



Lower Gwynedd Township
1130 N. Bethlehem Pike, P.O. Box 625
Spring House, PA 19477
(215)646-5302- phone
(215)646-3357-fax
www.lowergwynedd.org

Received
SEP 25 2025
Lower Gwynedd TWP

#25-08CV

Conditional Use Appeal to Board of Supervisors

1. Date: September 25, 2025
2. Classification of Appeal (check all that apply):
☒ Request for a Conditional Use
☐ Other (specify): _____
3. Applicant:
Name: Lower Gwynedd Little League
Mailing Address: P.O. Box 164
Springhouse, PA 19477
Phone Number: 267-649-1580 / 609-472-2593
Email Address: Info.baxball@gmail.com / Ataylor@huplaw.com
State owner of legal title, if other than Applicant: _____
4. Applicant's Attorney:
Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____
5. Property:
Location: 905 Wister Avenue, Ingersoll Park
Present Zoning Classification: Municipal District
Area: 6.72 acres
Frontage: 1,350 LF
Depth: 350 feet
Description of the current use and the existing improvements on the property: Township Park / baseball facilities

Description of the proposed use and the proposed improvements (if different):

6. Legal grounds for appeal:

Section 1298.14 provides for opportunity for all regulations & restrictions to be modified in connection with a proposed Municipal Use through the conditional use process. Seeking modification of minimum front yard setback is the genesis of this request. The setback requirement in district is 50'. We are

7. State each section of the zoning ordinance involved in this application:

Section 1298.14 - Municipal Use Relief

8. Has any previous appeal or application been filed in connection with this property?

☒ Yes ☐ No If yes, date and specifics: *Request for new Scoreboards at end of 2024 / early 2025*

asking for conditional use to place bathing cage structure at 25' from Right of Way. Please see attached plan.

9. Is public water available to this property?
Is public sewer available to this property?

☒ Yes ☐ No
☐ Yes ☒ No

10. Does this Application involve a proposed subdivision?
If yes, has a subdivision plan been filed with the Township?

☐ Yes ☒ No
☐ Yes ☒ No



Signature of Applicant

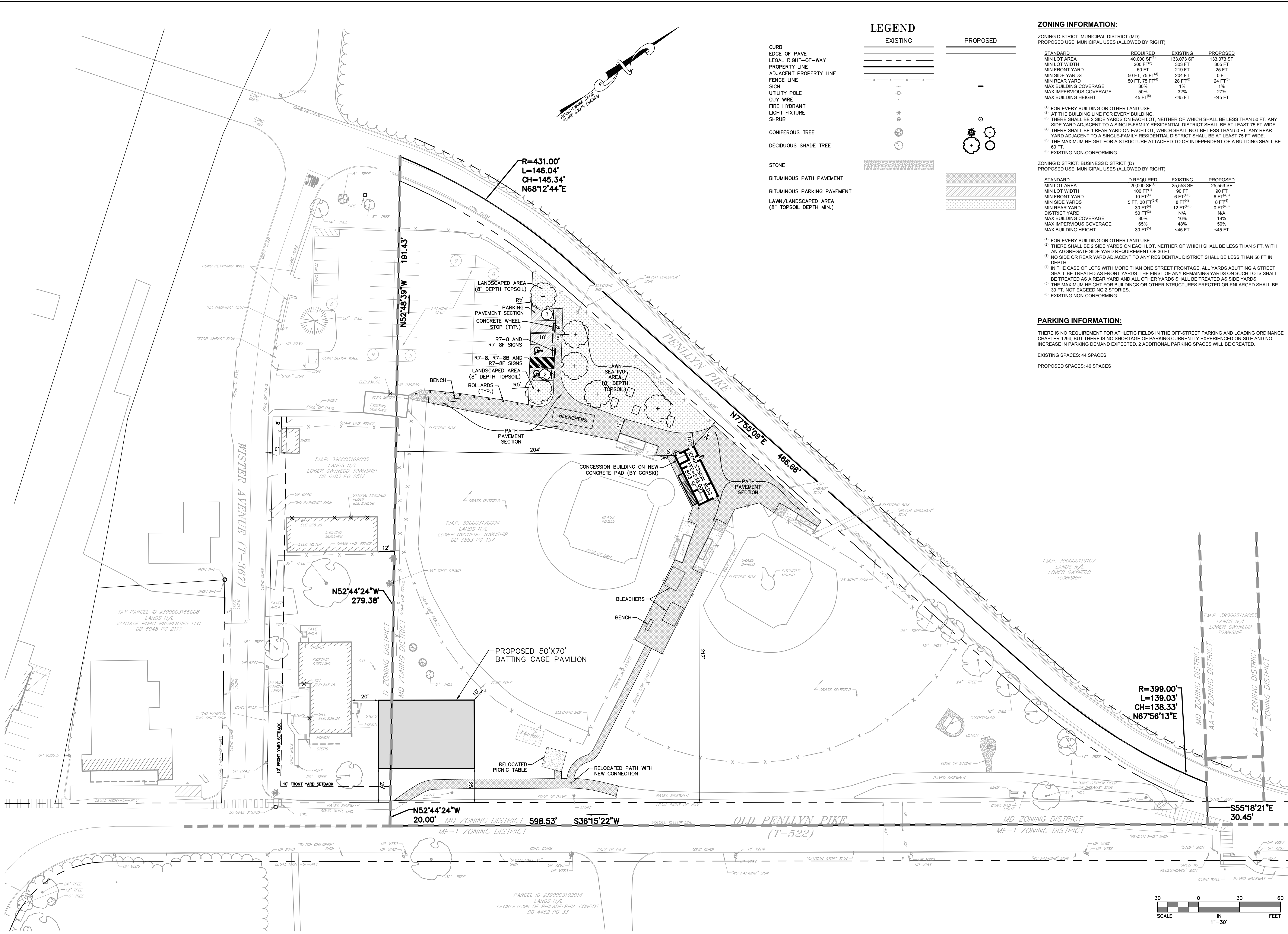


MEMORANDUM

ATTN: Board of Supervisors
DATE: September 26, 2025
FROM: Jim Hersh, Township Engineer Gilmore & Assoc.
SUBJ: Batting Cages at Ingersoll Ball Park

The Little League, with use of their own funds, are proposing a batting cage pavilion to be constructed at Ingersoll Park 10 feet off of the outfield fence and orientated to be along Old Penllyn Pike. The batting cage structure will be 25' off of the right of way where 50' is prescribed by ordinance. However, the zoning ordinance states that by Conditional Use the Board of Supervisors are permitted to modify the requirements of the ordinance for a municipal use. This is a similar process to what was recently conducted for the installation of new score boards at Ingersoll Park.

Q:\MUNICIPAL\2024\2400663-LGI\Ingersoll Park Improvements\2400663 COND USE.dwg Layout: SITE Plotted By: batuder, on Wed Sep 17, 2025 at 4:01pm



LEGEND

	EXISTING	PROPOSED
CURB		
EDGE OF PAVE		
LEGAL RIGHT-OF-WAY		
PROPERTY LINE		
ADJACENT PROPERTY LINE		
FENCE LINE		
SIGN		
UTILITY POLE		
GUY WIRE		
FIRE HYDRANT		
LIGHT FIXTURE		
SHRUB		
CONIFEROUS TREE		
DECIDUOUS SHADE TREE		
STONE		
BITUMINOUS PATH PAVEMENT		
BITUMINOUS PARKING PAVEMENT		
LAWN/LANDSCAPED AREA (8" TOPSOIL DEPTH MIN.)		

ZONING INFORMATION:

ZONING DISTRICT: MUNICIPAL DISTRICT (MD)
PROPOSED USE: MUNICIPAL USES (ALLOWED BY RIGHT)

STANDARD	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	40,000 SF ⁽¹⁾	133,073 SF	133,073 SF
MIN LOT WIDTH	200 FT ⁽²⁾	303 FT	305 FT
MIN FRONT YARD	50 FT	219 FT	25 FT
MIN SIDE YARDS	50 FT, 75 FT ⁽³⁾	204 FT	0 FT
MIN REAR YARD	50 FT, 75 FT ⁽⁴⁾	28 FT ⁽⁵⁾	24 FT ⁽⁶⁾
MAX BUILDING COVERAGE	30%	1%	1%
MAX IMPERVIOUS COVERAGE	50%	32%	27%
MAX BUILDING HEIGHT	45 FT ⁽⁵⁾	<45 FT	<45 FT

- (1) FOR EVERY BUILDING OR OTHER LAND USE.
(2) AT THE BUILDING LINE FOR EVERY BUILDING.
(3) THERE SHALL BE 2 SIDE YARDS ON EACH LOT, NEITHER OF WHICH SHALL BE LESS THAN 50 FT. ANY SIDE YARD ADJACENT TO A SINGLE-FAMILY RESIDENTIAL DISTRICT SHALL BE AT LEAST 75 FT WIDE.
(4) THERE SHALL BE 1 REAR YARD ON EACH LOT, WHICH SHALL NOT BE LESS THAN 50 FT. ANY REAR YARD ADJACENT TO A SINGLE-FAMILY RESIDENTIAL DISTRICT SHALL BE AT LEAST 75 FT WIDE.
(5) THE MAXIMUM HEIGHT FOR A STRUCTURE ATTACHED TO OR INDEPENDENT OF A BUILDING SHALL BE 80 FT.
(6) EXISTING NON-CONFORMING.

ZONING DISTRICT: BUSINESS DISTRICT (D)
PROPOSED USE: MUNICIPAL USES (ALLOWED BY RIGHT)

STANDARD	D REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	20,000 SF ⁽¹⁾	25,553 SF	25,553 SF
MIN LOT WIDTH	100 FT ⁽¹⁾	90 FT	90 FT
MIN FRONT YARD	10 FT ⁽⁴⁾	6 FT ⁽⁴⁾	6 FT ⁽⁴⁾
MIN SIDE YARDS	5 FT, 30 FT ^(2,4)	8 FT ⁽⁴⁾	8 FT ⁽⁴⁾
MIN REAR YARD	30 FT ⁽⁴⁾	12 FT ⁽⁴⁾	0 FT ⁽⁴⁾
DISTRICT YARD	50 FT ⁽³⁾	N/A	N/A
MAX BUILDING COVERAGE	30%	16%	19%
MAX IMPERVIOUS COVERAGE	65%	48%	50%
MAX BUILDING HEIGHT	30 FT ⁽⁵⁾	<45 FT	<45 FT

- (1) FOR EVERY BUILDING OR OTHER LAND USE.
(2) THERE SHALL BE 2 SIDE YARDS ON EACH LOT, NEITHER OF WHICH SHALL BE LESS THAN 5 FT, WITH AN AGGREGATE SIDE YARD REQUIREMENT OF 30 FT.
(3) NO SIDE OR REAR YARD ADJACENT TO ANY RESIDENTIAL DISTRICT SHALL BE LESS THAN 50 FT IN DEPTH.
(4) IN THE CASE OF LOTS WITH MORE THAN ONE STREET FRONTAGE, ALL YARDS ABUTTING A STREET SHALL BE TREATED AS FRONT YARDS, THE FIRST OF ANY REMAINING YARDS ON SUCH LOTS SHALL BE TREATED AS A REAR YARD AND ALL OTHER YARDS SHALL BE TREATED AS SIDE YARDS.
(5) THE MAXIMUM HEIGHT FOR BUILDINGS OR OTHER STRUCTURES ERRECTED OR ENLARGED SHALL BE 30 FT, NOT EXCEEDING 2 STORIES.
(6) EXISTING NON-CONFORMING.

PARKING INFORMATION:

THERE IS NO REQUIREMENT FOR ATHLETIC FIELDS IN THE OFF-STREET PARKING AND LOADING ORDINANCE CHAPTER 1294, BUT THERE IS NO SHORTAGE OF PARKING CURRENTLY EXPERIENCED ON-SITE AND NO INCREASE IN PARKING DEMAND EXPECTED. 2 ADDITIONAL PARKING SPACES WILL BE CREATED.

EXISTING SPACES: 44 SPACES

PROPOSED SPACES: 46 SPACES

REV.	DESCRIPTION	DATE	BY

SITE IMPROVEMENTS PLAN
INGERSOLL PARK IMPROVEMENTS
LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
CONDITIONAL USE PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
PROJECT NO.: 2400663
OWNERS INFO:
LOWER GWYNEDD TOWNSHIP
1130 NORTH BETHLEHEM PIKE
SPRING HOUSE, PA 19477
(215) 646-5302

MUNICIPAL FILE NO.: N/A
TAX MAP PARCEL NO.: 39-00-03170-00-4
TOTAL AREA: 3.57 AC. TOTAL LOTS: 1
DATE: 9/17/2025 SCALE: 1"=30'
DRAWN BY: BMS CHECKED BY: JHH
SHEET NO.: 1 OF 1



MEMORANDUM

ATTN: Planning Commission
DATE: October 1, 2025
FROM: Jamie P. Worman, Assistant Township Manager
SUBJ: Proposed Ordinance Amendment-Ord.552

Ambler Yards is proposing future improvements to their site that include the addition of a self-storage facility and an apartment building. On behalf of her clients, Christian Pionzio, Esq., applied for a zoning map and text amendment (attached) to facilitate these improvements. Specifically, the proposed amendments include the following:

- Definition of self-storage facility
- Addition of accessory uses/structures as a permitted use
- Addition of self-storage facility and apartment house to permitted uses as part of a mixed-use campus subject to conditional use approval
- Expanded exterior storage to include additional vehicle types
- Adds outdoor dining to the additional uses permitted
- Sets dimensional requirements for apartment houses
- Modifies outdoor land use
- Provides parking requirements for self-storage

The attached documents are for your review and will be scheduled for discussion on October 15th at the PC meeting. Changes to the existing text of the F-Industrial District are necessary for the applicant to pursue a future land development. The map amendment is proposed to make the entire tract a single zoning classification. The applicant will make formal land development application some time in the future and that will come back before the PC. At this time only the ordinance text amendment and map amendment are before the PC. If you have any questions please feel free to contact me.

**LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 552

AN ORDINANCE OF THE TOWNSHIP OF LOWER GWYNEDD, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE LOWER GWYNEDD TOWNSHIP ZONING CODE TO ADD A NEW DEFINITION FOR “SELF-STORAGE FACILITY;” TO PERMIT APARTMENT HOUSES, SELF-STORAGE FACILITIES AND PARKING FOR SAME, ACCESSORY USES AND STRUCTURES, AND OUTDOOR DINING WITHIN A MULTI-USE CAMPUS IN THE “F” INDUSTRIAL DISTRICT; TO AMEND OUTDOOR STORAGE AND TO ESTABLISH AND/OR REVISE LOT AREA, LOT WIDTH, YARD SETBACKS, LOT COVERAGE, OFF-STREET PARKING, LOADING AND DRIVEWAY REQUIREMENTS FOR APARTMENT HOUSE USES IN THE “F” INDUSTRIAL DISTRICT; TO REZONE 8 PARCELS TO BE ENTIRELY LOCATED IN THE “F” INDUSTRIAL DISTRICT; TO REPEAL ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; TO PROVIDE A SEVERABILITY CLAUSE; AND TO PROVIDE AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“**Supervisors**”) has met the procedural requirements of the Pennsylvania Municipalities Planning Code, 53 P.S. §10101, *et. seq.*, for the adoption of this Ordinance, including holding a public hearing;

WHEREAS, the Second Class Township Code authorizes the Supervisors to make and adopt ordinances that are consistent with the Constitution and the laws of the Commonwealth that it deems necessary for the proper management, care and control of the Township, and the maintenance of peace, good government, health and welfare of the Township and its citizens;

WHEREAS, the Supervisors have determined that it is in the best interests of the Township that the text of the Lower Gwynedd Zoning Code (the “**Zoning Code**”) be amended as provided herein.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Lower Gwynedd Township, and it is hereby ordained and enacted by the authority of the same, to wit:

SECTION 1. AMENDMENT. Title Six of the Code, entitled “Zoning,” is hereby amended as follows:

- (1) The following definition of “Self-Storage Facility” is hereby added as Section 1250.04(58.1) :

“Self-Storage Facility” means a building consisting of individual, compartmentalized, self-contained units that are leased or owned for the storage of business and household goods or contractor’s supplies. Agreements to use the facility shall include language that prohibits the storage or use of any hazardous or toxic materials or any inherently dangerous or flammable substances.

- (2) Section 1287.02 is hereby replaced in its entirety with the following:

1287.02. Permitted uses.

In an “F” Industrial District, a building or combination of buildings may be erected or used, and a lot may be used or occupied, for any of the following purposes and no other:

- (a) Manufacturing.*
- (b) Storage or warehousing.*
- (c) Industrial uses.*
- (d) Municipal uses.*
- (e) Administrative offices and research facilities.*
- (f) Any use similar to those set forth in Subsections (a) to (e) hereof; when authorized as a special exception by the Zoning Hearing Board.*
- (g) Any other legitimate use not otherwise permitted expressly or by implication elsewhere in this Zoning Code when authorized as a conditional use by the Board of Supervisors and after the imposition of conditions designed to eliminate (to the extent reasonably possible) adverse effects upon neighboring properties and the general public health, safety and welfare.*
- (h) Any accessory use or accessory building or structure that is subordinate to the uses set forth in Subsections (a) to (g) hereof.*
- (i) Mixed-Use Campus*

- (1) *On a property already partially improved with existing buildings, a development consisting of the following uses, for single and multiple occupancy of property and buildings, shall be permitted when authorized by conditional use.*
- A. *Office (administrative, professional and/or medical).*
 - B. *Warehouse, research facility (laboratory), industrial/manufacturing.*
 - C. *Self-storage facility.*
 - D. *Apartment houses.*
 - E. *Exterior storage of buses, recreational vehicles, campers, boats, trailers, and similar vehicles and conveyances, and excluding any sales, rentals, repairs, bodywork or painting thereof and also excluding tractor trailers. Areas used for such exterior storage shall not exceed 10% of the total tract area.*
 - F. *The following commercial, retail, and personal service uses when accessory to permitted uses and/or supporting the immediately surrounding community: restaurant, food service, bakery, indoor recreation establishment, fitness center, craft breweries/distilleries and/or wineries with retail, wholesale and/or on-site consumption of beer, wine and alcohol sales and food service. Outdoor dining, service, and consumption are permitted, however, these areas shall be counted when considering parking requirements.*
 - G. *Special events which shall include, but not be limited to, a farmer's market, food trucks, craft fair, car show, movie night, and beer garden or festival and shall be permitted only Thursdays through Sundays. All special events shall conform to the yard requirements of Section 1287.04, shall be located solely in an area designated on the approved Master Plan, shall not be located or conducted on more than 30% of the tract, shall be provided adequate parking and shall be subject to written permission of the Township Manager.*

H. *Any accessory use or accessory building or structure that is subordinate to the uses set forth in Subsections (A) to (G) hereof.*

(2) *Master Plan. For all mixed-use campuses, a master plan shall be submitted as part of the required conditional use application, which adequately depicts where each of the above category of uses and parking shall occur on the property. Material changes to the Master Plan involving more than 15% of the total building area or tract area shall require an amended conditional use approval from the Board of Supervisors. Review and approval of the conditional use shall include the approval of the dimensional criteria and parking as shown on the Master Plan.*

(3) Section 1287.03 is hereby amended to add the following Subsection (c):

(c) *Lot area and width for apartment houses. Notwithstanding any other provision hereof, the minimum lot area and minimum lot width for an apartment house in an "F" Industrial District shall be as follows:*

(1) *Minimum Lot Area. For an apartment house, a lot area of not less than 1 acre shall be provided.*

(2) *Minimum Lot Width: For an apartment house, a lot width of not less than 200 feet shall be provided.*

(4) Section 1287.04 is hereby amended to add the following Subsection (f):

(f) *Yard requirements for apartment houses. Notwithstanding any other provision hereof, the yard requirements for an apartment house in an "F" Industrial District shall be as follows:*

(1) *Front Yard. For an apartment house, there shall be a front yard on each lot which shall not be less than 30 feet.*

(2) *Side Yards. For an apartment house, there shall be a side yard on each lot which shall not be less than 5 feet.*

(3) *Rear Yards. For an apartment house, there shall be a rear yard on each lot which shall not be less than 30 feet.*

- (5) Section 1287.05 is hereby amended to add the following Subsection (c):
- (c) *Lot coverage requirements for apartment houses. Notwithstanding any other provision hereof, the lot coverage requirements for an apartment house in an “F” Industrial District shall be as follows:*
- (1) *Building coverage: The total building coverage shall not exceed 35%.*
- (2) *Impervious coverage: The total impervious coverage shall not exceed 75%.*
- (6) Subsection 1287.07(b) is hereby replaced in its entirety with the following:
- (b) *Setbacks.*
- (1) *For an apartment house in an “F” Industrial District, no setback shall be required for parking, loading areas or driveways where such parking, loading areas or driveways are adjacent to another lot located within the “F” Industrial District.*
- (2) *For all other uses, no parking, loading or driveway area shall be located closer than 25 feet to any side or rear property line, nor closer than 50 feet to any front property line, except as required for normal ingress and egress.*
- (3) *In the case of any side or rear line being adjacent to a single-family residential district, no parking loading or driveway area shall be located closer than 50 feet to such property line, except as required for normal ingress and egress.*
- (4) *No railroad loading area shall be closer than 18 feet to any property line.*
- (7) Subsection 1287.08(e) is hereby replaced in its entirety with the following:
- (e) *Outdoor Land Use. The outdoor storage of materials and trash shall be designed and maintained to be completely screened from view by a landscape buffer, and such uses shall conform to all building setbacks.*

(8) Subsection 1287.08 is hereby amended to add the following Subsection (i):

(i) *Notwithstanding any provision of Section 1294.01, or any other provision of this Chapter, the driveway for an apartment house use may take access directly from another lot within the "F" Industrial District, provided that such lot is developed with a Multi-Use Campus, and provided that appropriate easements are obtained to ensure access to and from a street or way.*

(9) Subsection 1294.01(b) is hereby amended to add the following Subsection (17):

(17) *Self-storage facility. one parking spaces for each 10,000 square feet of gross floor area.*

SECTION 2. REZONING. The following parcels are hereby rezoned to be entirely located within the Township's F-Industrial Zoning District:

- (1) 39-00-03934-00-5
- (2) 39-00-03931-00-8
- (3) 39-00-03928-00-2
- (4) 39-00-03925-00-5
- (5) 39-00-03922-00-8
- (6) 39-00-01429-00-8
- (7) 39-00-01426-00-2
- (8) 39-00-01423-00-5

Township's Zoning Map is hereby amended to reflect the rezoning of the aforesaid parcels. The Township Engineer is hereby directed to revise the Zoning Map to reflect this amendment.

SECTION 3. REPEALER. All Ordinances or parts of Ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

SECTION 4. SEVERABILITY. In the event that any section, sentence, clause, phrase or word of this Ordinance shall be declared illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision shall not prevent, preclude or otherwise foreclose enforcement of any of the remaining provisions of this Ordinance.

SECTION 5. EFFECTIVE DATE. This Ordinance shall become effective five (5) days after its adoption.

ENACTED AND ORDAINED by the Lower Gwynedd Township Board of Supervisors
this _____ day of _____, 2025.

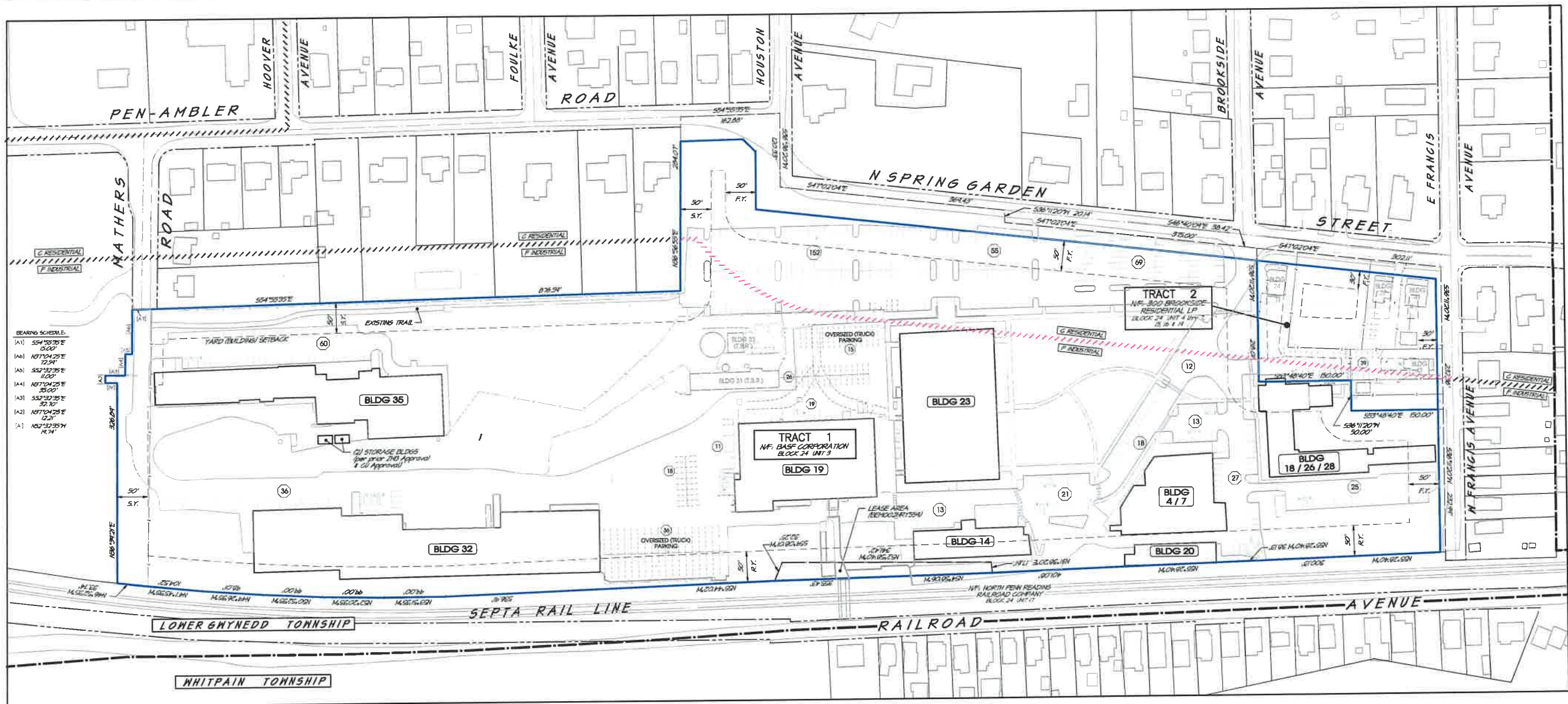
ATTEST:

***LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS***

Mimi Gleason
Township Manager

By:

Danielle A. Duckett
Chairperson



GENERAL PLAN NOTES

EXISTING FEATURES AND SURVEY NOTES:

- A field and aerial survey was performed by Woodrow & Associates, Inc. The survey was performed without the benefit of a 1/4" scale plan and was prepared from documents of record. This property may be subject to existing rights of others that may be shown in a title report. Bearings were taken at 1:27 (and 1:28) from the 1/4" scale plan. The survey was performed during the month of January 2021.
- A topographic and existing features survey was performed for this site by Woodrow & Associates, Inc. The position datum is referenced per note 4 below. The boundary for this project is a sanitary easement at the intersection of N Spring Garden Street and N Francis Avenue having a rip section at 24.48'. This survey was prepared during the month of January 2021.
- This plan was prepared using the following references:
 - tax maps and deeds of record as obtained from the Recorder of Deeds online resources
 - Existing Soil classifications and mapping has been obtained from maps obtained from the USDA Web Soil Survey website (<http://websoilsurvey.sc.egov.usda.gov/>) unless otherwise noted.
 - Vertical datum references provided by the PA Spatial Data Access system (PASDA). PASDA data is based on a State Plane (State) NAD83 horizontal, NAVD83 vertical datum.
 - Aerial imagery used for base plan reference provided by Nearmap, Inc. Imagery from flight dated February 17, 2020, October 25, 2024.
- Master Plan (Record Sheet 1 & 2 of 2) made for 300 Brookside Commercial, LLC, prepared by R. J. Shoverly & Associates, Inc. dated June 15, 2016, 1011 revised October 19, 2017, and recorded in the Office for Recorder of Deeds in Harrisburg, PA as PAV A-61, Page 14 - 16.
- Plan of Subdivision for the Conveyance of 100 Acres from the Capital Corporation to Ambler Township, prepared by LKS Engineers, Inc. dated November 6, 1988, and recorded in the Office for Recorder of Deeds in Harrisburg, PA as PAV A-61, Page 14 - 16.
- Record Plan (Preliminary Final) made for Vernon O'Rourke, prepared by Paulski Land Surveying, dated May 2, 2002, and revised August 21, 2003, and being recorded in the Office for Recorder of Deeds in Harrisburg, PA as PAV A-61, Page 14 - 16.
- Subdivision map made for Henry G. Miller, prepared by Charles E. Shoverly, Inc. dated June 25, 1989, and being recorded in the Office for Recorder of Deeds in Harrisburg, PA as PAV A-61, Page 14 - 16.
- Certain Plan of Lots sold by Thomas F. Gilie, CE, for Alan Vainias and George W. Fontenot and being recorded in the Office for Recorder of Deeds in Harrisburg, PA as PAV A-61, Page 14 - 16.
- There has been no field investigation performed to verify any existence of any wetlands, waters of the U.S. or Commonwealth or Alluvial Soils at the time of the site survey.
- This site is located within Flood Hazard Zone "A" (Areas determined to be outside the 0.2% annual chance floodplain) as indicated on the Community Flood Hazard Map, dated March 2, 2016, as prepared by the Federal Emergency Management Agency.
- All persons doing any work on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) day notice prior to any digging (does not include state holidays or weekends). See 25 Pa.C.S. § 1101 or 1102 www.padepot.org.
- Existing subsurface utility information indicated on these plans were based upon visual field locations obtained by means of site survey operations. The information provided is representative of all subsurface conditions only at locations and depths where such information was obtained. There is no intended or implied agreement that subsurface utility conditions exist between indicated and not. Accordingly, utility information shown should be used only for construction purposes. It is incumbent upon the contractor to verify subsurface conditions prior to excavation.
- Legal rights-of-way with are per deed information. Ultimate rights-of-way which were derived from maps and documents of record. The plan line and the Ultimate Rights-of-way line are offered in perpetuity for encroachment to the agency having jurisdiction over said right-of-way at time of dedication.
- Subject property is located in C Residential District and F Industrial District as noted on the official Zoning Map for this municipality.

(EX) TRACT AREA SCHEDULE:

TRACT 1:			
Gross Area:	1,080,204.96 Sq. Ft.	24.7981 Acres	
Legal RW Area:	12,742.43 Sq. Ft.	0.2925 Acres	
Ultimate RW Area:	23,738.05 Sq. Ft.	0.5450 Acres	
Lease Area:	6,227.54 Sq. Ft.	0.1428 Acres	
NET Area:	1,051,949.02 Sq. Ft.	24.1494 Acres	

(EX) SITE IMPERVIOUS:

TRACT 1:		
Buildings:	208,900 Sq. Ft.	19.9 %
Concrete (walks/pav):	65,755 Sq. Ft.	
Asphalt Paving:	298,320 Sq. Ft.	
SITE TOTAL:	672,975 Sq. Ft.	64.0 %

(EX) TRACT 2:

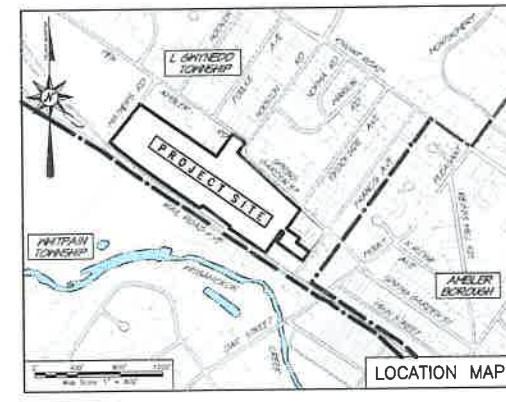
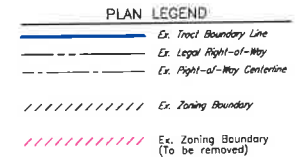
Gross Area:	67,555.43 Sq. Ft.	1.5509 Acres
Legal RW Area:	0.00 Sq. Ft.	0.0000 Acres
Ultimate RW Area:	7,850.36 Sq. Ft.	0.1802 Acres
NET Area:	59,705.07 Sq. Ft.	1.3706 Acres

(EX) SITE IMPERVIOUS:

TRACT 2:		
Buildings:	6,210 Sq. Ft.	10.4 %
Concrete (walks/pav):	1,550 Sq. Ft.	
Asphalt Paving:	15,515 Sq. Ft.	
SITE TOTAL:	23,275 Sq. Ft.	39.7 %

(EX) PARKING SCHEDULE:

TRACT 1:	
PROVIDED SPACES:	574 Spaces 51 Truck Spaces
TRACT 2:	
PROVIDED SPACES:	39 Spaces
TOTAL PROVIDED SPACES:	613 Spaces 51 Truck Spaces



REVISIONS

NO.	DATE	DESCRIPTION
1	06/11/2025	Initial Issue

OVERALL CAMPUS EXISTING CONDITIONS AMBLER YARDS SITE

WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
1128 North Bethlehem Pike, Suite 300
Lebanon, PA 17042
Phone: (717) 547-5448 Fax: (717) 547-5449

PROJECT SERIAL NUMBER FOR DESIGN: **PA011**

Parcel Information:
TRACT 1:
N/F: BASF CORPORATION:
324 U3 1P 28-00-0393-00-3
Gross Area: 24.7981 Ac.

TRACT 2:
N/F: 300 BROOKSIDE RESIDENTIAL LP:
324 U4 1P 28-00-0393-00-3
324 U5 1P 28-00-0393-00-3
324 U6 1P 28-00-0393-00-3
324 U7 1P 28-00-0393-00-3
324 U8 1P 28-00-0393-00-3
324 U9 1P 28-00-0393-00-3
Gross Area: 1.5509 Ac.

Applicant: **WOODROW & ASSOCIATES, INC.**

Scale in Feet: (1" = 80')

DATE: **JUNE 11, 2025**

1 of 1

Building	Square Feet*	Retail	Restaurant	Office	Lab	Warehouse	Unusable Basement	Tunnels/Penthouse	Retail	Office	Restaurant	Lab	Warehouse Self Storage	Total
4	24,828	0	0	18,231	0	0	6,597	0	0	73	0	0	0	73
14	18,889	0	0	7,077	0	9,092	0	2,720	0	28	0	0	9	37
18	36,860	0	0	26,384	0	0	10,476	0	0	106	0	0	0	106
19	22,604	6,746	0	0	0	15,858	0	0	34	0	0	0	16	50
20	3,245	2,495	750	0	0	0	0	0	12	0	30	0	0	42
23	37,903	0	0	24,875	8,000	0	0	5,028	0	100	0	8	0	108
31 - Demo	0	0	0	0	0	0	0	0	0	0	0	0	0	0
32	54,955	0	0	0	0	54,455	0	500	0	0	0	0	54	54
33 - Demo	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35	37,680	0	0	12,464	12,464	12,753	0	0	0	50	0	12	13	75
48	84,000	0	0	0	0	84,000	0	0	0	0	0	0	84	84
Total	320,964	9,242	750	89,031	20,464	176,157	17,073	8,248	46	356	30	20	176	629

Parking Code 1294.01*

	Units
Apartment (a) - two spaces per multifamily dwelling	43
Retail (b.6.B) - one space per 200 sf of sales area	5
Office (b.10) - one space for 250 sf of space - excludes hallways, lavs, shafts, elevators, stairs & utility rooms	4
Restaurant (b.11) - two spaces per 50 sf of floor space devoted to patron use	40
Laboratory (b.12) - one space per employee, but not less than one per 1,000 sf of floor area	1
Warehouse/Self Storage (b.13) - one space per 1,000 sf of floor area	1

Total

Tract 1	Tract 2
	86
46	
356	
30	
20	
176	
629	86

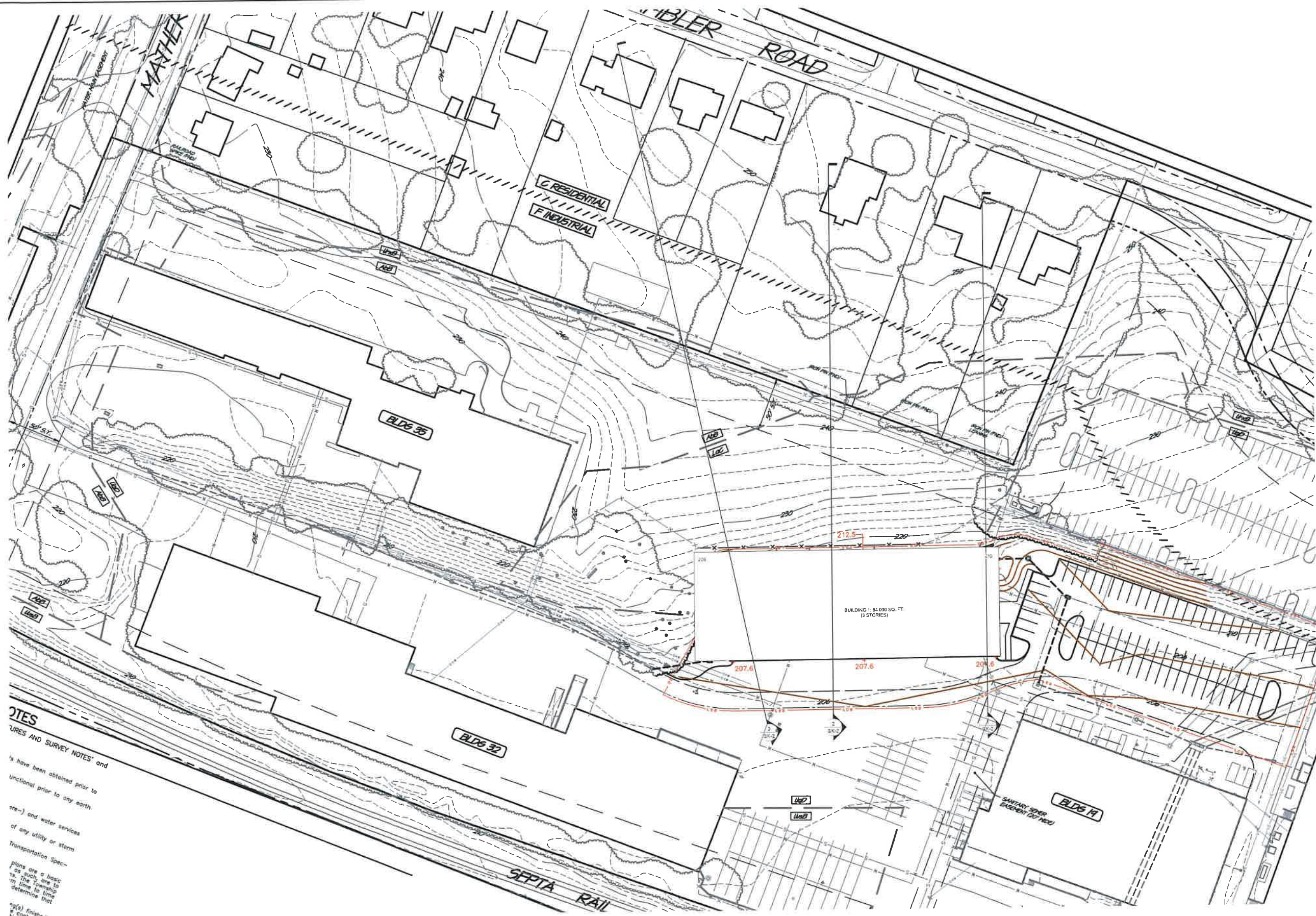
Parking Code 1294.02

Total parking can be reduced by 10% if 5 or more establishments are combined

	10%	10%
Total parking required	566	77
Parking Provided	692	45
Excess/Short Parking	126	-32
Parking Provided to 300 Brookside Residential	32	
Net Excess Parking	94	

*As defined per Code 1294





NOTES

1. ALL UTILITIES AND SURVEY NOTES* and

2. ALL UTILITIES HAVE BEEN OBTAINED PRIOR TO

3. CONSTRUCTION PRIOR TO ANY EARTH

4. WORK AND WATER SERVICES

5. OF ANY UTILITY OR STORM

6. TRANSPORTATION SPEC-

7. PLANS ARE A BASIC

8. AS EACH, AND TO

9. THE FURNISHING

10. TIME TO TIME

11. DETERMINE THAT

12. NO(S) FINISHED

13. CONT.

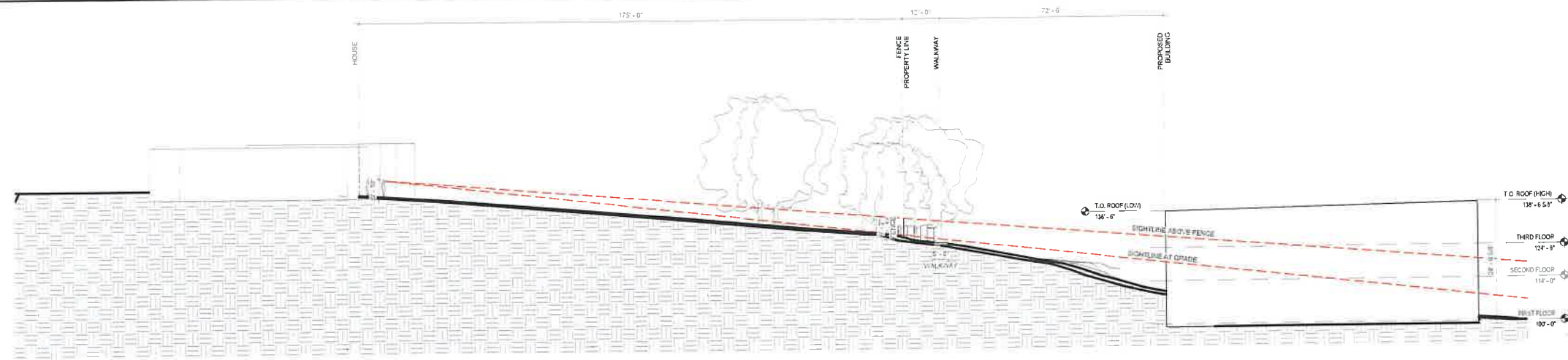
SITE PLAN

SCALE: 1/2" = 1'-0"

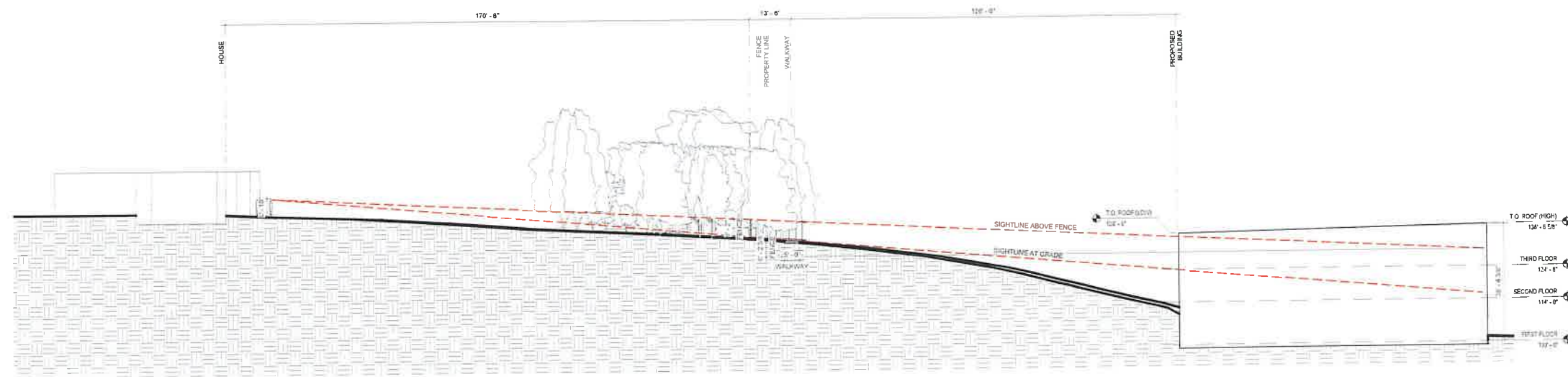
SK-1- SITE PLAN

01/28/2025

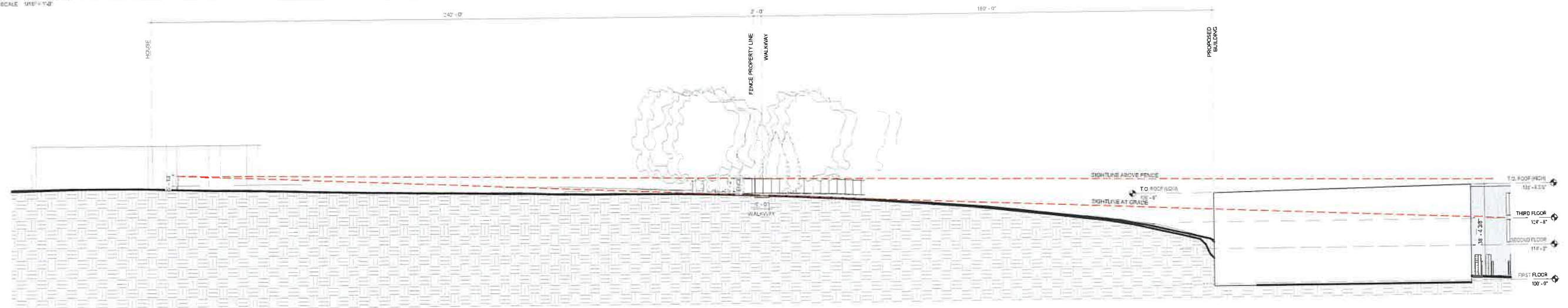
1 SITE SECTION @ 508 Pen-Ambler Road
SCALE: 1/8" = 1'-0"

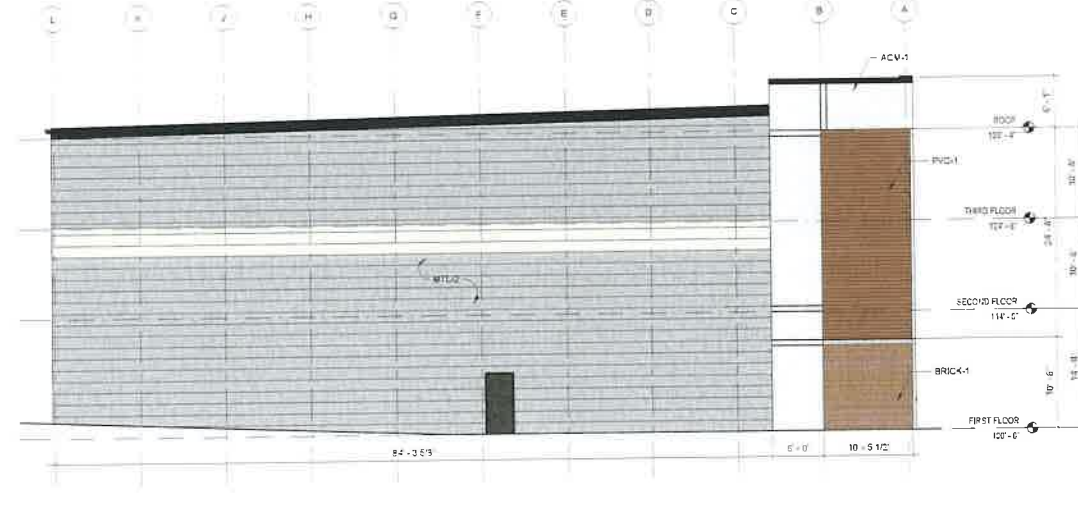
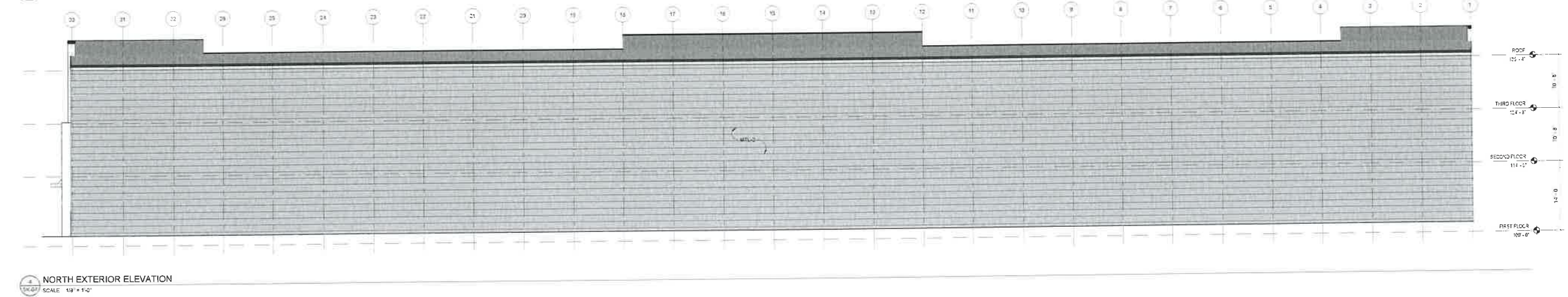


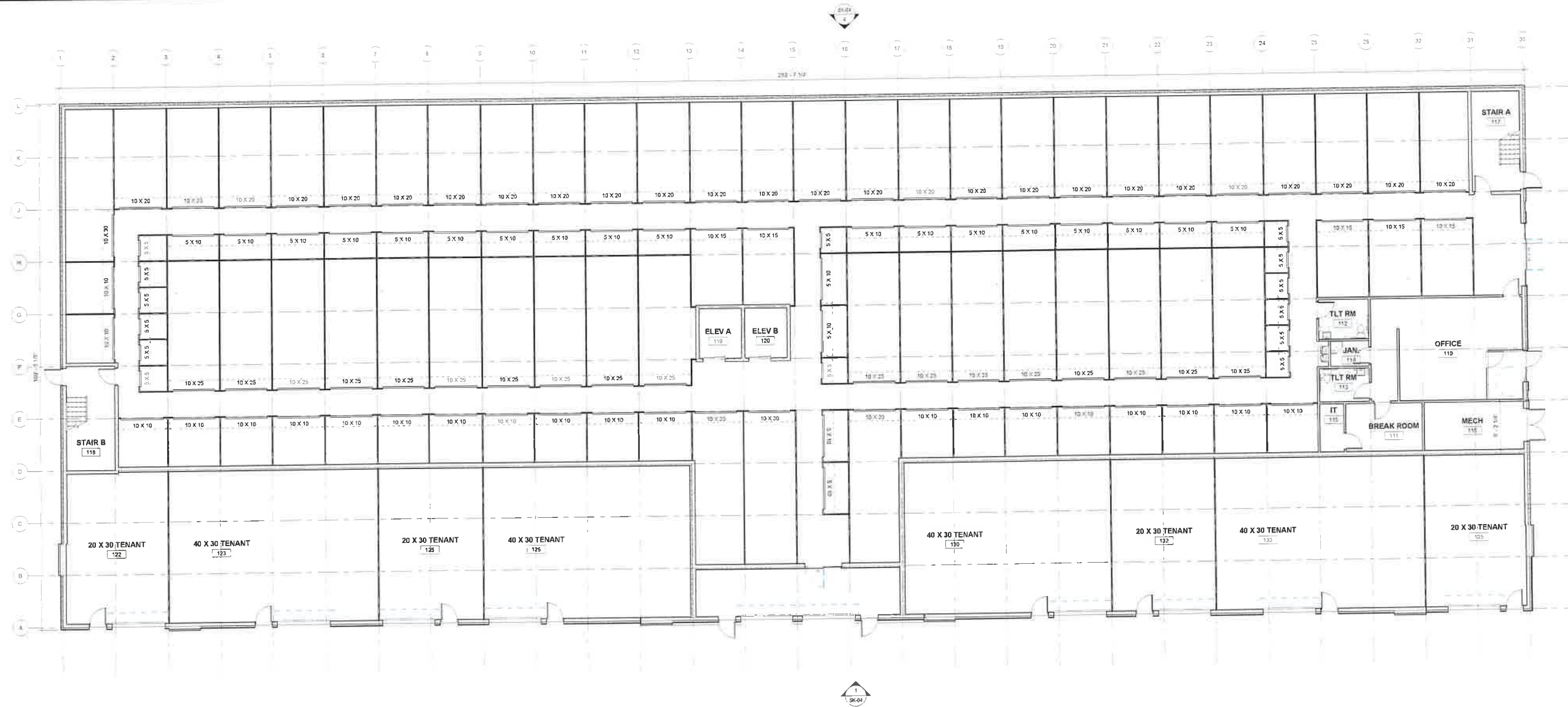
2 SITE SECTION @ 510 Pen-Ambler Road
SCALE: 1/8" = 1'-0"



3 SITE SECTION @ 516 Pen-Ambler Road
SCALE: 1/8" = 1'-0"



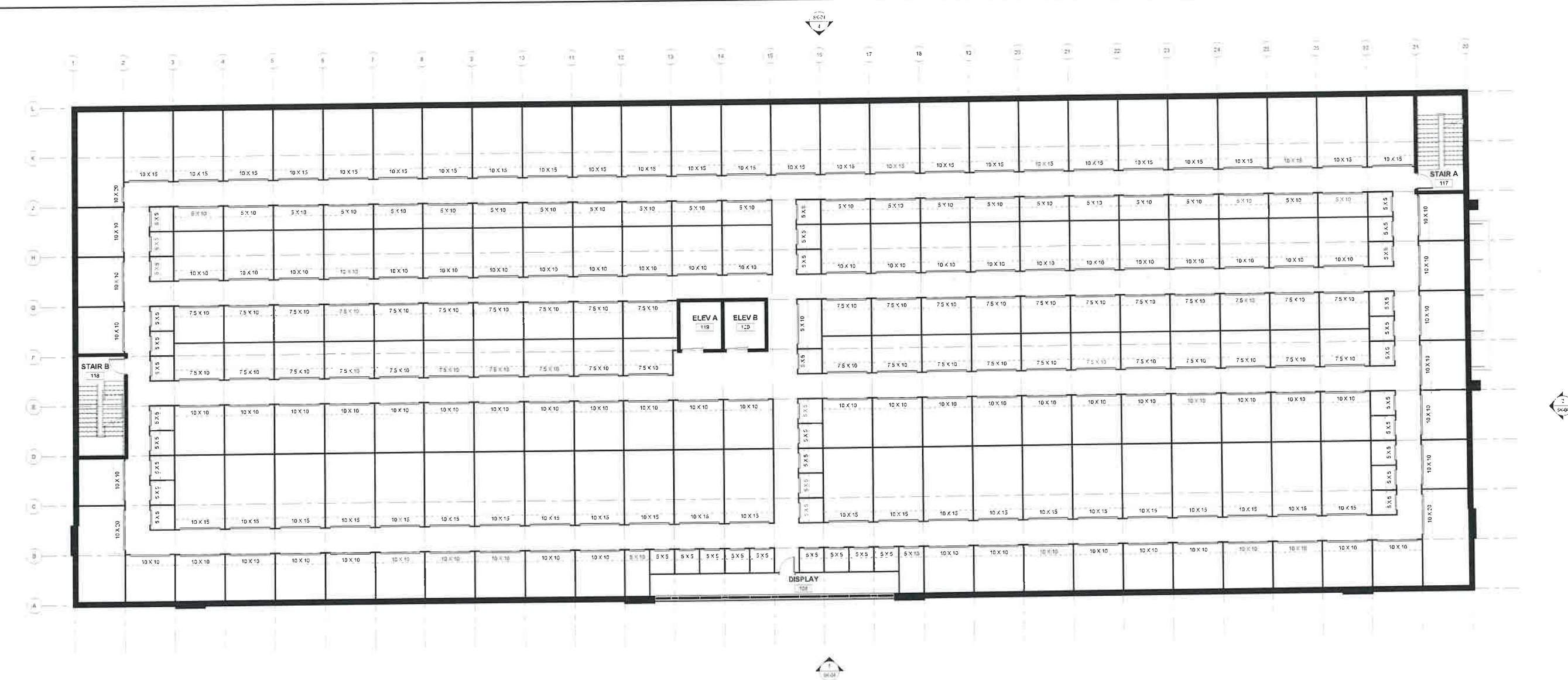




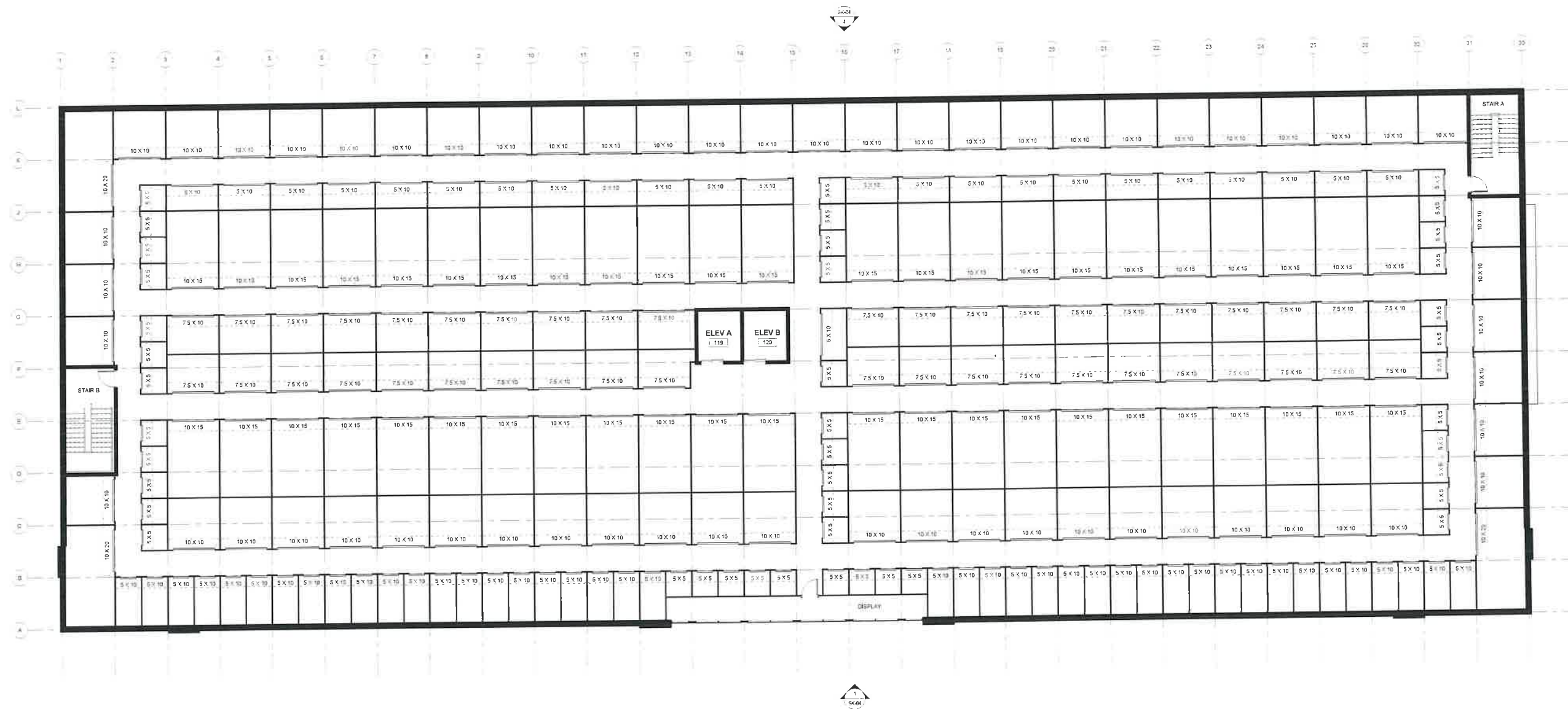
1
04-21
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SAAarchitects UNIT COUNT MATRIX						
PROJECT No.	23-080			Address	Clark's Self Storage	DATE
Client/Owner	Anders, PA					12-Jan-25
FLOOR	1	2	3	SUBTOTAL UNIT COUNT	SF/UNIT	SF TOTAL
UNIT SIZE						
5 x 5	14	40	43	97	25	2,425
5 x 10	22	24	40	86	50	4,300
10 x 7.5	0	42	47	84	75	6,300
10 x 10	21	70	34	125	120	15,000
10 x 15	5	49	44	98	150	14,700
10 x 20	26	3	3	32	240	7,680
10 x 25	18	0	0	18	250	4,500
10 x 30	4	0	0	4	300	1,200
DRIVE-UP						
20 x 30	4			4	600	2,400
40 x 30	4			4	1,200	4,800
SUBTOTAL UNIT	114	238	229	581		64,325
TOTAL RENTABLE SQUARE FEET						64,325
TOTAL RENTABLE SQUARE FEET						64,325
PERCENTAGE OF RENTABLE SF						78.6%
AVERAGE UNIT SIZE (SF)						105.6

06/13/2025




SECOND FLOOR PLAN
 SCALE 1/8" = 1'-0"



1 THIRD FLOOR PLAN
SK-03 SCALE 1/8" = 1'-0"



rkc
 REGAN KLINE CROSS
 ARCHITECTS

o | WYNDMOOR, PA w | WWW.RKCARCH.COM † | 215.886.1888

Spring Garden & Francis
 Perspective View
 300 Brookside Residential, LP
 04/24/2025

THE GWYNEDD AT AMBLER YARDS
REGAN, KLINE, CROSS, LLC



rkc

REGAN KLINE CROSS
ARCHITECTS

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Spring Garden
Perspective View
300 Brookside Residential, LP
04/24/2025

THE GWYNEDD AT AMBLER YARDS
REGAN, KLINE, CROSS, LLC



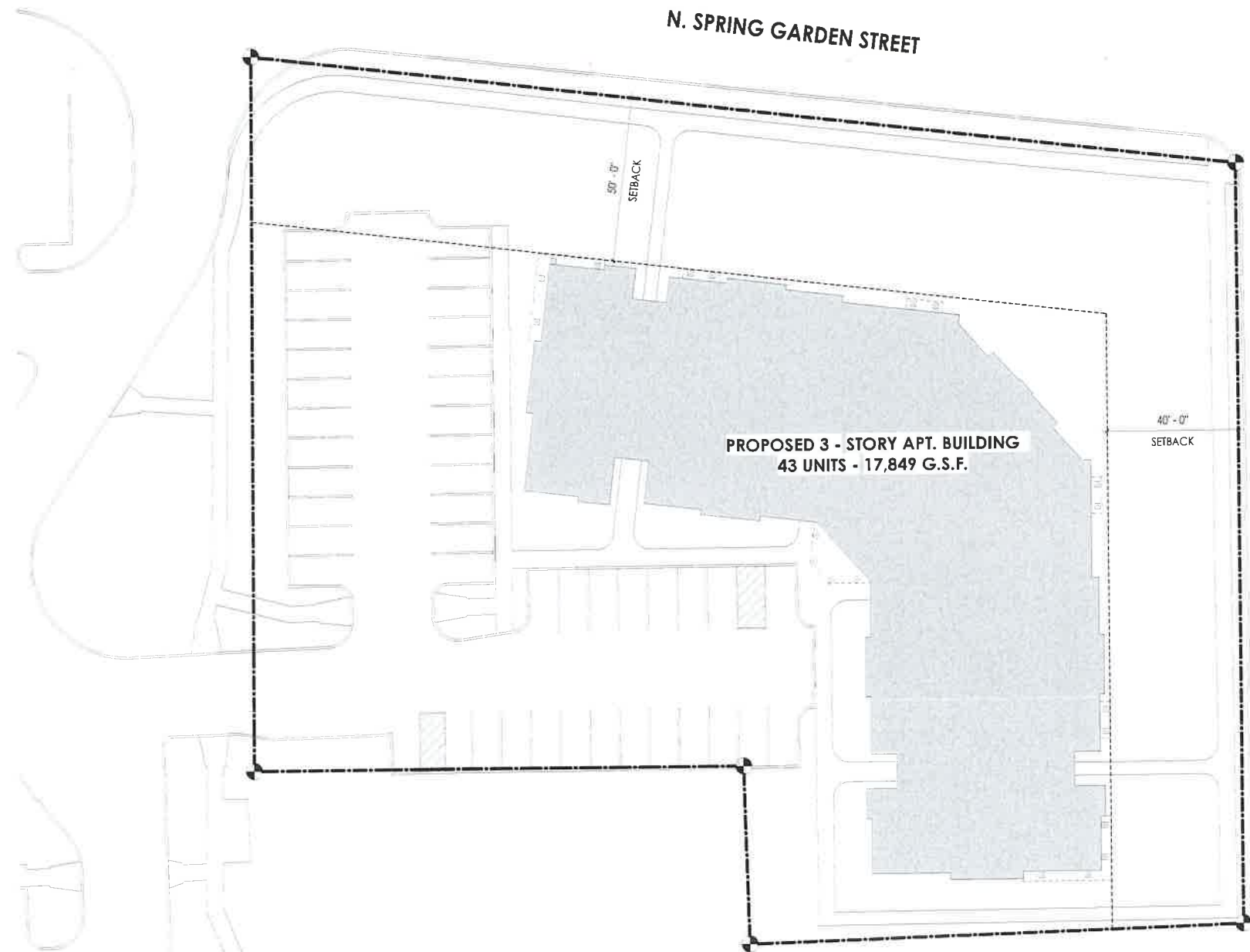
rkc

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ARCHITECTS

o | WYNDMOOR, PA w | WWW.RKCARCH.COM † | 215.886.1888

Interior
Perspective View
300 Brookside Residential, LP
04/24/2025

THE GWYNEDD AT AMBLER YARDS
REGAN, KLINE, CROSS, LLC



GENERAL NOTES - SITE PLAN

1. ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO THE START OF NEW WORK.

SITE PLAN LEGEND

	GRASS
	SIDEWALK
	PROPERTY LINE
	PA1 CALL TELECOM
	PA1 CALL ELECTRICAL
	PA1 CALL GAS
	PA1 CALL POTABLE WATER
	PA1 CALL RECLAIMED WATER
	PA1 CALL SEWER/DRAINAGE
	PROPERTY LINE
	STREET LIGHT
	FIRE HYDRANT
	UTILITY POLE
	STOP SIGN
	BIKE RACK
	MANHOLE COVER
	STORMWATER INLET
	ACCESS COVER

PA1 CALL SERIAL NUMBER:



NOTE:
PENNSYLVANIA ACT 287 OF 1974
AS AMENDED BY ACT 121 OF 2008
REQUIRES THAT CONTRACTORS
DETERMINE THE LOCATION OF ALL
UTILITY, SEWER, AND WATER LINES
BEFORE COMMENCING
CONSTRUCTION.

rke

REGAN KLINE CROSS
ARCHITECTS

REGAN, KLINE, CROSS, LLC
ARCHITECTURE + PLANNING
PROJECT MANAGEMENT

7670 QUEEN ST., SUITE 200,
WYNDYBOR, PA 19038
PHONE (215) 856-1888
FAX (215) 856-9124

CLIENT

300 Brookside Philadelphia, LP
300 Brookside Avenue, Building 18,
Suite 50 Ambler, PA 19002
267-439-3355

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SEAL

NOT FOR CONSTRUCTION

PROJECT ADDRESS

416 NORTH SPRING GARDEN ST.
AMBLER, PA 19002

SUBMISSIONS & REVISIONS

BY APPD YYYY-MM-DD

PROJECT

THE GWYNEDD AT AMBLER YARDS

SHEET TITLE

SITE PLAN

DATE

04/24/2025

REVISION

SCALE

As indicated

SP-1

1 | SITE PLAN
SP-1 | 1" = 20'-0"



2 | SECOND FLOOR PLAN
A1.0 | 1/16" = 1'-0"



1 | FIRST FLOOR PLAN
A1.0 | 1/16" = 1'-0"

UNIT MATRIX	
UNIT TYPE	NO. OF UNITS
GROUND FLOOR - 14 UNITS	
ONE BEDROOM	8
ONE BEDROOM + DEN	4
TWO BEDROOM	2
SECOND FLOOR - 14 UNITS	
ONE BEDROOM	5
ONE BEDROOM + DEN	5
TWO BEDROOM	4
THIRD FLOOR - 15 UNITS	
ONE BEDROOM	5
ONE BEDROOM + DEN	7
TWO BEDROOM	3
TOTAL - 43	

BUILDING SQ.FT.	
FLOOR	GROSS FLOOR AREA
GROUND FLOOR	17,849 SQ.FT.
SECOND FLOOR	17,510 SQ.FT.
THIRD FLOOR	17,438 SQ.FT.
TOTAL	52,797 SQ.FT.

rke

REGAN KLINE CROSS
ARCHITECTS

REGAN, KLINE, CROSS, LLC
ARCHITECTURE • PLANNING
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WYNDMOOR, PA 19038
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416 NORTH SPRING GARDEN ST.
AMBLER, PA 19002

SUBMISSIONS & REVISIONS

BY APPD YYYYMMDD

PROJECT

THE GWYNEDD AT AMBLER YARDS

SHEET TITLE

FLOOR PLANS

DATE

04/24/2025

REVISION

SCALE

1/16" = 1'-0"

DRAWING NO

A1.0



REGAN, KLINE, CROSS, LLC
ARCHITECTURE • PLANNING
PROJECT MANAGEMENT

CLIENT:

300 Brookside Residential, LP
300 Brookside Avenue, Building 1B,
Suite 5C Ambler, P.A. 19002
267-436-3355

BUILDING SQ.FT.	
FLOOR	GROSS FLOOR AREA
GROUND FLOOR	17,849 SQ.FT.
SECOND FLOOR	17,510 SQ.FT.
THIRD FLOOR	17,438 SQ.FT.
TOTAL	52,797 SQ.FT.



NOT FOR CONSTRUCTION

PROJECT ADDRESS

416 NORTH SPRING GARDEN ST.
AMBLER, PA 19002

[illegible]

SUBMISSIONS & REVISIONS

PROJECT

THE GWYNEDD AT AMBLER YARDS

SHEET TITLE

FLOOR PLANS

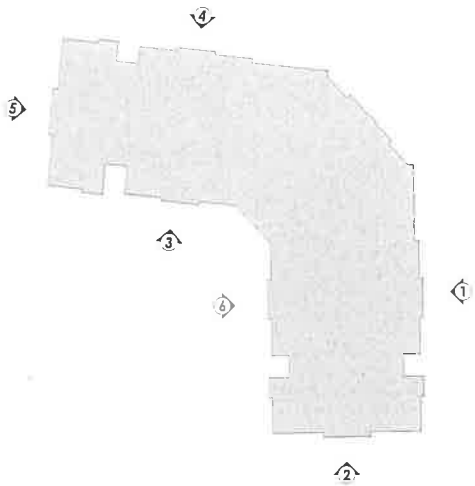
DATE
04/24/2025

2513

SCALE:
1/16" = 1'-0"

A1.1

ELEVATION LOCATION PLAN



rke

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ARCHITECTS

REGAN, KLINE, CROSS, LLC
ARCHITECTURE • PLANNING
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267-436-2355

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PROJECT ADDRESS

416 NORTH SPRING GARDEN ST.
AMBLER, PA 19002

SUBMISSIONS & REVISIONS

PROJECT

THE GWYNEDD AT AMBLER YARDS

SHEET TITLE

ELEVATIONS

DATE

04/24/2025

REVISION

SCALE

As indicated

DRAWING NO

A2.0

6 Interior Elevation #2
A2.0 | 1/16" = 1'-0"



3 Interior Elevation #1
A2.0 | 1/16" = 1'-0"



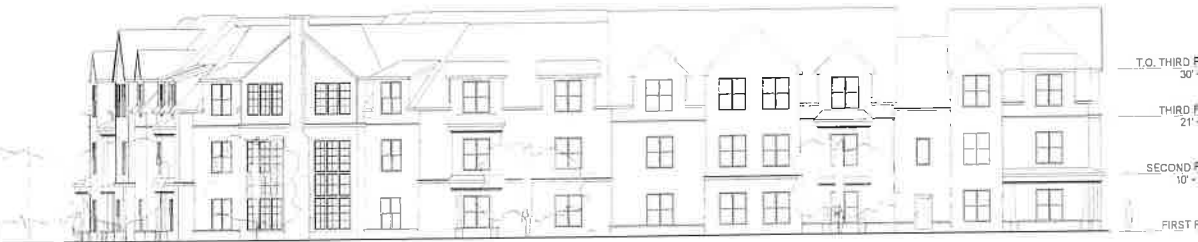
5 Side Elevation #1
A2.0 | 1/16" = 1'-0"



2 Side Elevation #2
A2.0 | 1/16" = 1'-0"



4 Front Elevation #2
A2.0 | 1/16" = 1'-0"



1 Front Elevation #1
A2.0 | 1/16" = 1'-0"





MEMORANDUM

ATTN: Planning Commission
DATE: October 1, 2025 (**Revised**)
FROM: Jamie P. Worman, Assistant Township Manager
SUBJ: Gwynedd Point Map & Text Amendment

Following our internal Building & Zoning Subcommittee meeting on October 6, 2025, Township Staff has revised the proposed text amendment for the Lower Pike Overlay District (LPO) as it relates to parking. The revised ordinance is attached and is the version that should be reviewed by the PC. This version replaces the ordinance that was circulated on October 1st. This is the ordinance that will be discussed at the PC meeting on October 15, 2025.

Pete Penna presented a potential residential redevelopment of the Spring House Nursery and surrounding properties that make up the triangle located between Cedar Hill Road and Bethlehem Pike to the BOS in July and again in September. The combined properties total approximately 9.5 acres, and the proposal is to redevelop the parcels into a residential townhouse community. Mr. Penna has submitted an application for a zoning ordinance map and text amendment for consideration by the BOS. The map amendment request is to extend the existing Lower Pike Overlay (LPO) district along one side of Bethlehem Pike from the Spring House Intersection to Route 309 as depicted on the attached map. In addition, he is proposing an amendment to the text of the LPO related to overflow parking, also attached.

Please review the attached documents. This item will be before the PC for discussion at your meeting scheduled for October 15th, 2025. In order to develop under the LPO, Mr. Penna will be required to go through both a conditional use process and land development. He will be back before the PC in the future to satisfy those requirements. At the current time, the proposed text amendment to the existing ordinance and the proposed map amendment are before the PC. Please let me know if you have any questions.

**LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 553

AN ORDINANCE OF THE TOWNSHIP OF LOWER GWYNEDD, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE LOWER GWYNEDD TOWNSHIP ZONING MAP BY EXTENDING THE “LOWER PIKE OVERLAY DISTRICT” BOUNDARIES AND THE LOWER GWYNEDD TOWNSHIP ZONING CODE TO AMEND PARKING REQUIREMENTS TO INCLUDE OVERFLOW PARKING RELATED TO TOWNHOUSE DEVELOPMENTS AND TO CLARIFY THE PROPER CALCULATION OF REQUIRED PARKING IN THE “LOWER PIKE OVERLAY” DISTRICT; TO REPEAL ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; TO PROVIDE A SEVERABILITY CLAUSE; AND TO PROVIDE AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“**Supervisors**”) has met the procedural requirements of the Pennsylvania Municipalities Planning Code, 53 P.S. §10101, *et. seq.*, for the adoption of this Ordinance, including holding a public hearing;

WHEREAS, the Second Class Township Code authorizes the Supervisors to make and adopt ordinances that are consistent with the Constitution and the laws of the Commonwealth that it deems necessary for the proper management, care and control of the Township, and the maintenance of peace, good government, health and welfare of the Township and its citizens;

WHEREAS, the Supervisors have determined that it is in the best interests of the Township that the text of the Lower Gwynedd Zoning Code (the “**Zoning Code**”) be amended as provided herein.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Lower Gwynedd Township, and it is hereby ordained and enacted by the authority of the same, to wit:

SECTION 1. AMENDMENT. Title Six of the Code, entitled “Zoning,” is hereby amended as follows:

(1) 1271.08

(a) Residential Use. For each dwelling unit in the Lower Pike Overlay District, a total of 3 all-weather paved parking spaces, exclusive of garage space, shall be provided, one of which shall be available for use as overflow parking in designated lots by

anyone living in or visiting the community. However, the Applicant, upon demonstration that such overflow parking is not immediately needed, may place a portion of the overflow parking in reserve, to be constructed at a later date in accordance with 1294.07.

SECTION 2. REZONING. The Lower Pike Overlay District is hereby extended over the following parcels:

- (1) 390000265002
- (2) 390000268008
- (3) 390003097005
- (4) 390000271005
- (5) 390000655008
- (6) 390000277008
- (7) 390000280005
- (8) 390000664008
- (9) 390000661002
- (10) 390000658005
- (11) 390000655008

Township's Zoning Map is hereby amended to reflect the rezoning of the aforesaid parcels. The Township Engineer is hereby directed to revise the Zoning Map to reflect this amendment.

SECTION 3. REPEALER. All Ordinances or parts of Ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

SECTION 4. SEVERABILITY. In the event that any section, sentence, clause, phrase or word of this Ordinance shall be declared illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision shall not prevent, preclude or otherwise foreclose enforcement of any of the remaining provisions of this Ordinance.

SECTION 5. EFFECTIVE DATE. This Ordinance shall become effective five (5) days after its adoption.

ENACTED AND ORDAINED by the Lower Gwynedd Township Board of Supervisors this _____ day of _____, 2025.

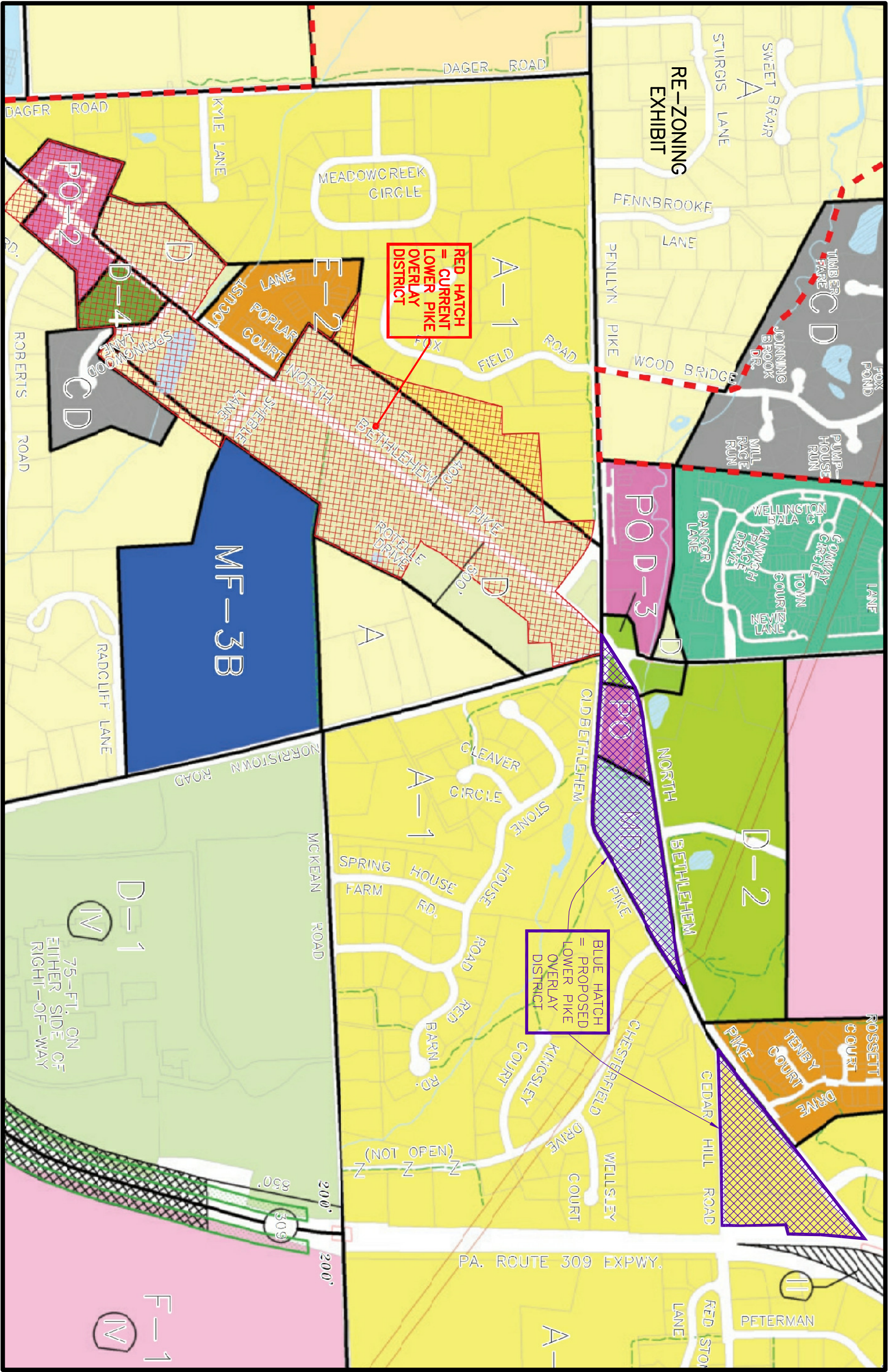
ATTEST:

***LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS***

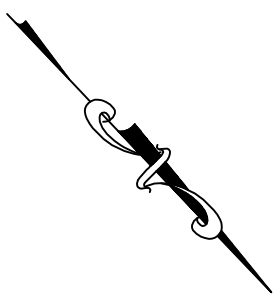
Mimi Gleason
Township Manager

By:

Danielle A. Duckett
Chairperson



- [illegible]



NORTH ARROW

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

before me the undersigned, a notary public of the Commonwealth of Pennsylvania, appeared Peter F. Perno, of _____, personally known to me, who acknowledged this plan to be the official plan of the _____ Township, _____ County, _____ State of Lower Merion, Montgomery County, Pennsylvania, and desired that this plan be recorded according to law.

Witness my hand and notarial seal the day and year aforesaid.

Notary Public

My Commission Expires_____

I hereby certify that _____, is the registered owner of the land herein subdivided or developed and that we do hereby adopt this plan.

(Title)

Approved by the Board of Supervisors of the Township of Lower Gwynedd this _____ day of _____

President

Secretary

Wenship Er

Engineer

Approved by the Lower Gwynedd Township Planning Commission on _____ day of _____ the _____

Chairman

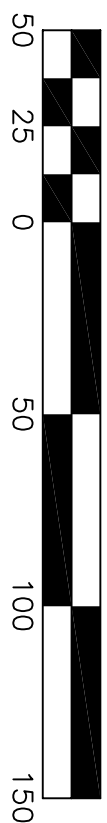
Recorded this _____ day of _____ in _____
the office for the recording of deeds, etc., in and for the
County of Montgomery in Norristown, Pennsylvania in Plan Book
No. _____, Page _____.

Recorder

I, _____, a Registered Professional Engineer (or Registered Surveyor) of the Commonwealth of Pennsylvania, do hereby certify that in my past professional conduct this plan correctly represents the metes and bounds, as shown and the lots, land, streets, highways, easements and utilities as surveyed and plotted by me for the owners or agents.

(Registered Professional Engineer)

PE-039251-E
(Registration Number)



PLAN GRAPHIC SCALE

LAND DEVELOPMENT SKETCH PLAN

PREPARED FOR

1208-1224 NORTH BETHLEHEM PIKE



64 East Moreland Avenue, P.O. Box 58
Hatboro, Pennsylvania 19040

Phone (215)442-9230
Fax (215)442-9238

DRAFT COPY

No.	Date	Description		
Project Number	CAD File Name	File Number	Drafter/Engineer	
H2922	BASE.DWG	---	EMS/NTR	