

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
MEETING AGENDA
May 20, 2026
Public Meeting**

1. Call To Order 7:00 p.m.

2. Review Minutes for Approval from April 15, 2026

3. **Waiver of Land Development:**
 - a. **Rise Up Towers LLC. - Proposed cell towers** **#26-07WLD**
900 N. Bethlehem Pike (Andy's Diner) and 401 Gwynedd Ave. (Penllyn Woods)

4. **Rezone/Text/Map Amendment & Conditional Use:**
 - a. **MF-3 Rezone/Text/Map Amendment & Conditional Use** **#26-06RZ/CU**
BET - 321 Norristown Rd.

Adjournment

2026 Planning Commission Members:

Craig Melograno
Rich Valiga
Danielle Porreca
Maureen Nunn
Craig Adams
Michael Mrozinski
Bob Sawyer



MEMORANDUM

ATTN: Planning Commission
DATE: May 15, 2026
FROM: Jamie P. Worman, Assistant Township Manager *Jamie Worman*
SUBJ: Rise Up Towers- Cell Tower Waiver of Land Development Request #26-07

Rise Up Towers, LLC is proposing the installation of wireless telecommunications facilities near the material storage area within Penllyn Woods Park and at the former Andy's Diner property located at 900 N. Bethlehem Pike. Under the current Lower Gwynedd Township Code, cell tower applications are subject to land development requirements. However, Rise Up is requesting a waiver from the land development process for both projects due to the limited site work associated with the construction of the proposed facilities. In addition, both projects will undergo a comprehensive building permit review and construction oversight. A waiver request letter detailing additional reasons for the request is attached to this memo for your reference.

Mr. Malloy was before the PC a few months ago when revisions to the ordinance were made. He has a conflict and will not be present at the meeting. However, I will be in attendance to answer any questions the PC may have. Please note that the site plans were reviewed by the Township Engineer and the construction plans are currently under review by the Township's BCO. The Township is supportive of the proposed project and anxious to address the long-standing issue of cell service within the Township.

Michael P. Malloy, Jr.

Direct Dial: 610-234-4875

Cell: 610-554-6604

E-mail: michael.malloy@obermayer.com

1001 Conshohocken State Road, Suite 1-210

West Conshohocken, PA 19428

P 610-825-3634

F 610-825-4549

www.obermayer.com

April 26, 2026

VIA EMAIL ONLY

Jamie Worman
Assistant Township Manager
Lower Gwynedd Township
1130 North Bethlehem Pike
Spring House, PA 19477

**Re: Waiver of Land Development
Penllyn Woods Park and Andy's Diner
Wireless Telecommunications Facilities**

Dear Ms. Worman:

I represent Rise Up Towers, LLC with respect to the above referenced projects for the development wireless telecommunications facilities near the material storage area in Penllyn Woods Park and at the former Andy's Diner location on Bethlehem Pike. Attached are the site plans for each location.

I write to request a waiver of land development for both projects for the following reasons:

- (a) The projects will be subjected to a full building permit review, which includes a review of the compound and tower construction.
- (b) Unlike other development projects, cell towers create negligible amounts of new impervious surface, generate no traffic, odor, noise, and have no impact to public services. This is why Pennsylvania Courts generally have held that the construction of a cell tower does not constitute a land development.
- (c) The projects have been subjected to years' worth of public scrutiny and review by the Board of Supervisors of Lower Gwynedd Township, including during the Township's recent revisions to the telecommunications section of its Zoning Ordinance.

Please feel free to call me should you have any questions and kindly alert me in writing as to any meeting where this requested waiver will be discussed or deliberated upon.

Thank you for your consideration.

Very truly yours,


Michael P. Malloy, Jr.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

May 15, 2026

File No. 26-00507

Mimi Gleason, Township Manager
Lower Gwynedd Township
1130 N Bethlehem Pike
P.O. Box 625
Spring House, PA 19477

Reference: Rise Up Cell Tower
Land Development Waiver Request – Review 1
TMP Nos. 39-00-00229-00-2 & 39-00-015770-00-2

Dear Ms. Gleason:

Pursuant to your request, Gilmore & Associates, Inc. performed a review of the plans, entitled Improvements Plan for the Rise Up Cell Towers at 900 N. Bethlehem Pike and 401 Gwynedd Avenue. Upon review, we offer the following comments for consideration by the Lower Gwynedd Township Board of Supervisors.

I. Submission

- A. Site Grading Plan for Rise Up Cell Towers at 900 N. Bethlehem Pike, prepared by Edge Fiber & Wireless Development, dated April 27, 2026, consisting of 1 sheet.
- B. Construction Drawings for Rise Up Cell Towers at 900 N. Bethlehem Pike, prepared by Edge Fiber & Wireless Development, dated November 20, 2025, last revised December 1, 2025, consisting of 11 sheets.
- C. Site Grading Plan for Rise Up Cell Towers at 401 Gwynedd Avenue, prepared by Edge Fiber & Wireless Development, dated April 27, 2026, consisting of 1 sheet.
- D. Construction Drawings for Rise Up Cell Towers at 401 Gwynedd Avenue, prepared by Edge Fiber & Wireless Development, dated February 11, 2026, consisting of 10 sheets

II. General Information

The subject tracts (TMPs 39-00-00229-00-2 & 39-00-015770-00-2) are located at 900 N. Bethlehem Pike and 401 Gwynedd Avenue. The site at 900 N. Bethlehem Pike currently contains a vacant former restaurant building. The site is mostly paved with parking, and the rear of the property contains a wooded area with a stormwater pond in the rear of the property. The site at 401 Gwynedd Avenue contain a Township owned park with several athletic fields, wooded areas and parking lots.

The plans propose the installation of a monopole cell tower with pad area at both properties listed above. Additional improvements include fencing and minor disturbance for electric utility installation.

III. Review Comments

A. Zoning Ordinance

We defer all comments with respect to the Lower Gwynedd Township Zoning Ordinance to the Township's Zoning Officer. However, we note the following comment:

1. §1298.06 – The maximum fence height permitted is 6 feet. We note that the plans propose an 8-foot high wooden fence around the pad area for the monopole. The Applicant will be required to obtain a variance for the proposed fence height.

B. Subdivision and Land Development Ordinance (SALDO)

It is our understanding that an application was processed as a waiver of land development. As such, the following comments are for the Board's consideration when evaluating how to process the Application. In the event some form of a waiver of land development was approved, then the Board should condition the approval on compliance with the recommendations contained in this letter that the Supervisors feel have merit. In the event, a waiver of land development was not granted, our office reserves the right to perform a comprehensive review of the Subdivision and Land Development Ordinance, and the Applicant will need to comply with additional regulations contained in the ordinance and/or obtain waivers from the ordinance requirements not specifically mentioned below:

900 N. Bethlehem Pike (Andy's Diner)

1. We note that the plans propose a 5' wide utility easement for the underground electric and telecommunication lines. All utility easements are to be a minimum of 10 feet wide. As such, we recommend the Applicant provide a 10-foot wide easement for the proposed utilities or discuss with the Township on the feasibility of a five (5) foot wide easement.
2. We note that the plans propose a wooden fence to buffer the equipment pad for the monopole. However, additional landscaping shall be provided to screen the area from the development on the subject property and the adjacent properties.
3. We note that the access easement is shown on a proposed parking lot configuration that has not been approved. We recommend that the plans be revised to show the existing lot configuration and revise the easement accordingly. The Applicant may consider a blanket easement for access on the property.
4. The Applicant shall provide legal descriptions for the proposed utility and access easements to our office for review and approval. In addition, the metes and bounds of the easements shall be identified on the plans.
5. We note that the plans show the proposed telecommunication line crossing the existing sidewalk within the right-of-way. The Applicant will be required to replace the concrete sidewalk in accordance with Lower Gwynedd Township standards.
6. The plans shall be revised to provide all necessary erosion and sediment controls, including but not limited to silt sock and topsoil stockpile areas. Details of the erosion and sediment controls shall be added to the plans.
7. We defer to the Township Solicitor to determine whether a land development agreement will be required.
8. The Applicant is responsible for any other required approvals, permits, etc. (i.e., MCPC, MCCD, PADEP, Municipal Authority, Fire Marshal, etc.) as applicable. Copies of these permits and approvals should be submitted to the Township.

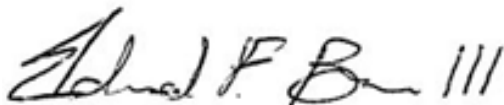
401 Gwynedd Avenue (Penllyn Woods)

1. We note that the Applicant proposes two separate easements for access and utilities. We recommend that the applicant combine with easement into one for access and utility installation. Additionally, the Applicant shall provide legal descriptions for the proposed utility and access easement to our office for review and the metes and bounds shall be identified on the plans.
2. It is our understanding that tree removal is not necessary for the installation of the monopole pad. However, the Applicant shall be aware that any tree removed that is greater than six (6) caliper inches will be subject to the Lower Gwynedd Township tree replacement ordinance.
3. The utility service trench detail notes that only a 1.5" wearing course on an 8" base course is proposed for paved areas. The details shall be revised to meet the Lower Gwynedd Township standards for paved parking lots.
4. The plans shall be revised to provide all necessary erosion and sediment controls, including but not limited to silt sock and topsoil stockpile areas. Details of the erosion and sediment controls shall be added to the plans.
5. We defer to the Township Solicitor to determine whether a land development agreement will be required.
6. The Applicant is responsible for any other required approvals, permits, etc. (i.e., MCPC, MCCD, PADEP, Municipal Authority, Fire Marshal, etc.) as applicable. Copies of these permits and approvals should be submitted to the Township.

As mentioned above, we recommend that since a waiver of the land development process was granted that it be conditioned upon the applicant satisfying the comments in this letter.

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

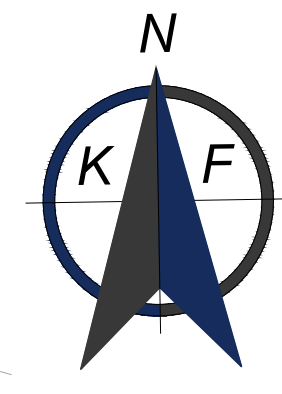
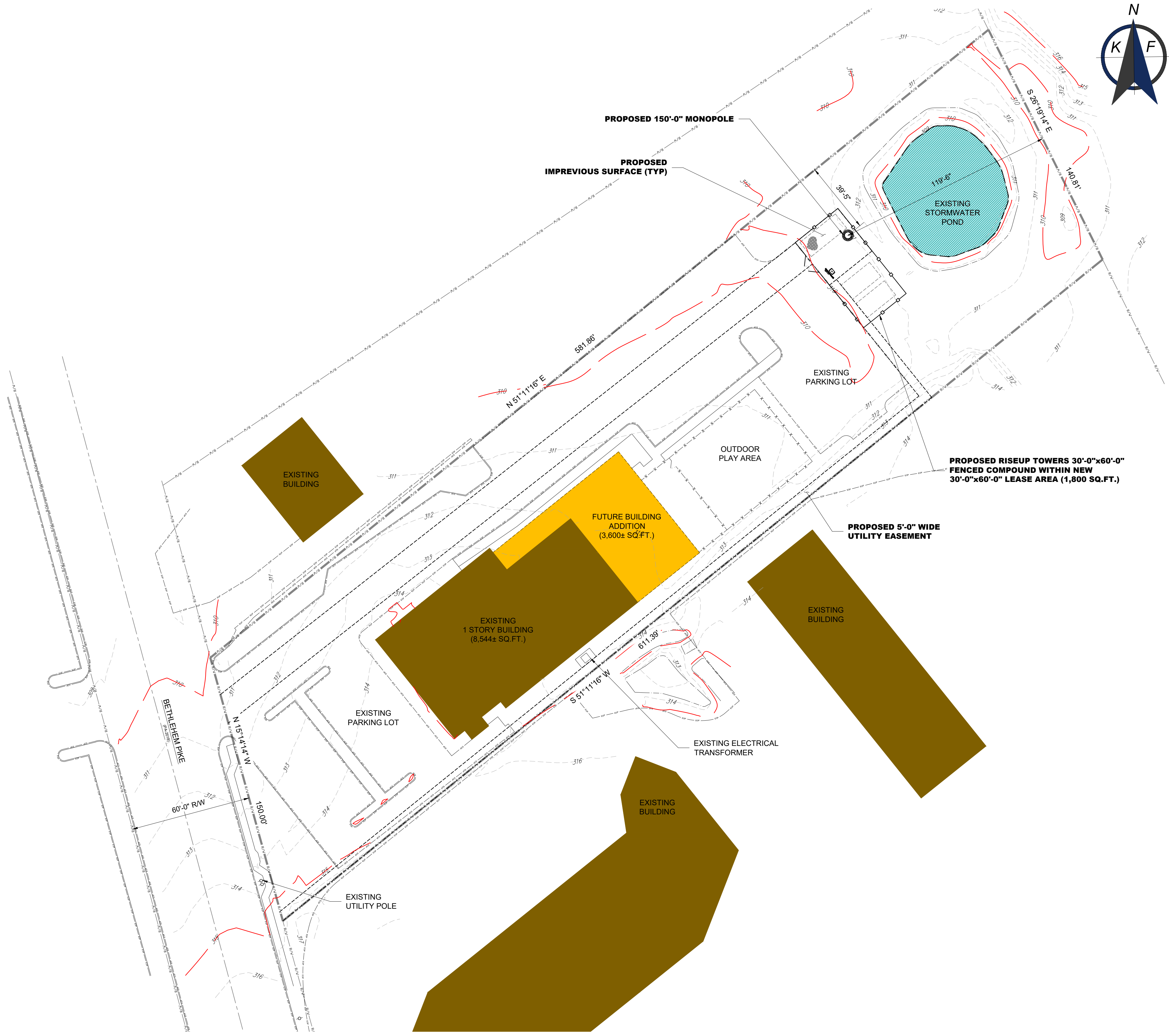
Sincerely,



Edward Brown, P.E.,
Project Manager
Gilmore & Associates, Inc.

EB/ee/sl

cc: Jamie Worman, Assistant Township Manager
Neil A Stein, Esq., Township Solicitor
Patty Sexton-Furber, Building Codes Administrator
Brett Magaram, P.E., Edge Fiber & Wireless Development
James Hersh, P.E., Vice President, Gilmore & Associates, Inc.



- GENERAL NOTES:**
1. THIS PLAN WAS PREPARED USING AERIAL IMAGERY, GIS, AND A SITE PLAN TITLED "PROPERTY BOUNDARY AND EXISTING FEATURES PLAN, 900 N. BETHLEHEM PIKE" FROM WOODROW & ASSOCIATES, INC., DATED 8/15/2024
 2. THE PROPOSED FACILITY WILL CAUSE "DE MINIMUS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
 3. NO NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
 4. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. (THERE IS NO HANDICAP ACCESS REQUIRED.)
 5. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
 6. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
 7. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE STREET SIGNS OF ANY TYPE.
 8. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES.
 9. ACCORDING TO THE F.I.R.M. COMMUNITY PANEL # 42091C0286G, DATED 03/02/2016, THE PROPOSED SITE IS NOT IN A FLOODPLAIN.

IMPERVIOUS SURFACE CALCULATION:

PROPOSED CARRIER LEASE AREA:
 10'-0" x 20'-0" = 200 SQ.FT.
 10'-0" x 20'-0" = 200 SQ.FT.
 10'-0" x 20'-0" = 200 SQ.FT.
SUBTOTAL = 650 SQ.FT.

PROPOSED MONOPOLE:
 3.14 x (3'-0")² = **28.26 SQ FT**

650 SQ.FT. + 28.36 SQ.FT. = 678.36 SQ.FT. OF NEW IMPERVIOUS SURFACE



PLAN REVISIONS:

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| 3 | | | |
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| B | | | |
| A | 04/27/26 | AMM | ISSUED FOR 90% REVIEW (CDs) |
| REV No | DATE | DESIGNER | DESCRIPTION |

EDGE DESIGN INFO:

DESIGNER: JIK
 EDGE JOB No: RUT-004

DRAWING TITLE:

SITE GRADING PLAN

DRAWING SHEET:

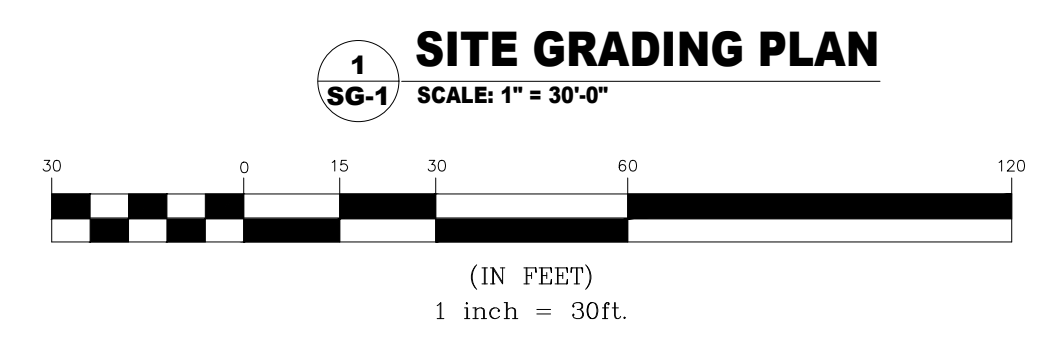
SG-1

SITE INFORMATION:

SITE NAME: ANDY'S DINER - PA-006
 SITE ADDRESS: 900 N. BETHLEHEM PIKE, AMBLER, PENNSYLVANIA 19002
 JURISDICTION: LOWER GWYNEDD TWP, MONTGOMERY COUNTY, PA

SHEET NUMBER:

1 OF 1

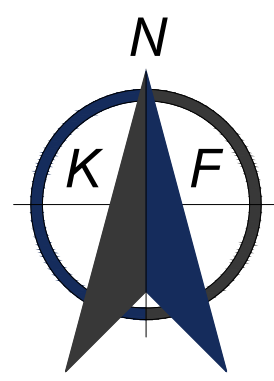


Know what's below. Call before you dig.

PROTECT YOURSELF. GIVE THREE WORKING DAYS NOTICE. THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

BRETT JOSEPH MAGARAM, PE
 PENNSYLVANIA PROFESSIONAL ENGINEER
 LICENSE # PE088606

THIS DRAWING IS PROPERTY OF EDGE FIBER & WIRELESS DEVELOPMENT. IT IS FOR THE EXCLUSIVE USE OF THIS PROJECT. ANY RE-USE OF THIS DRAWING WITHOUT THE EXPRESSED WRITTEN CONSENT OF EDGE FIBER & WIRELESS DEVELOPMENT IS PROHIBITED.



PROPOSED RISEUP TOWERS 32'-0"x32'-0"
FENCED COMPOUND WITHIN NEW
32'-0"x32'-0" LEASE AREA

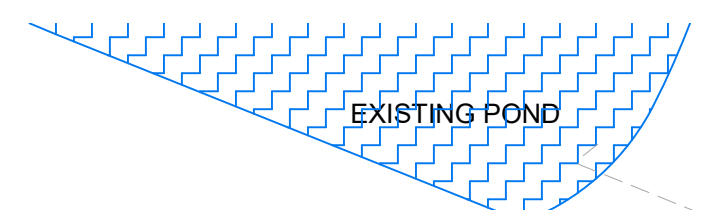
PROPOSED
IMPERVIOUS SURFACE (TYP)

EXISTING BUILDING
(TYP)

PROPOSED 150'-0" MONOPOLE

PROPOSED 5'-0"
UTILITY EASEMENT

PROPOSED 10'-0"
ACCESS EASEMENT



EXISTING POND

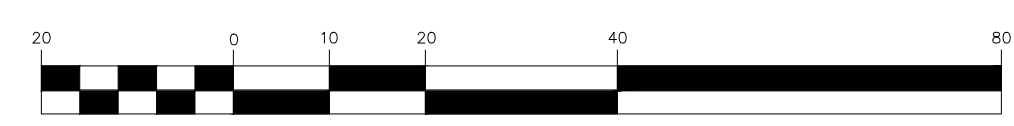
EXISTING WOODED
AREA

EXISTING BASEBALL
FIELD

EXISTING PARKING
LOT

EXISTING WOODED
AREA

1 **SITE GRADING PLAN**
SCALE: 1" = 20'-0"



(IN FEET)
1 inch = 20ft.

GENERAL NOTES:

1. THIS PLAN WAS PREPARED USING TAX MAPS AND MONTGOMERY COUNTY GIS DATA AND SHOULD NOT BE CONSIDERED A PROFESSIONAL SURVEY.
2. THE PROPOSED FACILITY WILL CAUSE "DE MINIMUS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
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9. ACCORDING TO THE F.I.R.M. COMMUNITY PANEL # 42091C0267G, DATED 03/02/2016, THE PROPOSED SITE IS NOT IN A FLOODPLAIN.

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10'-0" x 20'-0" = 200 SQ.FT.
SUBTOTAL = 650 SQ.FT.

PROPOSED MONOPOLE:
3.14 x (3'-0")² = **28.26 SQ FT**

650 SQ.FT. + 28.26 SQ.FT. = **678.26 SQ.FT. OF NEW IMPERVIOUS SURFACE**



Fiber & Wireless Development
343B South Potomac Street
Waynesboro, Pennsylvania 17268
Phone: (717) 219-7501



PLAN REVISIONS:

| REV No | DATE | DESIGNER | DESCRIPTION |
|--------|----------|----------|------------------------------|
| 4 | | | |
| 3 | | | |
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| A | 04/27/26 | AMM | ISSUED FOR 90% REVIEW (CD's) |

EDGE DESIGN INFO:

DESIGNER: JIK EDGE JOB No: RUT-009A

DRAWING TITLE:

SITE GRADING PLAN

DRAWING SHEET:

SG-1

SITE INFORMATION:

SITE NAME:
CUTLER PARK - PA-005
SITE ADDRESS:
401 GWYNEDD AVENUE
PENLLYN, PA 19422
JURISDICTION:
LOWER GWYNEDD TWP,
MONTGOMERY COUNTY, PA

SHEET NUMBER:

1 OF 1



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MEMORANDUM

ATTN: Planning Commission
DATE: May 15, 2026
FROM: Jamie P. Worman, Assistant Township Manager
SUBJ: MF-3 Ordinance & Spring House Corporate Center Conditional Use Plan

At the PC Meeting on Wednesday, May 20th we will discuss the revised MF-3 Ordinance and the proposed conditional use application for the redevelopment of the Spring House Corporate Center by BET. The attached version of the ordinance shows the suggested edits by both the Township and the applicant. Below is a bullet point list of the major revisions. In addition to the ordinance, the proposed conditional use plan will be discussed and is attached to this memo for your reference. This conditional use plan applies the provisions of the proposed ordinance and is being reviewed simultaneously with the ordinance amendment. Revisions to the plan may be necessary as a result of the updates to the ordinance.

Proposed Revisions:

- **Section 2: 1276.02 (1) Permitted Uses:** Additional Conditional Use/Master Plan Standards have been added to the ordinance as per the suggestion of the MCPC.
- **Section 2: 1276.02 (1) Permitted Uses F.** Drive-thru facilities have been removed from the bank/financial use.
- **Section 2: 1276.02 (2)(A) & (3) Transportation Impact Study and Post-Construction Transportation Impact Study** requirements have been added to the ordinance.
- **Section 3: 1276.09 (C)(2) Side Yards.** The side-yard setback requirement has been changed from 50-feet to 75-feet.
- **Section 3: 1276.09 (i) Density.** The base density is set at 9.5 dwelling units per acre with a density bonus of 1.5 dwelling units per acre when 10% of the units are offered as workforce housing.
- **Section 3: 1276.09 (i) (2) Work Force Housing:** A requirement that the workforce housing option is only available to people working at least 40 hours per week has been added.
- **Section 3: 1276.09 (j) Off-Street Parking & Loading-** Parking standards specific to the mixed-use development will remain in this section of the ordinance. Parking standards have been revised to include a standard calculation to include gross floor area.

- **Section 3: 1276.09 (m) Outdoor Land Use-** Additional language requiring 10-foot-wide sidewalks in order to provide adequate room for outdoor displays and that such displays occur in the area adjacent to the building has been added.
- **Section 3: 1276.09 (u) Special Conveyancing-**Originally, we were going to remove this item but after additional consideration have decided to keep this item but with updated text as indicated.

**BOARD OF SUPERVISORS
LOWER GWYNEDD TOWNSHIP**

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF LOWER GWYNEDD, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE LOWER GWYNEDD TOWNSHIP CODE OF ORDINANCES, PART TWELVE PLANNING AND ZONING CODE, TITLE SIX ZONING, CHAPTER 1276 MF-3 MULTI-FAMILY RESIDENTIAL DISTRICT, § 1276.02 “PERMITTED USES” BY ADDING A MIXED-USE DEVELOPMENT OPTION AUTHORIZED BY CONDITIONAL USE; AND BY ADDING A NEW SECTION 1276.09 “REGULATIONS AND STANDARDS FOR A MIXED-USE DEVELOPMENT” WHICH INCLUDES PROVISIONS FOR WORKFORCE HOUSING AND PROVIDES FOR DIMENSIONAL AND PARKING REGULATIONS AND DEVELOPMENT STANDARDS FOR THE MIXED-USE DEVELOPMENT; AND, BY ADDING STANDARDS FOR RESIDENTIAL PARKING STRUCTURES TO §1298.20 “PARKING STRUCTURES”, REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, § 1506 of the Second Class Township Code, Act of May 1, 1993, P. L. 103, No. 69, as amended by the Act of November 9, 1995, P. L. 350, No. 60, at 53 P.S. §66506, entitled “General Powers”, section 601 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10601, and, section 1299.12 of the Lower Gwynedd Township Zoning Ordinance, as amended (“**Zoning Ordinance**”) authorizes the Lower Gwynedd Township (“**Township**”) Board of Supervisors (“**Board**”) to enact and amend ordinances necessary for the proper management, care and control of the Township and the maintenance of the health and welfare of the Township and its citizens; and

WHEREAS, an amendment to the Zoning Ordinance is proposed to permit mixed use development as a conditional use in the Township’s MF-3 Multi-Family Residential District (“Proposed Amendment”); and

WHEREAS, a public hearing was held, following notice, for the purpose of considering this Proposed Amendment ~~to the Zoning Ordinance~~; and

WHEREAS, the Board, ~~after the public hearing held pursuant to public notice, and~~ after receipt of recommendations from the Lower Gwynedd Township Planning Commission and the Montgomery County Planning Commission, deems it appropriate and proper that the Zoning Ordinance be amended by the Proposed Amendment; and

WHEREAS, the Board has determined that amending the MF-3 Multifamily Residential District to permit the mixed-use development, with appropriate regulations and development standards

and an optional density bonus for workforce housing, is warranted to enhance development and the economic vitality of the Township within that district.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Lower Gwynedd Township, Montgomery County, Pennsylvania, and it is enacted and ordained as follows:

Section 1: Title Six, “Zoning”, Chapter 1250 “Definitions, § 1250.04 Definitions is amended to include the following:

(55.01) Personal Care/Service. *Personal Care/Service: A commercial use that provides services directly to individuals related to personal grooming, hygiene, appearance, comfort, or convenience. Such establishments primarily offer services performed on-site for clients rather than the sale of goods, and typically involve minimal equipment, storage, or external impacts. Examples include, but are not limited to, barber shops, hair salons, nail salons, spas, and massage therapy establishments.*

Section 2: Title Six, “Zoning”, Chapter 1276 “MF-3 Multifamily Residential District, § 1276.02 “Permitted uses” is amended to read as follows:

(e) Mixed-Use Development, Where a parcel is developed as a mixed-use development under the provisions of this chapter, such development shall comply exclusively with the standards set forth in §1276.09. A Mixed-Use Development shall not incorporate or combine uses otherwise permitted in this chapter, except for those uses expressly permitted within the mixed-use provisions identified herein and in accordance with §1276.09.”

(1) On a property with frontage along a major roadway as classified in §1230.37(b)(1) of the Township Subdivision and Land Development Ordinance, a development consisting of a minimum of three (3) of the following uses, for single and multiple occupancy of property and buildings, shall be permitted when authorized by conditional use, in accordance with §1298.07 “Conditional uses” ~~Existing buildings may be part of a Mixed-Use Development provided they contain the permitted use in subparagraph A. or B. below only and meet all standards of §1276.09. the conditional use standards below in this section, and the requirements in §1276.09.~~

- A. Multifamily apartment buildings with amenities, and which may include a parking structure designed in accordance with §1298.20(b). “Parking Structures”.*
- B. Office building.*
- C. Retail store.*
- D. Personal care/service.*
- E. Restaurant, excluding drive-thru service.*
- F. Bank or financial institution, ~~excluding with~~ drive-thru service.*

- G. Medical services, such as dental care, aesthetic procedures, outpatient urgent care and surgery centers, and medical offices.
- H. Accessory use or accessory building or structure that is subordinate to the uses set forth in subsection (a) to (g) hereof.

(2) Master Plan, Architecture, and Transportation Analysis Impact Study. For all Mixed-Use Developments, the conditional use application shall include the following submissions and meet the standards in this section and § 1276.09:

A. A Master Plan, which adequately depicts where all of the proposed buildings and structures, uses, amenities, and parking shall occur on the property consistent with tentative sketch plan requirements, pursuant to §1230.13 of Chapter 1230, Subdivision and Land Development.

i. The Master Plan design shall be fully integrated to depict how existing and proposed buildings and parking will fit into the site and is compatible with adjacent properties, how buildings and amenities connect throughout the site, and all elements of the Master Plan, including, but not limited to, building size, shape, materials, fenestration, sign sizes, streetscape, landscaping, lighting, hardscape and colors, shall be established for the entire project.

ii. The Master Plan shall show the location and dimensions of amenities that provide for open space and/or a place to gather, exercise, or enjoy the outdoors, such as green space; gathering areas; common areas; recreation areas; treatment of historic structures, if any; enhancement of natural features; and a pedestrian network.

iii. Review and approval of the ~~conditional use~~ Master Plan shall include the approval of the dimensional criteria and parking as shown on the Master Plan.

iv. Material changes to the Master Plan involving the relocation, addition, expansion, or deletion of buildings, vehicular circulation or access shall require an amended conditional use approval from the Board of Supervisors.

B. Architectural renderings, which shall depict: a perspective view of the buildings, including the parking garage, from the exterior main road(s) and neighboring properties showing the façade(s) and streetscape; and elevations of all sides of the proposed building(s). The renderings shall be in color and indicate the mass, form, color, and materials of the proposed building(s).

i. The renderings shall show connections to an existing public trail network which is immediately and directly adjacent to the mixed-use development that will be built as part of the mixed-use development.

ii. Architecture shall reflect a coordinated design among proposed

buildings and an integration among existing and proposed buildings in the Master Plan.

C. A Transportation Impact Study, consistent with Section 1230.40(a) of the Subdivision and Land Development Ordinance, the scope and contents of which shall comply with PennDOT Publication 282: Highway Occupancy Permit Operations Manual, Appendix A: Policies and Procedures for Transportation Impact Studies and Assessments, or the most current PennDOT Transportation Impact Study Guidelines.

(1) Prior to the submission of a Transportation Impact Study or at the request of the Township Engineer/TIS, the proposed scope shall be submitted to the Township and to PennDOT for review and approval.

(2) The Transportation Impact Study must identify all Level of Service and vehicle queuing impacts of site-generated traffic at the site access and study intersections that require mitigation according to PennDOT Publication 282: Highway Occupancy Permit Operations Manual, Appendix A: Policies and Procedures for Transportation Impact Studies and Assessments, or the most current PennDOT Policies and Procedures. The study must identify improvements to mitigate the impacts of the site-generated traffic according to the PennDOT policies and procedures.

(3) If transportation improvements identified in the Transportation Impact Study to mitigate certain development traffic impacts are not implementable due to reasons such as physical infeasibility, inability to acquire required right-of-way, or PennDOT denial of the recommended improvements, the applicant shall propose alternative transportation improvements that will improve traffic flows and multimodal access for the site access or within the study area for the Transportation Impact Study.

(4) The Board of Supervisors may require the Transportation Impact Study be revised during the land development application process if the proposed development size and/or type are modified, the opening year and design horizon year of the development is significantly delayed, the scope of the proposed mitigating improvements are modified, or if it is determined that the mitigating improvements are not implementable as indicated in the Transportation Impact Study.

~~D. Amenity plan showing where amenities such as green space, gathering areas, recreation areas, treatment, if any, enhancement of natural features, and a pedestrian network will be located. The goal of the amenities is to provide a place to gather or simply to enjoy the outdoors.~~

E. Landscaping plan, depicting how vegetation will contribute to an attractive streetscape along street frontages, buffer adjacent properties, complement site and building aesthetics, and enhance amenity spaces.

(3) Post-Development Traffic Study Required. When requested by the Township, a Post-Development Traffic Impact Study (Post-Development TIS) must be undertaken, not later than six (6) months after the retail and apartment buildings reach an aggregate occupancy rate of seventy-five percent (75%), in order to address traffic impacts that may arise from the development. Accordingly, the applicant, at the applicant's sole cost and expense, shall submit a Post-Development TIS to the Township and PennDOT, prepared by a suitably qualified traffic engineer, addressing the following requirements:

A. A post-development traffic count survey is required in order to make a comparison between "pre-developed" and "post-developed" traffic conditions in accordance with the Institute of Transportation Engineers (ITE) Trip Generation Manual or other acceptable traffic engineering standards. The proposed methodology for the trip generation counts shall be approved by the Township Traffic Engineer.

B. The study shall examine the level of peak hour trips and levels of service and vehicle queuing from the site access driveways and the closest signalized intersection in each direction.

C. If the ultimate site trip generation resulting from the post-development trip generation counts exceeds by ten percent (10%) or more, the estimates in the approved Transportation Impact Study from the land development approval (TIS), the applicant will be required to complete revised traffic analysis for the site access and the immediately adjacent signalized intersections from the site access in each direction, for review by the Township. The Township Traffic Engineer will determine the required scope of the revised traffic analysis and report to be submitted to the Township for review.

D. If the revised traffic analysis results indicate there are additional level of service and/or vehicle queuing impacts meeting the requirements for mitigation for the site access, the Board of Supervisors may require additional transportation improvements for the site access. The post development traffic analysis shall identify any additional improvements needed to mitigate site generated traffic at the immediately adjacent signalized intersections.

(1) Within ninety (90) days from completion of the study, prepare plans of the recommended traffic improvements, submit the same to PennDOT and the Township, and diligently seek permits for construction of the additional improvements.

(2) The additional improvements shall be completely installed within one hundred eighty (180) days of the issuance of the permits.

(3) The Township shall have the right to withhold the release of any financial security guaranteeing completion or maintenance of

improvements, until the improvements have been completed to the satisfaction of the Township's Traffic Engineer.

(4) All costs associated with the investigation (including both pre and post-development studies), preparation of plans/ documentation and civil works must be borne by the applicant.

(5) In the event that a permit for the additional traffic improvements is not approved, the Township may impose an additional traffic impact fee based upon the number of additional new peak hour trips generated.

Section 3: Title Six, "Zoning", Chapter 1276 "MF-3 Multifamily Residential District, is amended by adding a new section 1276.09 entitled "Regulations and Standards for a Mixed-Use Development", to read as follows:

§ 1276.09 Regulations and Standards for a Mixed-Use Development.

The following regulations and standards shall apply to a Mixed-Use Development. ~~In~~ In the case of a conflict with any other sections of the Zoning Ordinance, the provisions of this section shall apply.

- (a) *Minimum Lot Area. For a Mixed-Use Development, a lot area of not less than 20 acres shall be provided.*
- (b) *Minimum Lot Width. A lot width of not less than 800 feet shall be provided along a public street or way for every access to the development.*
- (c) *Yards.*
 - (1) *Front Yard for a Mixed-Use Development*
 - A. *For multifamily apartment buildings and office buildings there shall be a front yard, which shall not be less than 200 feet in depth.*
 - B. *For all other permitted uses there shall be a front yard ~~along Norristown Road, and Tennis Avenue~~ which shall not be less than 100 feet in depth except when the front yard is adjacent to Route 309 the front yard setback shall be 50 feet in depth.*
 - (2) *Side Yards. For a Mixed-Use Development there shall be two side yards, neither of which shall be less than ~~50~~75 feet in depth.*
 - (3) *Rear Yard. For a Mixed-Use Development there shall be a rear yard, which yard shall not be less than 100 feet in depth.*
- (d) *Building Coverage. The total building coverage shall not exceed 20%.*
- (e) *Impervious Coverage. The total impervious coverage shall not exceed 60%.*
- (f) *Building Height.*

- (1) *Multifamily Apartment Buildings*. The maximum height for a multifamily apartment building shall be 55 feet, not exceeding 4 stories. For purposes of measuring the building height for multifamily apartment buildings, unoccupied architectural features extending above the main roof such as dormers, gables, and similar treatments, shall be required in order to provide variations in rooflines and the appearance of the multifamily apartment building façade, and shall be excluded from the calculation of height. Such features shall not exceed 10 feet in total height.
- (2) *Office Building*. The maximum height for an office building shall be 50 feet, not exceeding 3 stories.
- (3) ~~The maximum height for all other buildings and structures shall be 35 feet, not exceeding 2 stories.~~
- (4) The maximum height for buildings and structures with a front yard setback less than 200 feet ~~from Norristown Road~~ shall be 35 feet, not exceeding 2 stories.
- (g) *Building Spacing*. The distance at the closest point between any buildings shall not be less than 75 feet.
- (h) *Maximum Building Floor Area for Individual Retail Use*. No single commercial use, whether a stand-alone use or in a building containing multiple uses, shall consist of an gross area greater than 30,000 square feet of gross floor area.
- (i) *Density*. ~~For a multifamily apartment building, the number of residential units per gross acre shall not exceed 9.5 units.~~
 - (1)- Bonus Density: Provided that a minimum of 10% of the residential units are designated as workforce housing, the density may be increased by 1.5 dwelling units per gross acre. The maximum density, including bonus, shall not exceed 11 dwelling units per gross acre.
 - (2) If applicable, a Workforce Housing Declaration of Covenants shall be prepared to the satisfaction of the Township Solicitor and agreed upon by the property owner/developer, which Declaration of Covenants shall be recorded in the Montgomery County Recorder of Deeds office at the time of recording of the final land development plan. For the purposes of this clause “workforce housing” shall mean; a dwelling unit available to a household with a total income not exceeding 100% of the Household Median Income (HMI) of Montgomery County as determined on an annual basis by the Pennsylvania Housing Finance Agency (PHFA). The monthly rent amount shall be no more than 30% of the Household Median Income. Workforce housing units are only available to individuals who are working at least 40 hours per week in one or more jobs.
 - (3) If workforce housing is utilized, the Township Zoning Officer shall enforce the applicable requirements of this section. The property owner/developer shall submit an annual report to the Township Building and Zoning Department which demonstrates that the multifamily apartment building is in compliance with workforce housing requirements contained in

the Declaration of Covenants. The report shall include, annually, the total number of units in the building, and for the workforce housing units only the following additional information: the total number of units, number of bedrooms, tenant incomes and rents, unit locations within the multifamily apartment building, and square footage.

(i) Off-street parking and loading.

- (1) Multifamily Apartments. For each residential unit, 1.5 parking spaces shall be provided.*
- (2) Office building. One space for every 250 square feet of gross floor area, minus common areas.*
- (3) Retail store and personal service shop. One space for every 250 square feet of gross floor area.*
- (4) Restaurant. One parking space for every 100 square feet of gross floor area.*
- (5) Bank or financial institution. One space for every 500 square feet of gross floor area.*
- (6) Medical services. One parking space for every 250 square feet of gross floor area.*
- (7) No parking, service, or loading area shall be located within 75 feet of any side or rear yard property lines, or within 10 feet of any side yard property line abutting a major roadway, except as required for normal ingress or egress, and no service drives shall be located within 25 feet of any side or rear property line. No service and loading area shall directly face a highway as defined in §1298.12 unless adequate architectural detailing and/or landscaping is provided which obscures the service and/or loading areas to the satisfaction of the Township Board of Supervisors.*
- (8) Parking Reduction. The total number of required parking spaces may be reduced by conditional use. The total parking may be reduced by a maximum of up to 20% provided the applicant can demonstrate the reduction is warranted through the submission of a parking study, parking counts, or other pertinent information.*
- (9) Whenever there is a change in the lawful use of the property and whenever the change creates a need for an increase in the number of off-street parking spaces, additional parking facilities shall be provided prior to the issuance of an occupancy permit.*

(j) Signage. The Mixed-Use Development shall be permitted one (1) pylon/free-standing sign not to exceed twenty (20) feet in height and two hundred (200) square feet in area. Each tenant in the Mixed-Use Development shall be permitted one (1) wall sign not to exceed forty (40) square feet per building façade of the leased area facing a street. Digital signs are prohibited.

- ~~(k)~~ *Storage of Refuse. Raw materials, supplies, trash, rubbish and other refuse shall be stored in covered containers within an adequate enclosure and handled and disposed of in such a manner so as not to give rise to smoke, odor, or litter.*
- ~~(m)~~ *Outdoor Land Use. There shall be no outdoor storage of goods or materials. However, tenants may create decorative displays of goods or utilize sandwich boards to advertise daily specials provided that such displays do not obstruct pedestrian access and do not utilize more than 6 feet of the required 10-foot sidewalk area required for such. Such displays must be contained within the additional sidewalk area adjacent to the building.*
- ~~(n)~~ *Landscaping. All Mixed-Use Developments shall be designed and maintained in accordance with the landscape provisions of the Subdivision Regulations the final details of which shall be determined during the land development application process.*
- ~~(o)~~ *Site Lighting. Exterior lighting provided in conjunction with any building or use shall be placed not higher than 14 feet above grade and shall be screened so as not to permit the source of illumination to be seen from beyond the property lines of the Mixed-Use Development. Only color-corrected types of illumination shall be used. The hours of illumination of such lights (except security lighting) shall be limited to the hours of business operation and shall otherwise be extinguished between 10:00 p.m. and 6:00 a.m. of the following day, prevailing time. Exterior lighting, when set back a minimum of 300 feet from an adjacent residential property and a minimum of 200 feet from an adjacent nonresidential property, may exceed the fourteen-foot limitation stated in this subsection, but shall not be placed higher than 25 feet above grade.*
- ~~(p)~~ *Any outdoor space intended for the use and enjoyment of the residents or restaurant patrons and the general public shall be incorporated into the overall master plan. Any outdoor food and beverage service, and any outdoor music or other outdoor entertainment or activities, shall cease operations by 10:00 p.m. nightly.*
- ~~(q)~~ *Emergency access. All Mixed-Use Developments shall have an emergency driveway access in addition to and separate from the main driveway access.*
- ~~(r)~~ *Public water and sewer. All Mixed-Use Developments shall be served by public water and public sewer.*
- ~~(s)~~ *No new accessory building or structure shall be located within a required perimeter setback and no new accessory building or structure shall be located between the front of a building unit and a street line, if any.*
- (u) Special conveyancing. When a parcel or parcels are developed as a mixed-use development pursuant to this §255-61.1, then the creation of and conveyance of a lot or parcel(s) within such mixed-use development shall be permitted upon compliance with the following conditions:*
- 1) Irrevocable cross-easements in favor of, and duly binding on, all title owners within the area of the mixed-use development, their successors and assigns, with respect to use, control and maintenance*

of the common areas including access, green space, and parking areas are in effect and recorded. All easements shall be submitted to the Township Solicitor for review prior to recording of same.

2) The application of zoning regulations including, but not limited to, building coverage, impervious coverage, parking, loading and landscaping, as well as required area, width and yard regulations, shall apply to the overall approved mixed-use development and the individual lots or parcels created pursuant to this section need not comply with such zoning requirements.

Section 4: Title Six, "Zoning", Chapter 1298 "General Provisions", §1298.20 "Parking structures is amended to read as follows:

- (b) *The erection and use of structured parking facilities, , shall be permitted in the MF-3 Multifamily Residential District Mixed-Use Development subject to the following regulations:*
- (1) *Parking structures shall be permitted for a multifamily apartment building provided the parking structure is entirely internal to the multifamily apartment building, or the residential units are wrapped around the perimeter parking structure.*
 - (2) *When a parking structure is wrapped with residential units no more than 25% of the perimeter of the parking structure shall be visible from the exterior of the building. The exposed portion of the parking structure shall face only the internal portion of the Mixed-Use Development or Route 309. The exposed portion of the parking structure shall be buffered through the use of architectural elements to the satisfaction of the Board of Supervisors during the land development process.*
 - (3) *A parking structure shall not be taller than the residential portions of the building.*
 - (4) *The design, layout and sizes of the parking spaces, driveways, ramps and other elements of the parking structure shall be subject to the review of the Township Traffic Engineer and the approval of the Township during the land development process.*
 - (5) *There shall be no projection of lighting or other elements above the required guardrail height on the roof deck of parking structures, except for minimal access shelters over stair enclosures.*
 - (6) *Building Coverage. The total building coverage may be increased from 20% to 30% if a parking structure is included as part of a Mixed-Use Development in the MF-3 District in accordance with Chapter 1276.*

Section 5: Repeal and Ratification. All other sections, parts, and provisions of the Zoning Ordinance and Map shall remain in full force and effect as previously enacted.

Section 6: Severability. The provisions of this Ordinance are severable. If any section, clause, sentence, part or provision thereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decisions of the court shall not impair the validity of any of the remaining sections, clauses, sentences, part or provisions of the Ordinance. It is hereby declared the intent of the Lower Gwynedd Township Board of Supervisors that this Ordinance would have been enacted if such illegal, invalid or unconstitutional section, clause, sentence, part or provision had not been included herein.

Section 7: Effective Date. This Ordinance shall become effective five (5) calendar days after the date of enactment.

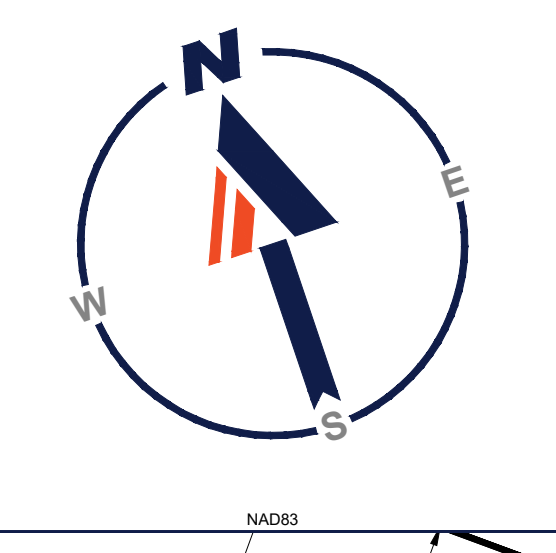
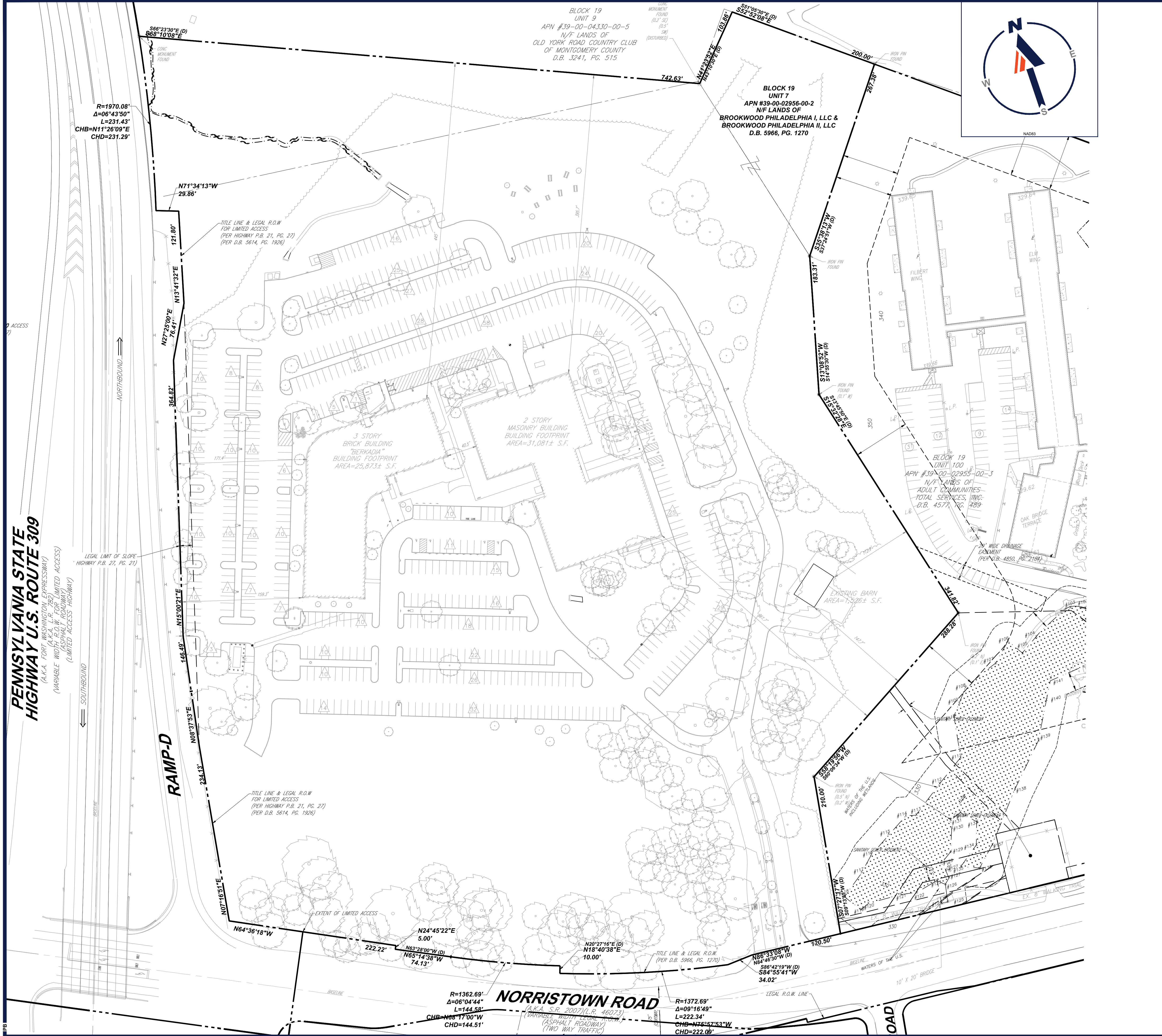
ORDAINED AND ENACTED by the Board of Supervisors of Lower Gwynedd Township, Montgomery County, Pennsylvania, this ___ day of _____, 2026.

Attest:

**LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS**

Mimi Gleason, Township Manager

By: _____
Danielle A. Duckett, Chairperson



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PROJECT No.: PAA240076-00-0A
 DRAWN BY: PAB
 CHECKED BY: GJH
 DATE: 02/11/2026
 CAD ID: P-CUSE-PROP

MIXED USE DEVELOPMENT
 FOR
BT 309, LLC
 PROPOSED MIXED USE DEVELOPMENT
 321 NORRISTOWN ROAD
 MONTGOMERY COUNTY
 LOWER GWYNEDD TOWNSHIP
 PENNSYLVANIA, 19002

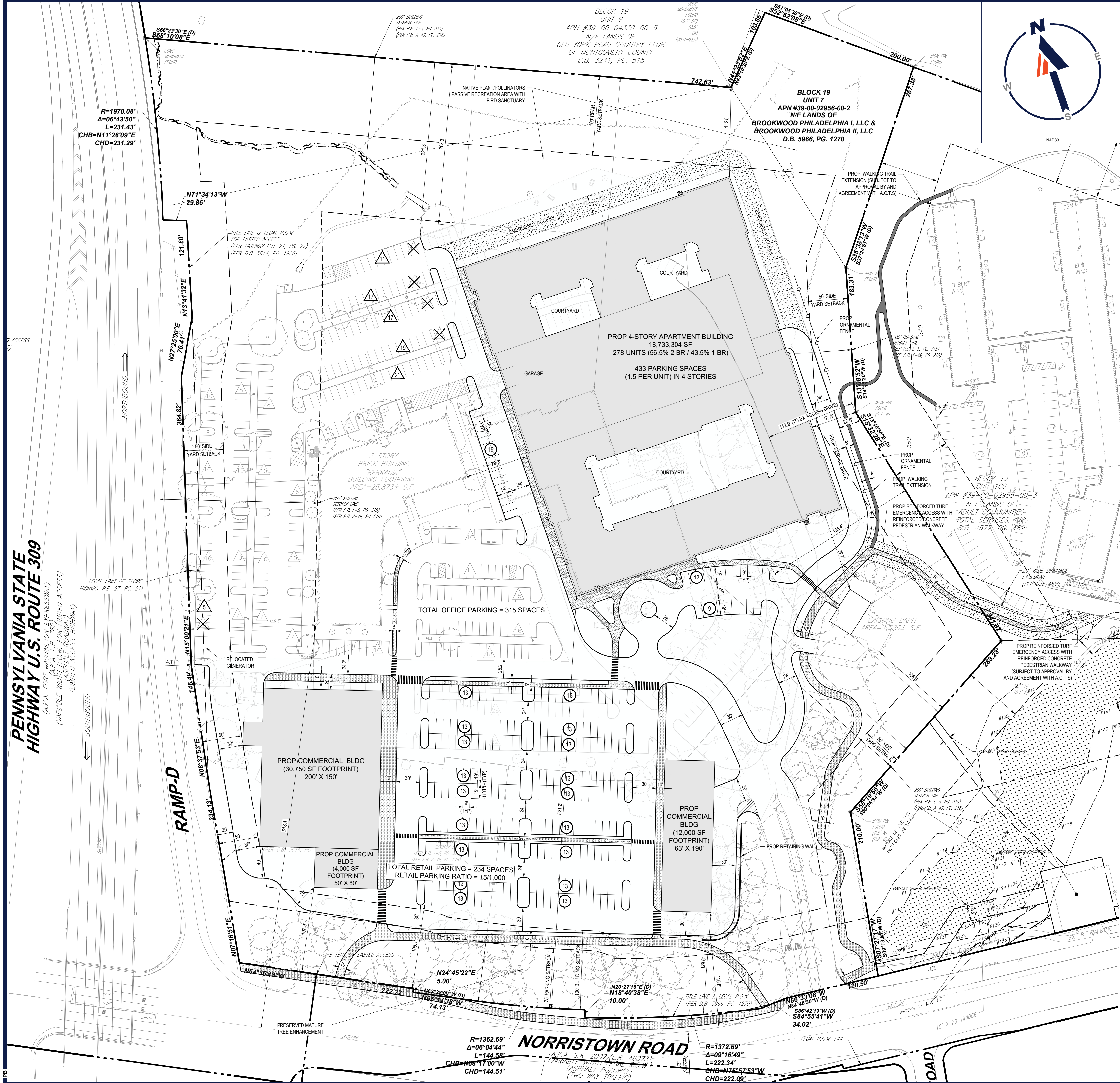
BOHLER
 1600 MANOR DRIVE, SUITE 200
 CHALFONT, PA 18914
 Phone: (215) 996-9100
 Fax: (215) 996-9102
www.BohlerEngineering.com

T.R. KNAB
 REGISTERED LANDSCAPE ARCHITECT
 PENNSYLVANIA LICENSE NO. 1543352

SHEET TITLE:
EXISTING CONDITIONS PLAN

SHEET NUMBER:
1
 ORG. DATE - 02/11/2026

M:\P\2024\PA240076-00\CADD\DRAWINGS\PLANS\SET\CONDITIONAL USE PLAN\PROP-CUSE-PROP-PAA240076-00-0A-PLAN\01-C-001-EX



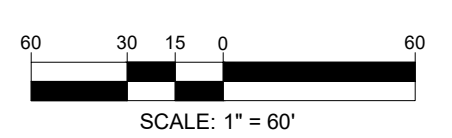
LOCATION MAP
SCALE: 1" = 1,000'
SOURCE: BING MAPS

| ZONING TABLE | | | | |
|--|---|--|---------------------------------|--|
| ZONE: MF-3 USE PERMITTED BY CONDITIONAL USE: MIXED USE DEVELOPMENT | | | | |
| APPLICANT/ OWNER INFORMATION | | | | |
| APPLICANT: | BT 309, LLC 200 DRYDEN ROAD, SUITE 2000 DRESHER, PA 19025 | | | |
| BULK REQUIREMENTS | | | | |
| ITEM | CODE | REQUIRED | EXISTING | PROPOSED |
| MIN LOT AREA | \$ 1276.09 | 20 AC | 24,097 AC | 24,097 AC |
| MIN LOT WIDTH | \$ 1276.09 | 800.0' | 820.9' | 820.9' |
| MIN YARD SETBACKS | | | | |
| FRONT YARD | \$ 1276.09 | MULTI-FAMILY APT & OFFICE - 200.0' OTHER USES - 100.0' ALONG NORRISTOWN ROAD | OFFICE 513.4' | APT BLDGS 521.2' OTHER USE 107.9' |
| SIDE YARD | \$ 1276.09 | 50.0' | 112.9' | 50.0' |
| REAR YARD | \$ 1276.09 | 100.0' | 395.7' | 112.5' |
| MAX PERMITTED HEIGHT | \$ 1276.09 | MULTI-FAMILY APT 55.0' & 4 STORIES OFFICE 50.0' & 3 STORIES OTHER USES 35.0' & 2 STORIES | OFFICE <40.0' - 3 STORIES | APT BLDG <55.0' - 4 STORIES OFFICE <50' - 3 STORIES OTHER USES <35.0' - 2 STORIES |
| MAX BUILDING COVERAGE | \$ 1276.09 | 20.0% BASE REQUIREMENT 30.0% (BONUS PROVISION WHEN A PARKING STRUCTURE IS IMPLEMENTED) | 5.6% (58,480 SF) | 19.4% (203,879 SF) |
| MAX LOT COVERAGE | \$ 1276.09 | 60.0% | 32.7% (343,285 SF) | 46.9% (492,045 SF) |
| MIN BUILDING SPACING | \$ 1276.09 | 75.0' | 40.5' (ENC) | 79.3' |
| DENSITY | \$ 1276.09 | NUMBER OF RESIDENTIAL UNITS PER GROSS ACRE SHALL NOT EXCEED 12 BASE 12 DWELLING UNITS / ACRE (888) BONUS WHEN WORKFORCE HOUSING IS IMPLEMENTED: 13.5 DWELLING UNITS / ACRE (324) | N/A | 278 UNITS (11.58 DU/ACRE) |
| MIN PARKING, SERVICE, OR LOADING AREA SETBACKS | \$ 1276.09 | 10' FROM ANY SIDE YARD PROPERTY LINE ABUTTING A MAJOR ROADWAY (ADJ 309 RAMP) | 4.1' (ENC) (ADJ 309 RAMP) | 4.1' (ENC) (ADJ 309 RAMP) 20.0' ALL NEW AREAS |
| MIN PARKING, SERVICE, OR LOADING AREA SETBACKS | \$ 1276.09 | 75' FROM ANY SIDE OR REAR PROPERTY LINE | SIDE YARD ADJ TO ACTS 195.4' | SIDE YARD ADJ TO ACTS 195.4' REAR YARD TO OLD YORK RD CC 221.3' |
| SERVICE DRIVEWAY SETBACKS | \$ 1276.09 | 25' FROM SIDE OR REAR PROPERTY LINE | SIDE YARD ADJ TO ACTS 112.9' | SIDE YARD ADJ TO ACTS 25.5' |
| PARKING REQUIREMENTS - MULTIFAMILY APARTMENTS - OFFICE / RETAIL BUILDING | \$ 1276.09 | MULTI-FAMILY APT* 278 UNITS x 1.5 STALLS=417 SPACES OFFICE** 77,819 GFA / 220SF=311 SPACES OTHER USE*** 46,350 GFA / 200SF=187 SPACES *15 STALLS / RESIDENTIAL UNIT **1 STALL / EVERY 250 SF OF GFA | 623 SPACES (144,359 GFA) | APT BLDG 433 SPACES OFFICE 315 SPACES OTHER USE 234 SPACES |
| | | | ENC = | EXISTING NON-CONFORMITY |

PENNSYLVANIA STATE HIGHWAY U.S. ROUTE 309
(A.K.A. FORT WASHINGTON EXPRESSWAY)
(VARIABLE WIDTH R.O.W. FOR LIMITED ACCESS)
(LIMITED ACCESS HIGHWAY)

RAMP-D

NORRISTOWN ROAD
(A.K.A. S.R. 2007)(L.R. 6007)
(VARIABLE WIDTH LEGAL R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)



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PROJECT No.: PAA240076-00-0A
DRAWN BY: PAB
CHECKED BY: CJH
DATE: 02/11/2026
CAD LDR: P-CUSE-PROP

PROJECT:
MIXED USE DEVELOPMENT
FOR
BT 309, LLC
PROPOSED MIXED USE DEVELOPMENT

321 NORRISTOWN ROAD
MONTGOMERY COUNTY
LOWER GWYNEDD TOWNSHIP
PENNSYLVANIA, 19002

BOHLER
1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

T.R. KNAB
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE NO. 15003352
REGISTERED LANDSCAPE ARCHITECT

SHEET TITLE:
CONDITIONAL USE PLAN

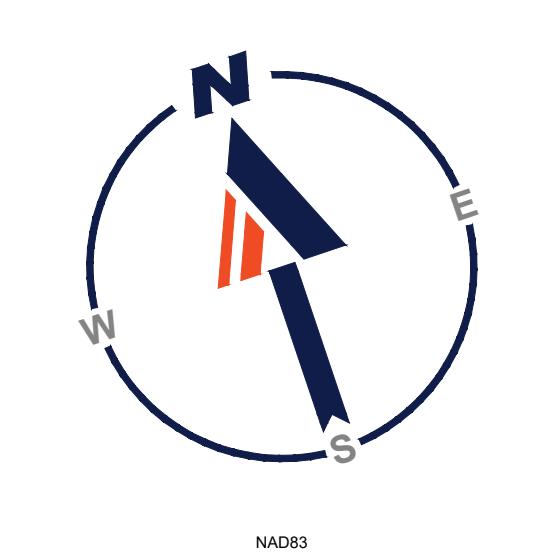
SHEET NUMBER:
2

ORG. DATE - 02/11/2026



BLOCK 19
UNIT 9
APN #39-00-04330-00-5
N/F LANDS OF
OLD YORK ROAD COUNTRY CLUB
OF MONTGOMERY COUNTY
D.B. 3241, PG. 515

BLOCK 19
UNIT 100
N/F LANDS OF
ADULT COMMUNITIES
TOTAL SERVICES, INC.
D.B. 4577, PG. 489



LOCATION MAP
SCALE: 1" = 1,000'
SOURCE: BING MAPS

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PROGRAM MANAGEMENT
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SUSTAINABLE DESIGN
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REVISIONS

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PROJECT No.: PAA240076-00-0A
DRAWN BY: PAB
DATE: 02/11/2026
CAD LID: P-CUSE-DEV

MIXED USE DEVELOPMENT
FOR
BT 309, LLC
PROPOSED MIXED USE DEVELOPMENT
321 NORRISTOWN ROAD
MONTGOMERY COUNTY
LOWER GWYNEDD TOWNSHIP
PENNSYLVANIA, 19002

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1600 MANOR DRIVE, SUITE 200
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T.R. KNAB
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE NO. 15403352
REGISTERED LANDSCAPE ARCHITECT

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
3
ORG. DATE - 02/11/2026

ZONING TABLE

ZONE: MF-3
USE PERMITTED BY CONDITIONAL USE: MIXED USE DEVELOPMENT

APPLICANT/ OWNER INFORMATION

APPLICANT: BT 309, LLC
200 DRYDEN ROAD, SUITE 2000
DRESHER, PA 19025

BULK REQUIREMENTS

| ITEM | CODE | REQUIRED | EXISTING | PROPOSED |
|--|------------|--|--|--|
| MIN LOT AREA | \$ 1276.09 | 20 AC | 24.097 AC | 24.097 AC |
| MIN LOT WIDTH | \$ 1276.09 | 800.0' | 820.9' | 820.9' |
| MIN YARD SETBACKS | | | | |
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| REAR YARD | \$ 1276.09 | 100.0' | 395.7' | 112.5' |
| MAX PERMITTED HEIGHT | \$ 1276.09 | MULTI-FAMILY APT 55.0' & 4 STORIES OFFICE 50.0' & 3 STORIES OTHER USES 35.0' & 2 STORIES | OFFICE <40.0' - 3 STORIES | APT BLDG <55.0' - 4 STORIES OFFICE <50' - 3 STORIES OTHER USES <35.0' - 2 STORIES |
| MAX BUILDING COVERAGE | \$ 1276.09 | 20.0% BASE REQUIREMENT 30.0% (BONUS PROVISION WHEN A PARKING STRUCTURE IS IMPLEMENTED) | 5.6% (58,480 SF) | 19.4% (203,879 SF) |
| MAX LOT COVERAGE | \$ 1276.09 | 60.0% | 32.7% (343,285 SF) | 46.9% (492,045 SF) |
| MIN BUILDING SPACING | \$ 1276.09 | 75.0' | 40.5' (ENC) | 79.3' |
| DENSITY | \$ 1276.09 | NUMBER OF RESIDENTIAL UNITS PER GROSS ACRE SHALL NOT EXCEED 12 BASE 12 DWELLING UNITS / ACRE (288) BONUS WHEN WORKFORCE HOUSING IS IMPLEMENTED: 13.5 DWELLING UNITS / ACRE (324) | N/A | 278 UNITS (11.58 DU/ACRE) |
| MIN PARKING, SERVICE, OR LOADING AREA SETBACKS | \$ 1276.09 | 10' FROM ANY SIDE YARD PROPERTY LINE ABUTTING A MAJOR ROADWAY (ADJ 309 RAMP) | 4.1' (ENC) (ADJ 309 RAMP) | 4.1' (ENC) (ADJ 309 RAMP) 20.0' ALL NEW AREAS |
| MIN PARKING, SERVICE, OR LOADING AREA SETBACKS | \$ 1276.09 | 75' FROM ANY SIDE OR REAR PROPERTY LINE | SIDE YARD ADJ TO ACTS 196.4' | SIDE YARD ADJ TO ACTS 196.3' |
| MIN PARKING, SERVICE, OR LOADING AREA SETBACKS | \$ 1276.09 | 75' FROM ANY SIDE OR REAR PROPERTY LINE | REAR YARD TO OLD YORK RD CC 203.3' | REAR YARD TO OLD YORK RD CC 221.3' |
| SERVICE DRIVEWAY SETBACKS | \$ 1276.09 | 25' FROM SIDE OR REAR PROPERTY LINE | SIDE YARD ADJ TO ACTS 112.9' | SIDE YARD ADJ TO ACTS 25.5' |
| PARKING REQUIREMENTS - MULTIFAMILY APARTMENTS - OFFICE / RETAIL BUILDING | \$ 1276.09 | MULTI-FAMILY APT* 278 UNITS x 1.5 STALLS=417 SPACES OFFICE** 77,819 GFA / 2955 SF=311 SPACES OTHER USE*** 46,750 GFA / 2955 SF=187 SPACES *15 STALLS / RESIDENTIAL UNIT **1 STALL / EVERY 250 SF OF GFA | 623 SPACES (144,359 GFA) | APT BLDG 433 SPACES OFFICE 315 SPACES OTHER USE 234 SPACES |
| | | | ENC = | EXISTING NON-CONFORMITY |

PENNSYLVANIA STATE
HIGHWAY U.S. ROUTE 309
(A.K.A. FORT WASHINGTON EXPRESSWAY)
(VARIABLE WIDTH ROAD FOR LIMITED ACCESS)
(LIMITED ACCESS HIGHWAY)

NORRISTOWN ROAD
(A.K.A. S.R. 2007)(L.R. 1007)
(VARIABLE WIDTH LEGAL HIGHWAY)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

