 FT. (FROM PROPERTY LINE)
WHEN ABUTTING RESIDENTIAL PROPERTIES NOT PART OF MIXED USE DEVELOPMENT:	40.0 FT.	269.5 FT. (FROM PROPERTY LINE)
FROM PROPERTY LINES NOT ABUTTING STREETS (BUILDINGS 45 TO 60 FEET IN HEIGHT): §295-1505D(3)(b)		
WHEN ABUTTING RESIDENTIAL PROPERTIES NOT PART OF MIXED USE DEVELOPMENT:	60.0 FT.	366.7 FT. (FROM PROPERTY LINE)
MINIMUM BETWEEN ANY PORTIONS OF SEPARATE COMMERCIAL BUILDINGS NOT SHARING A PARTY WALL: §295-1505D(4)		
FROM PORTIONS OF BUILDINGS UP TO 45 FEET IN HEIGHT:	20.0 FT.	20.0 FT.
ACCESSORY USES FROM EXISTING RESIDENTIAL ZONES: §295-1505E(1)		
PARKING STRUCTURES:	150.0 FT.	437.6 FT. (FROM PROPERTY LINE)

MINIMUM LANDSCAPE BUFFER (FROM PROPERTY LINES) §295-1505D(5)		
*NOT APPLICABLE TO NON-RESIDENTIAL ACCESSORY STRUCTURES MEETING THE REQUIREMENTS SPECIFIED IN SECTION §295-1505D(5)(a)		
FROM RESIDENTIAL DISTRICT:	100.0 FT.	100.0 FT. (FROM PROPERTY LINE)
MINIMUM PARKING SETBACKS (FROM PUBLIC STREET ULTIMATE ROW AND PROPERTY LINES) §295-1505D(6)(c)		
GENERALLY:	50.0 FT.	54.4 FT. (FRONT ST ULT. ROW)
FROM ABUTTING RESIDENTIAL PROPERTIES NOT PART OF THE MIXED USE DEVELOPMENT:	100.0 FT.	437.6 FT. (FROM PROPERTY LINE)

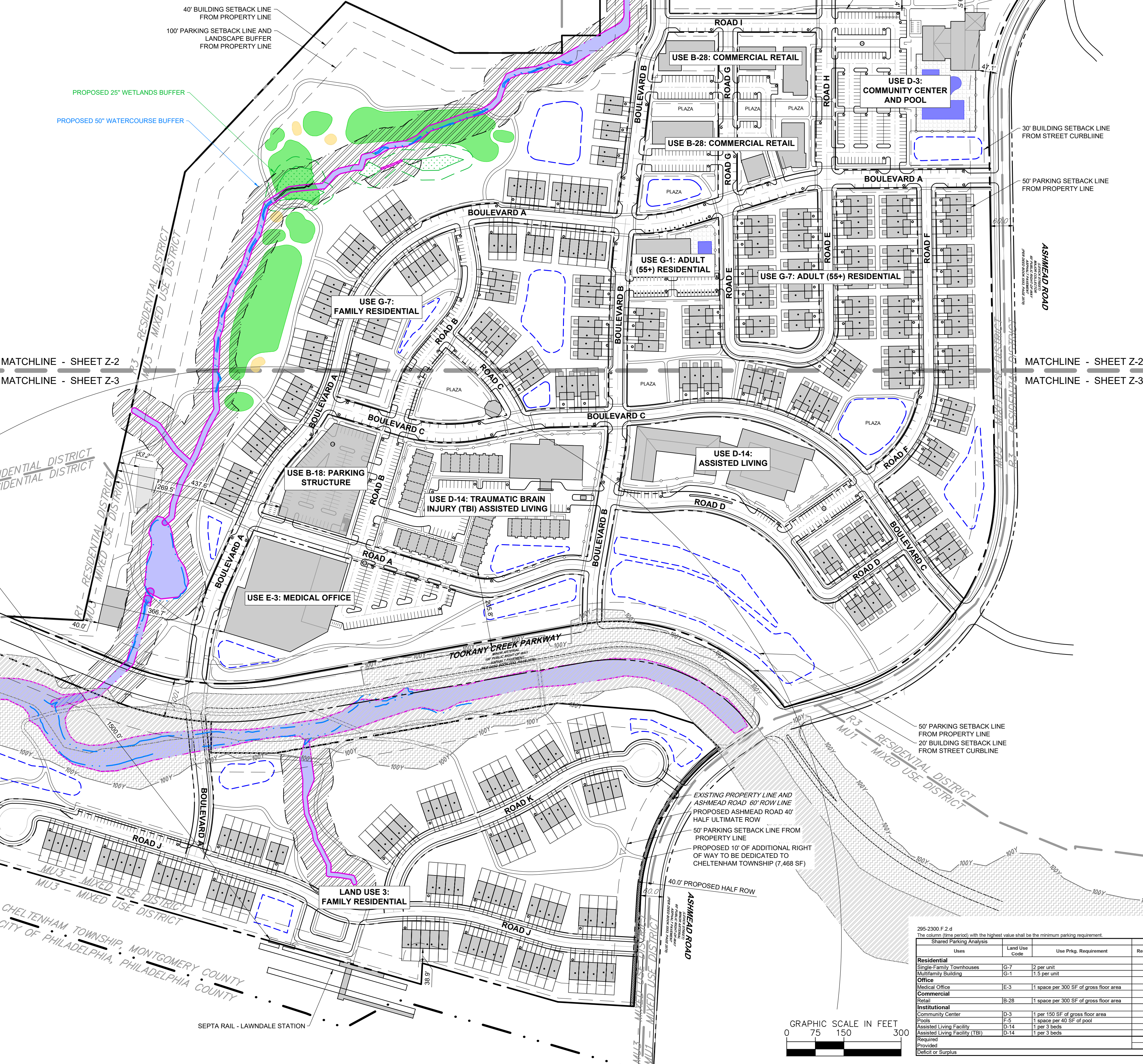
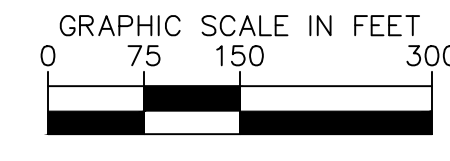
MAXIMUM BUILDING HEIGHT		
WHEN LOCATED OUTSIDE A 1,500 FT. RADIUS OF REGIONAL RAIL STATION: §295-1505D(7)	45.0 FT TO HIGHEST POINT OR 3 STORIES FOR FLAT ROOFS	3 STORIES
WHEN LOCATED WITHIN A 1,500 FT. RADIUS OF REGIONAL RAIL STATION: §295-1505D(7)(a)	60.0 FT TO HIGHEST POINT OR 4 STORIES FOR FLAT ROOFS	4 STORIES
ACCESSORY STRUCTURES LOCATED WITHIN LANDSCAPE BUFFER: §295-1505D(5)(a)(1)		
FROM PROPERTY LINE:	25.0 FT.	LESS THAN 25.0 FT.

COVERAGE REQUIREMENTS (PERCENT OF NET AREA)		
MAXIMUM IMPERVIOUS COVERAGE: §295-1505D(8)	70%	50.57% (58.12 AC./114.92 AC.)
MINIMUM GREEN AREA: §295-1505D(9)	30%	41.98% (48.24 AC./114.92 AC.)
MINIMUM OPEN SPACE AND PLAZA: (USE F-5) §295-1505D(2)	5%	7.45% (8.56 AC./114.92 AC.)

PARKING REQUIREMENTS		
PARKING REQUIREMENTS ARE BASED ON ARTICLE XXIII OF THE CHELTENHAM TOWNSHIP ZONING ORDINANCE (NO. 2457-23) ADOPTED APRIL 26, 2023, AMENDED VIA AUGUST 21, 2024 TEXT AMENDMENT (ORDINANCE NO. 2473-24).		
REQUIRED SIZE:	9 FT. x 18 FT. FOR STANDARD PARKING SPACES 10 FT. x 22 FT. FOR PARALLEL PARKING SPACES	
REQUIRED NUMBER:	LAND USE 1 - OFFICE/COMMUNITY/INSTITUTIONAL: 1,406 SPACES REQUIRED LAND USE 2 - COMMERCIAL/RETAIL/RESTAURANT: 206 SPACES REQUIRED LAND USE 3 - RESIDENTIAL: 1,080 SPACES * 648 SPACES REQUIRED 1,406 + 206 + 648 = 2,260 SPACES REQUIRED SHARED PARKING ANALYSIS: 1,876 SPACES NEEDED	
PROVIDED SIZE:	9 FT. x 18 FT. FOR STANDARD PARKING SPACES 10 FT. x 20 FT. FOR TBI ASSISTED LIVING QUAD AND PARKING STRUCTURE 10 FT. x 22 FT. FOR PARALLEL PARKING SPACES	
PROVIDED NUMBER:	LAND USE 1 - OFFICE/COMMUNITY/INSTITUTIONAL: 747 SPACES LAND USE 2 - COMMERCIAL/RETAIL/RESTAURANT: 131 SPACES LAND USE 3 - RESIDENTIAL: 1,080 SPACES * * INCLUDES 1 GARAGE AND 1 DRIVEWAY SPACE PER FAMILY TOWNHOUSE AND 2 GARAGE SPACES AND 2 DRIVEWAY SPACES PER ACTIVE ADULT TOWNHOUSE IN ADDITION TO ON-STREET PARKING. TOTAL = 747 + 131 + 1,080 = 1,958 SPACES PROVIDED	

295-2300 F.2.d  
This column (one period) with the highest value shall be the minimum parking requirement.

Uses	Land Use Code	Use Prkg. Requirement	Req. Prkg.	Monday - Friday		Saturday - Sunday	
				8:00 a.m. to 6:00 p.m.	6:00 p.m. to 8:00 p.m.	8:00 a.m. to 6:00 p.m.	6:00 p.m. to 8:00 p.m.
Residential							
Single-Family Townhouses	G-7	2 per unit	612	60%	367	100%	612
Multifamily Building	G-1	1.5 per unit	36	60%	22	100%	36
Office							
Medical Office	E-3	1 space per 300 SF of gross floor area	856	100%	856	5%	43
Commercial							
Retail	B-2B	1 space per 300 SF of gross floor area	206	80%	165	60%	124
Institutional							
Community Center	D-3	1 per 150 SF of gross floor area	233	100%	233	40%	93
Pool	F-5	1 space per 60 SF of pool	260	60%	156	100%	260
Assisted Living Facility	D-14	1 per 3 beds	27	100%	27	40%	11
Assisted Living Facility (TBI)	D-14	1 per 3 beds	30	100%	30	40%	12
Required			2,260		1,876		1,134
Provided			1,958		1,958		1,958
Deficit or Surplus			-302		-884		-884



Plotted By: Lopez, David  
 Sheet: MELROSE COUNTRY CLUB - Layout: Z-1  
 August 20, 2024, 11:41:13am  
 K:\PHIL\PRJ\112527000 - Melrose Country Club - Cheltenham Twp., Montgomery Co., PA\CAD\Exhibits\Zoning Plans\Zoning Plan Z-1.dwg  
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NO.	REVISIONS	DATE	BY

**Kimley-Horn**

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620 W GERMANTOWN PIKE, SUITE 320  
PLYMOUTH MEETING, PA 19462  
PHONE: 267-687-0150  
WWW.KIMLEY-HORN.COM

A. A. CAPONIGRO  
REGISTERED PROFESSIONAL ENGINEER  
PA LICENSE NO. FE-000887

KHA PROJECT	112527000
DATE	08/29/2024
SCALE	AS SHOWN
DESIGNED BY	MMS
DRAWN BY	MMS
CHECKED BY	AAC

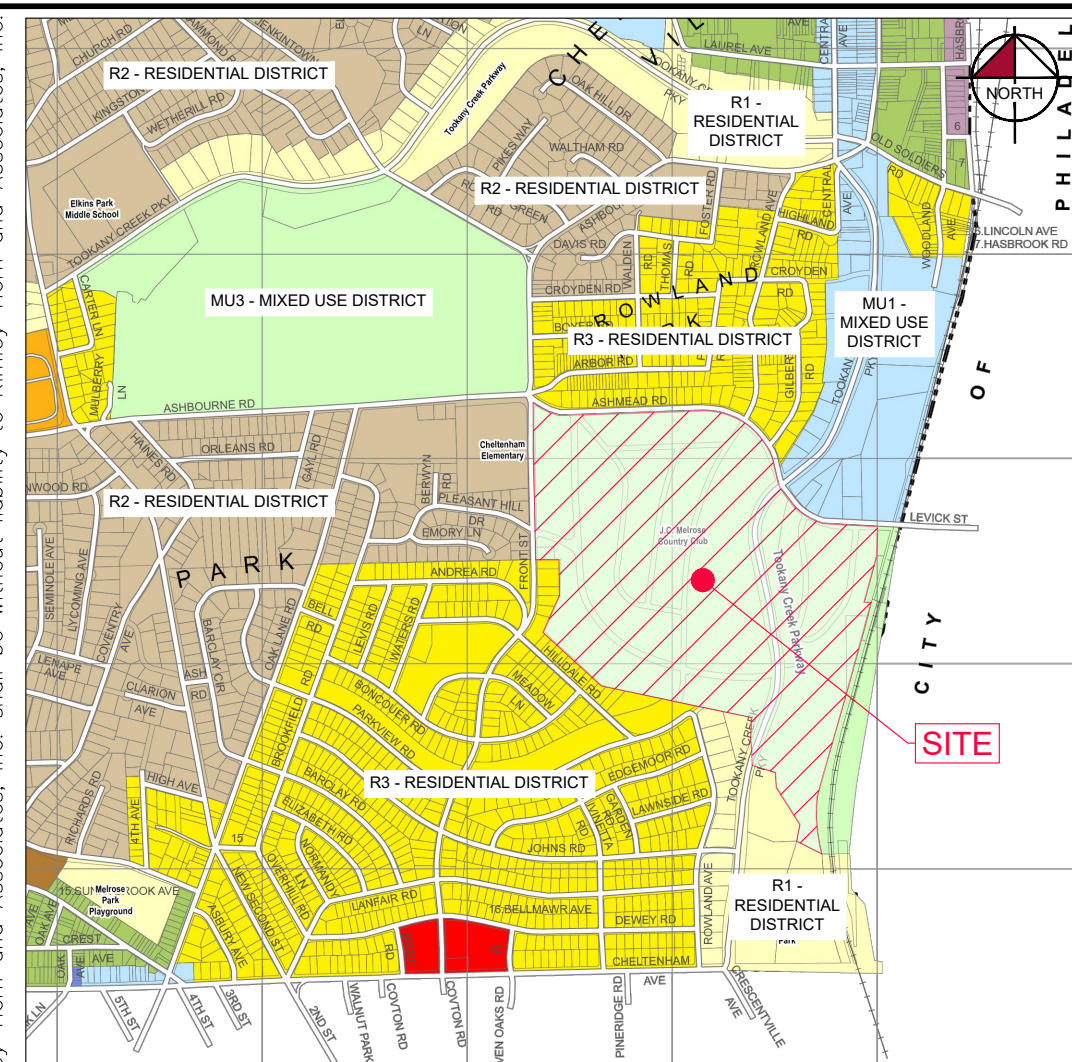
**OVERALL SITE MASTER PLAN**

**MELROSE COUNTRY CLUB**

PREPARED FOR  
BG CAPITAL, L.L.C.  
SITUATED IN  
CHELTENHAM TOWNSHIP,  
MONTGOMERY COUNTY, PA

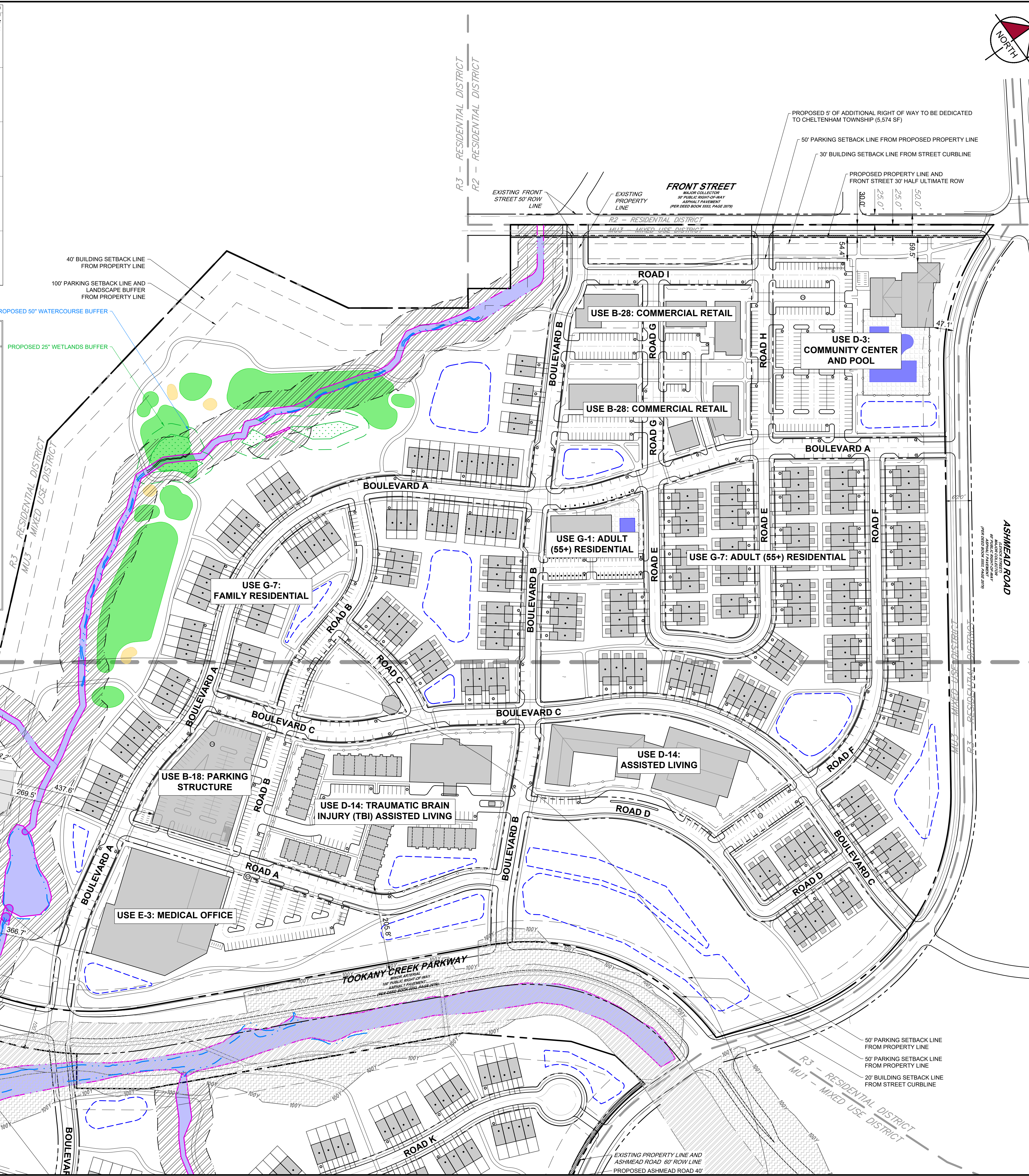
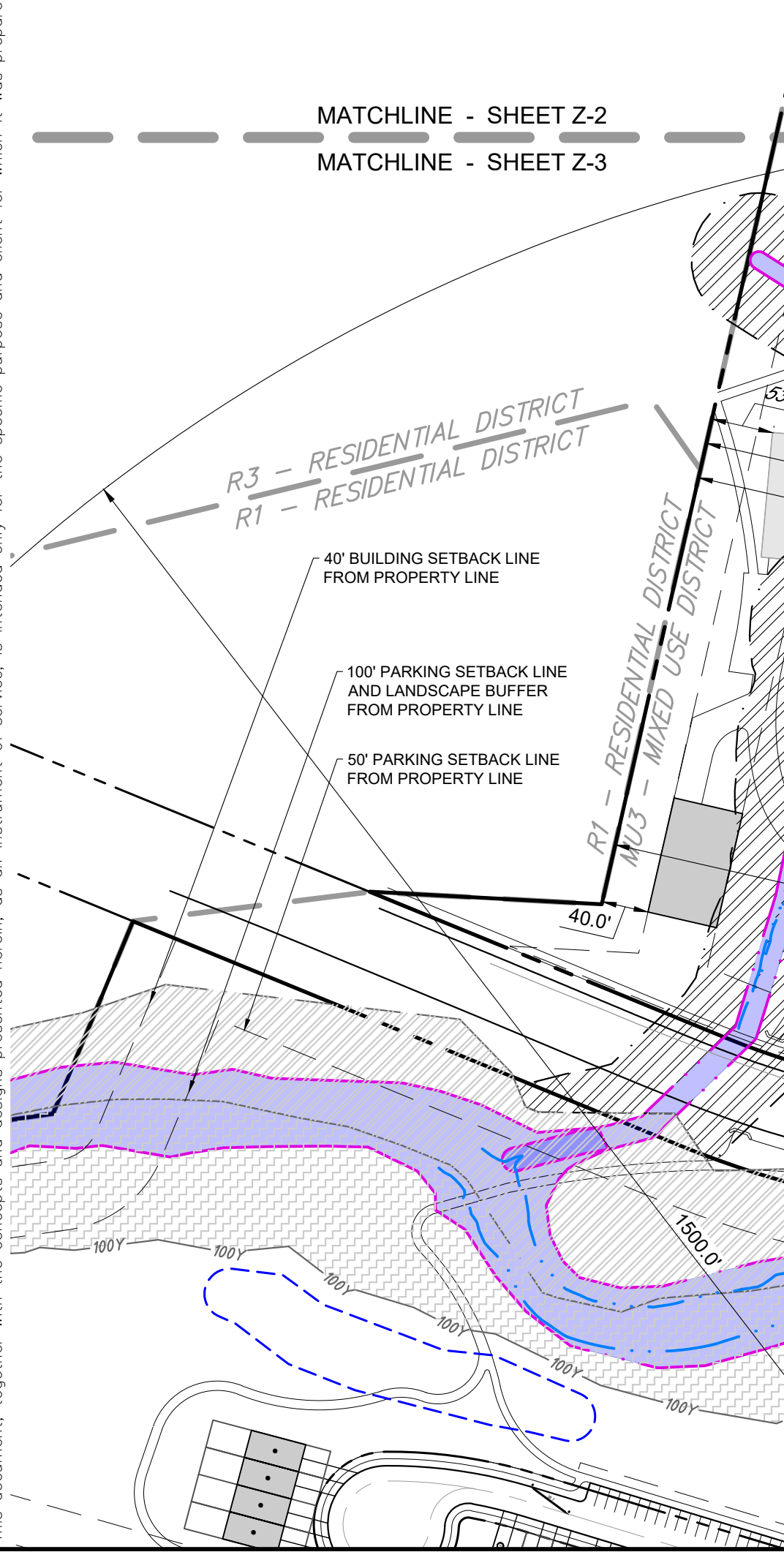
SHEET NUMBER  
**Z-1**

Prepared by: David Sheet Schmelrose Country Club, LLC. Prepared for: Melrose Country Club. Prepared by: Kimley-Horn and Associates, Inc.



ZONING MAP OF CHELTENHAM TOWNSHIP (MONTGOMERY COUNTY, PA)  
SCALE: 1" = 1,500'

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING LEGAL RIGHT-OF-WAY
	PROPOSED LEGAL RIGHT-OF-WAY
	EXISTING ZONING DISTRICT BOUNDARY
	EXISTING EDGE OF ASPHALT
	EXISTING 100-YR FEMA FLOODPLAIN
	EXISTING 100-YR FEMA FLOODPLAIN HATCH
	EXISTING FEMA FLOODWAY
	EXISTING FEMA FLOODWAY HATCH
	PROPOSED ASSUMED 50' FLOODWAY
	PROPOSED ASSUMED 50' FLOODWAY HATCH
	EXISTING WETLANDS FIELD DELINEATED
	EXISTING WATERCOURSE FIELD DELINEATED
	EXISTING WATERCOURSE PER NWI
	PROPOSED 50' WATERCOURSE BUFFER
	PROPOSED 25' WETLANDS BUFFER
	PROPOSED SETBACK LINE
	PROPOSED CURB
	PROPOSED STORMWATER MANAGEMENT AREA
	PROPOSED LAND USE BOUNDARY
	PROPOSED BUILDING HATCH

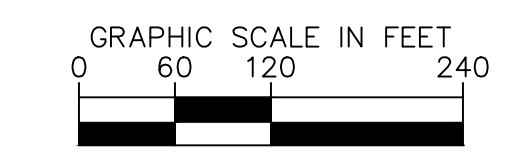


GENERAL PLAN INFORMATION	
PROJECT ADDRESS:	7600 TOOKANY CREEK PKWY, CHELTENHAM, PA 19012 CHELTENHAM TOWNSHIP, MONTGOMERY COUNTY, PA
PARCEL ID:	31-00-01258-00-7 & 31-00-01255-23-5
OWNER/APPLICANT:	7600 TOOKANY CREEK PARKWAY CRCP, LLC. 3 BALA PLAZA EAST, SUITE 210 E, BALA CYNWYD, PA 19004
SITE AREA:	GROSS AREA: 115.22 AC. (5,019,000 SQ. FT.) FRONT STREET ULTIMATE R.O.W.: 0.13 AC. (5,574 SQ. FT.) ASHMEAD ROAD ULTIMATE R.O.W.: 0.17 AC. (7,468 SQ. FT.) NET AREA: 114.92 AC. (5,005,958 SQ. FT.)

ZONING REQUIREMENTS	
ZONING DATA REFERENCE PER THE CHELTENHAM TOWNSHIP ZONING ORDINANCE (NO. 2457-23) ADOPTED APRIL 26, 2023, AMENDED VIA AUGUST 21, 2024 TEXT AMENDMENT (ORDINANCE NO. 2473-24).	
ZONING DISTRICT:	MU3 - MIXED USE DISTRICT - CLASS 3 SPECIAL EXCEPTION STANDARDS
OVERLAY DISTRICT:	NOT APPLICABLE
EXISTING USE:	COUNTRY CLUB
PROPOSED USE:	MIXED-USE: COMMUNITY, COMMERCIAL, RECREATIONAL, AND RESIDENTIAL

BULK REQUIREMENTS	REQUIRED	PROPOSED
MINIMUM GROSS AREA: §295-1505D(1)	80.0 AC.	115.22 AC.
MINIMUM FRONTAGE TO MAJOR COLLECTOR OR HIGHER: §295-1505D(1)	200.0 FT.	750.3 FT. (ALONG ASHMEAD ROAD)
<b>MINIMUM BUILDING SETBACKS</b>		
MINIMUM FROM STREET CURBLINES (BUILDINGS UP TO 45 FEET IN HEIGHT): §295-1505D(2)(a)(1)		
FROM PRINCIPAL AND MINOR ARTERIAL HIGHWAYS:	20.0 FT.	205.8 FT. (FROM TOOKANY CREEK PKWY)
FROM ALL OTHER STREETS:	12.0 FT.	47.1 FT. (FROM ASHMEAD ROAD)
MINIMUM FROM STREET CURBLINES (BUILDINGS 45 TO 60 FEET IN HEIGHT): §295-1505D(2)(a)(2)		
GENERALLY:	24.0 FT.	24.0 FT.
MINIMUM FROM STREET CURBLINES WHEN NONRESIDENTIAL USES ARE PROPOSED DIRECTLY ACROSS AN EXISTING STREET FROM EXISTING RESIDENTIAL ZONES: §295-1505D(2)(a)(3)		
FROM ALL STREETS OTHER THAN PRINCIPAL AND MINOR ARTERIAL HIGHWAYS:	30.0 FT.	47.1 FT. (FROM ASHMEAD ROAD)
FROM PROPERTY LINES NOT ABUTTING STREETS (BUILDINGS UP TO 45 FEET IN HEIGHT): §295-1505D(3)(a)		
GENERALLY:	10.0 FT.	38.9 FT. (FROM PROPERTY LINE)
WHEN ABUTTING RESIDENTIAL PROPERTIES NOT PART OF MIXED USE DEVELOPMENT:	40.0 FT.	269.5 FT. (FROM PROPERTY LINE)
FROM PROPERTY LINES NOT ABUTTING STREETS (BUILDINGS 45 TO 60 FEET IN HEIGHT): §295-1505D(3)(b)		
GENERALLY:	60.0 FT.	366.7 FT. (FROM PROPERTY LINE)
WHEN ABUTTING RESIDENTIAL PROPERTIES NOT PART OF MIXED USE DEVELOPMENT:	20.0 FT.	20.0 FT.
MINIMUM BETWEEN ANY PORTIONS OF SEPARATE COMMERCIAL BUILDINGS NOT SHARING A PARTY WALL: §295-1505D(4)		
FROM PORTIONS OF BUILDINGS UP TO 45 FEET IN HEIGHT:	20.0 FT.	20.0 FT.
ACCESSORY USES FROM EXISTING RESIDENTIAL ZONES: §295-1505E(1)		
PARKING STRUCTURES:	150.0 FT.	437.6 FT. (FROM PROPERTY LINE)
<b>MINIMUM LANDSCAPE BUFFER (FROM PROPERTY LINES) §295-1505D(5)</b>		
*NOT APPLICABLE TO NON-RESIDENTIAL ACCESSORY STRUCTURES MEETING THE REQUIREMENTS SPECIFIED IN SECTION §295-1505D(5)(a)		
FROM RESIDENTIAL DISTRICT:		
FROM RESIDENTIAL DISTRICT:	100.0 FT.	100.0 FT. (FROM PROPERTY LINE)
<b>MINIMUM PARKING SETBACKS (FROM PUBLIC STREET ULTIMATE ROW AND PROPERTY LINES) §295-1505D(6)(c)</b>		
GENERALLY:	50.0 FT.	54.4 FT. (FRONT ST ULT. ROW)
FROM ABUTTING RESIDENTIAL PROPERTIES NOT PART OF THE MIXED USE DEVELOPMENT:	100.0 FT.	437.6 FT. (FROM PROPERTY LINE)
<b>MAXIMUM BUILDING HEIGHT</b>		
WHEN LOCATED OUTSIDE A 1,500 FT. RADIUS OF REGIONAL RAIL STATION: §295-1505D(7)		
POINT OR 3 STORIES FOR FLAT ROOFS:	45.0 FT. TO HIGHEST POINT OR 3 STORIES FOR FLAT ROOFS	3 STORIES
WHEN LOCATED WITHIN A 1,500 FT. RADIUS OF REGIONAL RAIL STATION: §295-1505D(7)(a)		
POINT OR 4 STORIES FOR FLAT ROOFS:	60.0 FT. TO HIGHEST POINT OR 4 STORIES FOR FLAT ROOFS	4 STORIES
ACCESSORY STRUCTURES LOCATED WITHIN LANDSCAPE BUFFER: §295-1505D(5)(a)(1)		
POINT OR 4 STORIES FOR FLAT ROOFS:	25.0 FT.	LESS THAN 25.0 FT.
<b>COVERAGE REQUIREMENTS (PERCENT OF NET AREA)</b>		
MAXIMUM IMPERVIOUS COVERAGE: §295-1505D(8)		
	70%	50.57% (58.12 AC./114.92 AC.)
MINIMUM GREEN AREA: §295-1505D(9)		
	30%	41.98% (48.24 AC./114.92 AC.)
MINIMUM OPEN SPACE AND PLAZA: (USE F-5) §295-1505D(2)		
	5%	7.45% (8.56 AC./114.92 AC.)

PARKING REQUIREMENTS	
PARKING REQUIREMENTS ARE BASED ON ARTICLE XXIII OF THE CHELTENHAM TOWNSHIP ZONING ORDINANCE (NO. 2457-23) ADOPTED APRIL 26, 2023, AMENDED VIA AUGUST 21, 2024 TEXT AMENDMENT (ORDINANCE NO. 2473-24).	
REQUIRED SIZE:	9 FT. x 18 FT. FOR STANDARD PARKING SPACES 10 FT. x 22 FT. FOR PARALLEL PARKING SPACES
REQUIRED NUMBER:	LAND USE 1 - OFFICE/COMMUNITY/INSTITUTIONAL: 1,066 SPACES REQUIRED LAND USE 2 - COMMERCIAL/RETAIL/RESTAURANT: 206 SPACES REQUIRED LAND USE 3 - RESIDENTIAL: 1,080 SPACES * 648 SPACES REQUIRED 1,406 + 206 + 648 = 2,260 SPACES REQUIRED SHARED PARKING ANALYSIS: 1,876 SPACES NEEDED
PROVIDED SIZE:	9 FT. x 18 FT. FOR STANDARD PARKING SPACES 10 FT. x 20 FT. FOR TBI ASSISTED LIVING QUAD AND PARKING STRUCTURE 10 FT. x 22 FT. FOR PARALLEL PARKING SPACES
PROVIDED NUMBER:	LAND USE 1 - OFFICE/COMMUNITY/INSTITUTIONAL: 747 SPACES LAND USE 2 - COMMERCIAL/RETAIL/RESTAURANT: 131 SPACES LAND USE 3 - RESIDENTIAL: 1,080 SPACES * * INCLUDES 1 GARAGE AND 1 DRIVEWAY SPACE PER FAMILY TOWNHOUSE AND 2 GARAGE SPACES AND 2 DRIVEWAY SPACES PER ACTIVE ADULT TOWNHOUSE IN ADDITION TO ON-STREET PARKING. TOTAL = 747 + 131 + 1,080 = 1,958 SPACES PROVIDED



NO.
REVISIONS
DATE
BY

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620 W GERMANTOWN PIKE, SUITE 320  
PLYMOUTH MEETING, PA 19462  
PHONE: 267-687-0150  
WWW.KIMLEY-HORN.COM

A. CAPONIGRO  
PROFESSIONAL ENGINEER  
PA LICENSE NO. FE-00839

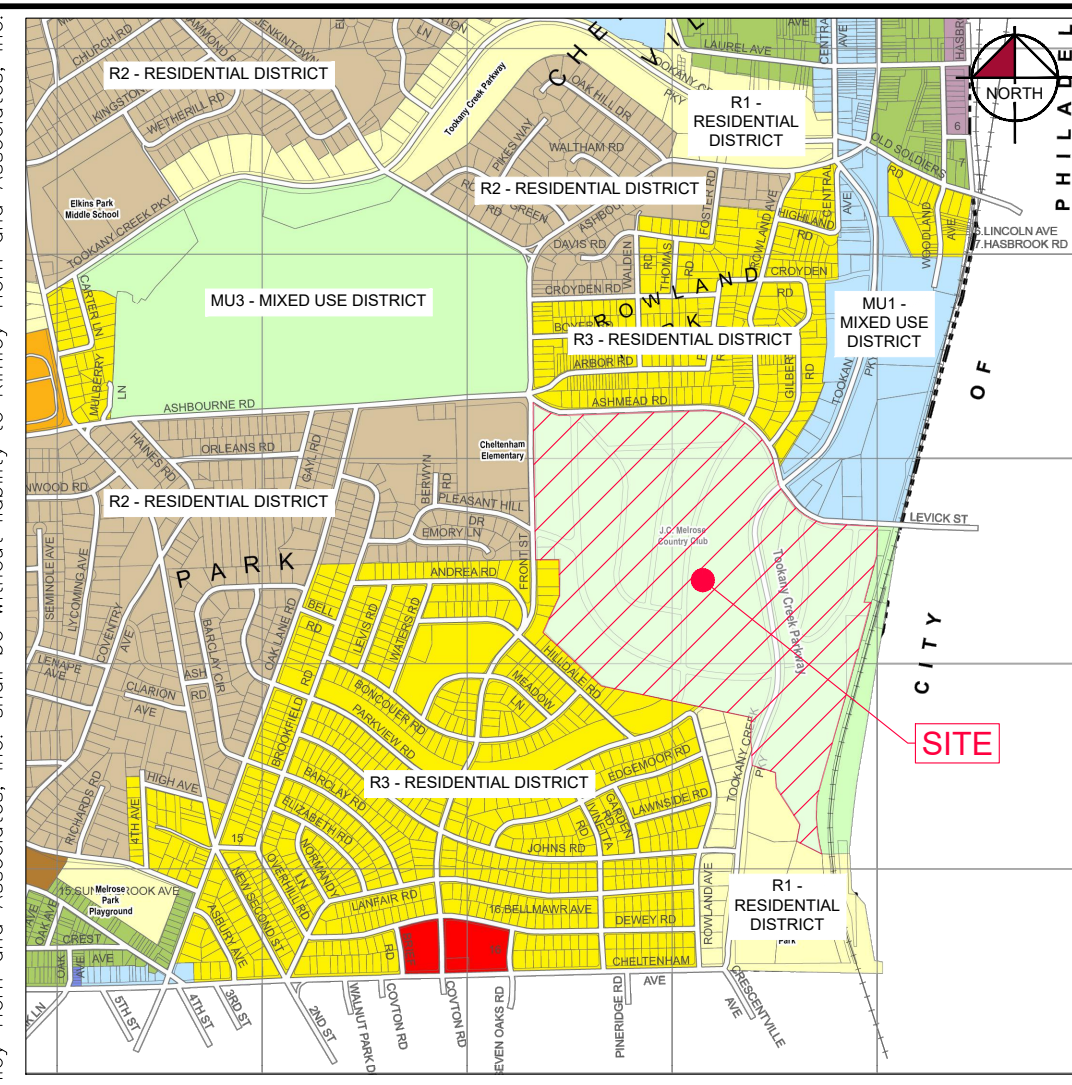
KHA PROJECT: 112527000  
DATE: 08/29/2024  
SCALE: AS SHOWN  
DESIGNED BY: MMS  
DRAWN BY: MMS  
CHECKED BY: AAC

**SITE MASTER PLAN 1**

MELROSE COUNTRY CLUB  
PREPARED FOR  
BG CAPITAL, L.L.C.  
SITUATED IN  
CHELTENHAM TOWNSHIP  
MONTGOMERY COUNTY, PA

SHEET NUMBER  
**Z-2**

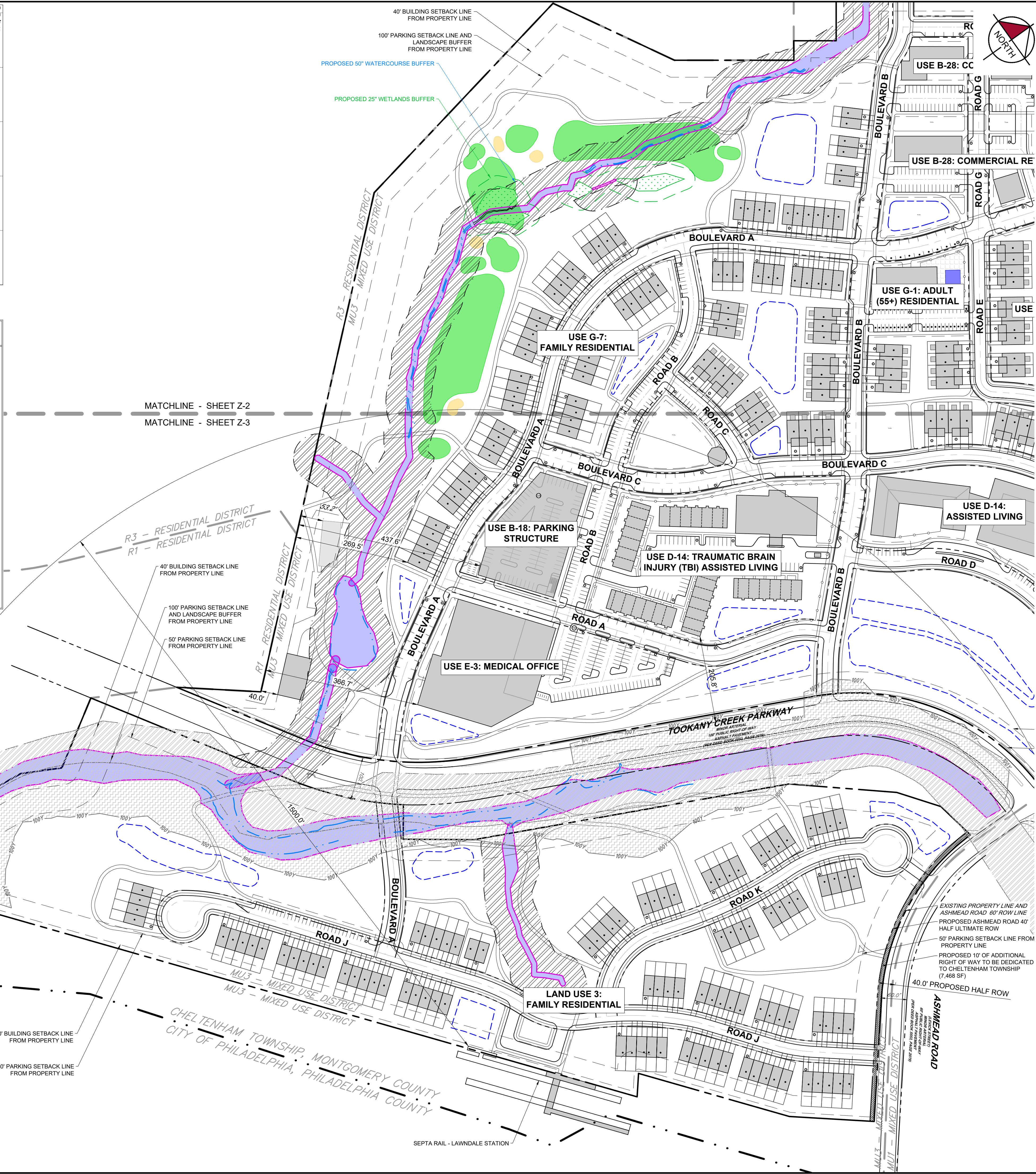
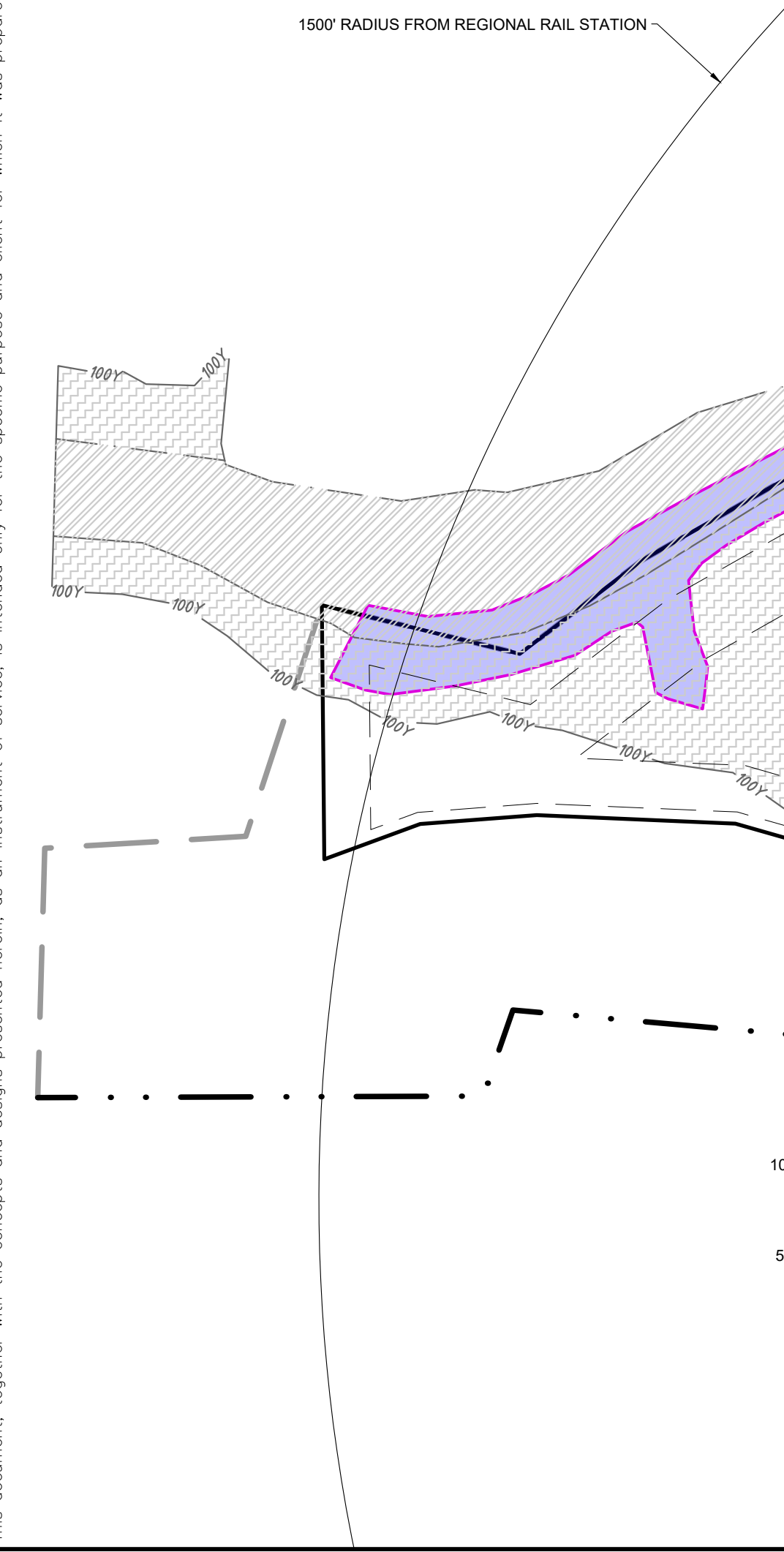
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 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of any part of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



ZONING MAP OF CHELTENHAM TOWNSHIP  
(MONTGOMERY COUNTY, PA)  
SCALE: 1" = 1,500'

**LEGEND**

	EXISTING PROPERTY LINE
	EXISTING LEGAL RIGHT-OF-WAY
	PROPOSED LEGAL RIGHT-OF-WAY
	EXISTING ZONING DISTRICT BOUNDARY
	EXISTING EDGE OF ASPHALT
	EXISTING 100-YR FEMA FLOODPLAIN
	EXISTING 100-YR FEMA FLOODPLAIN HATCH
	EXISTING FEMA FLOODWAY
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	PROPOSED ASSUMED 50' FLOODWAY
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	PROPOSED 50' WATERCOURSE BUFFER
	PROPOSED 25' WETLANDS BUFFER
	PROPOSED SETBACK LINE
	PROPOSED CURB
	PROPOSED STORMWATER MANAGEMENT AREA
	PROPOSED LAND USE BOUNDARY
	PROPOSED BUILDING HATCH



**GENERAL PLAN INFORMATION**

PROJECT ADDRESS: 7600 TOOKANY CREEK PKWY, CHELTENHAM, PA 19012  
CHELTENHAM TOWNSHIP, MONTGOMERY COUNTY, PA

PARCEL ID: 31-00-01258-00-7 & 31-00-01255-23-5

OWNER/APPLICANT: 7600 TOOKANY CREEK PARKWAY CRCP, LLC.  
3 BALA PLAZA EAST, SUITE 210 E, BALA CYNWYD, PA 19004

SITE AREA: GROSS AREA: 115.22 AC. (5,019,000 SQ. FT.)  
FRONT STREET ULTIMATE R.O.W.: 0.13 AC. (5,574 SQ. FT.)  
ASHMEAD ROAD ULTIMATE R.O.W.: 0.17 AC. (7,468 SQ. FT.)  
NET AREA: 114.92 AC. (5,005,958 SQ. FT.)

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OVERLAY DISTRICT: NOT APPLICABLE

EXISTING USE: COUNTRY CLUB

PROPOSED USE: MIXED-USE: COMMUNITY, COMMERCIAL, RECREATIONAL, AND RESIDENTIAL

BULK REQUIREMENTS	REQUIRED	PROPOSED
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ACCESSORY USES FROM EXISTING RESIDENTIAL ZONES: §295-1505E(1)		
PARKING STRUCTURES:	150.0 FT.	437.6 FT. (FROM PROPERTY LINE)
<b>MINIMUM LANDSCAPE BUFFER (FROM PROPERTY LINES) §295-1505D(5)</b> *NOT APPLICABLE TO NON-RESIDENTIAL ACCESSORY STRUCTURES MEETING THE REQUIREMENTS SPECIFIED IN SECTION §295-1505D(5)(a)		
FROM RESIDENTIAL DISTRICT:	100.0 FT.	100.0 FT.
<b>MINIMUM PARKING SETBACKS (FROM PUBLIC STREET ULTIMATE ROW AND PROPERTY LINES) §295-1505D(6)(c)</b>		
GENERALLY:	50.0 FT.	54.4 FT. (FRONT ST ULT. ROW)
FROM ABUTTING RESIDENTIAL PROPERTIES NOT PART OF THE MIXED USE DEVELOPMENT:	100.0 FT.	437.6 FT. (FROM PROPERTY LINE)
<b>MAXIMUM BUILDING HEIGHT</b>		
WHEN LOCATED OUTSIDE A 1,500 FT. RADIUS OF REGIONAL RAIL STATION: §295-1505D(7)	45.0 FT TO HIGHEST POINT OR 3 STORIES FOR FLAT ROOFS	3 STORIES
WHEN LOCATED WITHIN A 1,500 FT. RADIUS OF REGIONAL RAIL STATION: §295-1505D(7)(a)	60.0 FT TO HIGHEST POINT OR 4 STORIES FOR FLAT ROOFS	4 STORIES
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MINIMUM OPEN SPACE AND PLAZA: (USE F-5) §295-1505D(2)	5%	7.45% (8.56 AC./114.92 AC.)

**PARKING REQUIREMENTS**

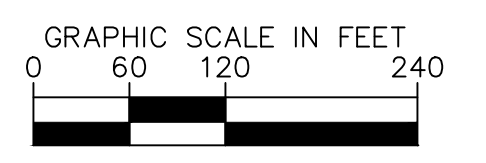
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REQUIRED SIZE: 9 FT. x 18 FT. FOR STANDARD PARKING SPACES  
10 FT. x 22 FT. FOR PARALLEL PARKING SPACES

REQUIRED NUMBER: LAND USE 1 - OFFICE/COMMUNITY/INSTITUTIONAL: 1,406 SPACES REQUIRED  
LAND USE 2 - COMMERCIAL/RETAIL/RESTAURANT: 206 SPACES REQUIRED  
LAND USE 3 - RESIDENTIAL: 1,090 SPACES \*  
1,406 + 206 + 648 = 2,260 SPACES REQUIRED  
SHARED PARKING ANALYSIS: **1,876 SPACES NEEDED**

PROVIDED SIZE: 9 FT. x 18 FT. FOR STANDARD PARKING SPACES  
10 FT. x 22 FT. FOR TBI ASSISTED LIVING QUAD AND PARKING STRUCTURE 10 FT. x 22 FT. FOR PARALLEL PARKING SPACES

PROVIDED NUMBER: LAND USE 1 - OFFICE/COMMUNITY/INSTITUTIONAL: 747 SPACES  
LAND USE 2 - COMMERCIAL/RETAIL/RESTAURANT: 131 SPACES  
LAND USE 3 - RESIDENTIAL: 1,090 SPACES \*  
\* INCLUDES 1 GARAGE AND 1 DRIVEWAY SPACE PER FAMILY TOWNHOUSE AND 2 GARAGE SPACES AND 2 DRIVEWAY SPACES PER ACTIVE ADULT TOWNHOUSE IN ADDITION TO ON-STREET PARKING.  
TOTAL = 747 + 131 + 1,080 = **1,958 SPACES PROVIDED**



NO.	REVISIONS	DATE	BY

**Kimley & Horn**

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620 W GERMANTOWN PIKE, SUITE 320  
PLYMOUTH MEETING, PA 19462  
PHONE: 267-687-0150  
WWW.KIMLEY-HORN.COM

**APCAPONIGRO**  
Professional Engineer  
Professional Surveyor  
Professional Planner

KHA PROJECT: 112527000  
DATE: 08/29/2024  
SCALE: AS SHOWN  
DESIGNED BY: MMS  
DRAWN BY: MMS  
CHECKED BY: AAC

**SITE MASTER PLAN 2**

**MELROSE COUNTRY CLUB**

PREPARED FOR: BG CAPITAL, LLC.  
SITUATED IN: CHELTENHAM TOWNSHIP, MONTGOMERY COUNTY, PA

SHEET NUMBER: **Z-3**



# **Monthly Citizen's Committee**

## **Meeting Minutes**

A regular meeting of the **PLANNING COMMISSION** for February 2026 was held tonight via web-conference, Chair Thom Cross presiding. Members present were Adam Dreibelbis, Carl Freedman, and Jesse Smith. Staff present via web-conference were Henry Sekawungu, Director of Planning and Zoning; Robert Habgood, Assistant Director of Planning and Zoning; Julia Detwiler, Planner 1; Galya Globerman, Junior Planner; and Chloe Mohr, Montgomery County Planning Commission (MCPC).

Mr. Cross called the meeting to order at 7:30 p.m. A quorum was present.

1. Mr. Dreibelbis motioned to recommend approval of the January 26, 2026, minutes. Mr. Smith seconded, and the motion passed unanimously.
2. Review of Zoning Hearing Board (ZHB) Agenda for March 9, 2026.
  - a. 26-3806, 101 Juniper Associates Inc. for 1400 Willow Avenue

Mr. Peter Friedman, attorney, and Mr. David Citro, engineer, were present for the applicant and provided the following information on the proposed zoning relief:

- The property is around 1.2 acres, with an 18,000 square foot building in the R-4 Zoning District.
- There have been several previous uses in the building, all non-conforming, with the current uses being an adult day care; home health care; commercial school and doctor's office.
- The applicant is proposing to change the current floor space for the current uses with the adult day care remaining the same, but the home health care will increase in floor area while the school use will have a decrease in floor area.
- The property will comply with the required off-street parking.

Discussion ensued with respect to the following:

- Any exterior changes to the building. Mr. Friedman advised that there will be no exterior changes.
- No interior walls are being replaced with the new floor areas for the uses, but the property would need to comply with the current building codes.

Mr. Smith motioned to recommend approval. Mr. Freedman seconded, and the motion passed unanimously.

- b. 26-3807, Melrose Development LLC, for 7600 Tookany Creek Parkway

Amee Farrell, attorney, was present for the applicant and provided the following information on the proposed Zoning Relief:

- The current development did receive a prior Special Exception that included building 330 residential units, with a mix of age-restricted and non age-restricted, medical, assisted living, retail, new Township community center and pool.
- The Township had advised that a new community center is not required and is just looking for a new pool.
- The area where the community center/pool was to be built was changed to residential with the pool moved to a new location and the retail area reduced in size.
- Also the prior age-restricted multi-story building has been replaced with townhomes.
- The revised plan has an increase of 38 residential units.
- There is no change to the proposed Medical Office, T.B.I., and Assisted/Independent Living buildings.
- The rest of the proposed development complies with the requirements of the MU-3, Class 3 Zoning Codes.
- The applicant is requesting a new Special Exception due to the changes being proposed.

Discussion ensued with respect to the following:

- Reason for the removal of the proposed community center from the project.
- The location of the plazas within the development.

- The proposed trails and connections.
- The steep slopes along Tookany Creek Parkway.

Ms. Chloe Mohr questioned whether the proposed retail uses could be moved to the area where the community center/pool was to be located. Ms. Farrell advised that during previous discussions with the Township and residents the idea of having retail at this location was not well received. Ms. Mohr also commented that possibly having more plazas near the retail areas would be better.

Ms. Rhonda Isser was present and inquired as to the status of the Rowland Community Center. Ms. Farrell advised that she had no information on the status of that Center, only that the Township had stated that no new community center was being proposed for this development. Ms. Isser also stated that the proposed new pool should not be placed within the development but remain at the current location of Conklin Pool.

Mr. Freedman motioned to take no action, but strongly opposed the change in the plan, to remove the community center and the change in the retail space. Mr. Smith seconded, and the motion passed unanimously.

### 3. Old Business

#### a. Comprehensive Plan Presentation.

Ms. Chloe Mohr, MCPC, gave a [presentation](#) on the remaining chapters and appendix's of the proposed Comprehensive Plan.

The chapters and appendix's presented were:

- Sustainability.
- Transportation.
- Implementation.
- Appendix A – Public Engagement.
- Appendix B – List of Properties Identified as Historic.
- Appendix C – Stormwater Management Projects.
- Appendix D – Transportation Projects.

Ms. Mohr stated that the Comprehensive Plan information is available for review on the Township's website.

Ms. Isser stated that the Township has step up a new Active Transportation Committee.

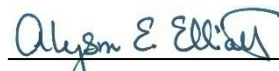
Ms. Mohr advised that the PC could motion to make a recommendation on the proposed adoption of the Comprehensive Plan tonight or wait for a future meeting if they wanted to review the plan more.

Mr. Cross motioned to recommend approval. Mr. Smith seconded, and the motion passed unanimously.

### 4. New Business

#### a. Mr. Habgood reviewed the ZHB Decisions.

### 5. Adjournment - Mr. Cross adjourned the meeting at 9:00 PM as there was no other business.



Alyson Elliott  
Acting Township Manager

Per: Robert J. Habgood

Township of Cheltenham  
**Board of Historical and Architectural Review**  
*Thursday, February 19, 2026, at 6:30 P.M.*

Location: Video Web Conference Call

Present: Ms. Darlene Melton, Vice-Chair  
Ms. Zilan Munas-Bass, Member  
Ms. Donna Andrews, Member  
Ms. Earnestine Wilson, Member  
Mr. Scott Lynch, Member  
Ms. Alyson Elliott, Staff  
Mr. Henry Sekawungu, Staff  
Ms. Julia Detwiler, Staff  
Ms. Galya Globerman, Staff

Absent: Mr. Clive Copping, Chair  
Mr. Lloyd Morgan, Member  
Mr. Timothy Hinchcliff, Member

1. Ms. Melton called the meeting to order at 6:37 P.M. A quorum was present.
2. Reorganization - Ms. Melton made a recommendation to postpone the reorganization to the following meeting. Mr. Lynch seconded the motion and the motion unanimously passed.
3. Mr. Lynch made a motion for acceptance of the December 18, 2025, BHAR meeting minutes. Ms. Andrews seconded the motion, and the minutes were unanimously approved.
4. Consideration of Application BHAR-26-1 of Mark Hansen, architect for 300 Bent Road, for the expansion of the kitchen into the existing attached shed. The shed's deteriorated condition with limited stability requires full reconstruction.

The applicant architect Mark Hansen was present, along with the contractor and homeowner, Emily Waters:

Discussion ensued with respect to the following:

- Different site angles of the proposed project
- Proposed project includes building a new foundation for the structure, changing window shape to an arched window, removing one window, and adding a door that leads to the deck.
- Poor condition of the shed and lack of foundation make the existing structure unsalvageable in its current condition.
- Current attached shed will be part of the home and converted into a part of the kitchen.
- Samples of the proposed trim board and siding.
- Reasoning behind the arched window.
- A neighbor spoke up in favor of the application behalf of the application.

Ms. Munas Bass made a motion to recommend approval. Mr. Lynch seconded the motion and the motion unanimously passed.

**Recommendation to Building and Zoning Committee:** The BHAR recommended approval of the Certificate of Appropriateness for the shed removal and kitchen expansion at 300 Bent Road.

5. Consideration of Application BHAR-26-3 of Muhammad Khan, owner of 1610 Willow Avenue, for the installation of vinyl siding to one side of the house on top of existing brick and the installation of a 4ft vinyl picket fence along one side of the property line.

Owner Dr. Muhammad Zubair Khan was present to share his application.

Discussion ensued with respect to the following:

- Desire for vinyl siding to protect brick from weather.
- Proposed vinyl fence on one side of the property.
- Apparent modifications to the property before BHAR approvals were issued, including a modification of the top window.
- Appearance of vinyl siding already being placed on brick.
- The lack of need to add vinyl siding on top of brick and the damage it can cause to brick structures in the long term.
- Recommendation for brick pointing to repair the outside instead of the vinyl siding.
- Recommendation for wood fencing instead of vinyl fencing.
- Verifying the current status of the property and the current condition of the dwelling.
- Criteria needed to establish an economic hardship per the code, which has not been established in this case.

Ms. Melton made a motion to table the application until the applicant proposes a cohesive plan including brick pointing and wood fencing as well as a Township inspection to confirm the existing conditions on the side. Ms. Munas-Bass seconded the motion, and the motion was unanimously approved.

**Recommendation to Building and Zoning Committee:** The BHAR recommended tabling of the Certificate of Appropriateness for 1610 Willow Avenue.

6. Consideration of Application BHAR-26-5 of David Salamon, architect for 7420 Sycamore Avenue, for the renovations of the LaMott Community Center.

Mr. Salamon and Mr. Lavine, architects were present for the application as well as Cheltenham Township staff.

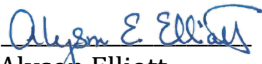
Discussion ensued with respect to the following:

- Historic overview of property and other buildings in the Township.
- Review of the interior and exterior work. Exterior work includes a new transformer which is required by PECO; sidewalk replacements; a new mechanical enclosure covered in stucco; ramp updates; exterior updates; and façade changes; more specifically the replacement of all the windows with clad windows and modification to create a uniform design matching the historic nature; repairs to ramp to comply with ADA regulations; a roof replacement with architectural shingles; new downspouts and gutters; new entry; stone refacing; front steps rebuilding; and the rebuilding of the back deck including bleacher seating.
- New window to bring light into the gymnasium.
- Proposed signage to surround the PECO enclosure and allow for new signage highlighting the historic contribution of the property.

Ms. Wilson made a motion to recommend approval. Ms. Munas-Bass seconded the motion, and the motion was unanimously approved.

**Recommendation to Building and Zoning Committee:** The BHAR recommended approval of the Certificate of Appropriateness for the LaMott Community Center at 7420 Sycamore Avenue.

7. Old Business – Review of in-kind applications
  - a. 1820 Graham Lane – In-kind roof replacement
  - b. 7302 Keenan Street – In-kind roof repair
8. New Business – None.
9. Adjournment. There being no further business, Ms. Melton made a motion to adjourn, Ms. Munas-Bass seconded the motion, and the motion was unanimously passed. The meeting was adjourned at 7:52 P.M.

  
Alyson Elliott  
Acting Township Manager

Per: Galya Globerman

# **Staff Report**