



MONTGOMERY COUNTY PLANNING COMMISSION

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February 13, 2009

Mr. David Kraynik, Manager
Cheltenham Township
8230 Old York Road
Elkins Park, Pennsylvania 19027

Re: MCPC #02-0050-003
Plan Name: Laverock, Tentative Sketch Plan
(9 lots comprising 42.89 acres; 216 DUs)
Situate: Willow Grove Avenue (W)
South of Fort Washington Expressway
Cheltenham Township

Applicant's Name and Address
Hansen-Lloyd, LP
1401 Morris Road
Blue Bell, PA 19422

Contact: Anthony John Hibbeln,
Hibbeln Engineering
Phone: 215-619-9070

Dear Mr. Kraynik:

We have reviewed the above-referenced Tentative Sketch Plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 15, 2009. We forward this letter as a report of our review and recommendations.

Background

The applicant is proposing to create an age-restricted multiple-dwelling development on a 10.97-acre (gross) portion of a larger estate totaling almost 43 acres, and is intending to seek a Special Exception to develop the property under Cheltenham Township's Age-Restricted Overlay District. The majority of the proposed development area, 9.8 acres, is located in Cheltenham Township, with the remainder in Springfield Township. No land development is proposed within the Springfield Township portions, though the applicant is applying 1.17 acres of land in Springfield to the development area, presumably in order to meet the dimensional requirements.

The proposed plan would create a new main entrance to the site off of Willow Grove Avenue, approximately 450' north of Newbold Lane, and would widen the existing driveway to the main house to provide secondary site access. The proposal is for eight four-story buildings (two pairs of which are interconnected) with footprints of 74'x140', with 27 units per building, for a total of 216 age-restricted dwelling units. The proposed buildings would have parking in the ground level and four stories of living above. 388 parking spaces are proposed, in surface lots and underground garages, at a rate of 1.5 spaces per unit, plus 64 additional spaces for visitors and employees, as required in the Code. A community building of approximately 2400 square feet would be located in the center of the development. Sidewalks are shown throughout the development site, and a sidewalk