



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

website: www.SpringfieldMontco.org

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Public Notice

Planning Commission Meeting

This notice is sent to inform you the Springfield Township Planning Commission will hold a public meeting on **Tuesday, May 3, 2022** with a 7:00 P.M. start time to discuss the rendering for the proposed redevelopment of the property located at 910 Willow Grove Avenue, Wyndmoor, Pa. 19038.

The sketch has been submitted by J35 Development, LLC for the property located at 910 Willow Grove Avenue, Wyndmoor, PA 19038. The rendering submitted shows for the demolition of the existing buildings on the site and the construction of a three story building that would house medical office space on the first floor and as many as 8 apartment on the upper two floors. In addition to the proposed new building, the sketch calls for 49 on-site parking stalls and landscaping buffers along the shared property lines. The property is zoned within the B-1 Business District of Ward #5 of Springfield Township. Please be aware that this is an informal review by the Planning Commission and has been scheduled for the purpose of receiving public comment. No formal recommendation will provided by the Planning Commission.

A copy of the plan and the application are posted on the Township's website, www.springfieldmontco.org. If you have any questions, please feel free to contact me at 215-836-7600, ext. 1114 or by email mpenecale@springfieldmontco.org.

Sincerely,
Mark A. Penecale
Director of Planning & Zoning
Springfield Township

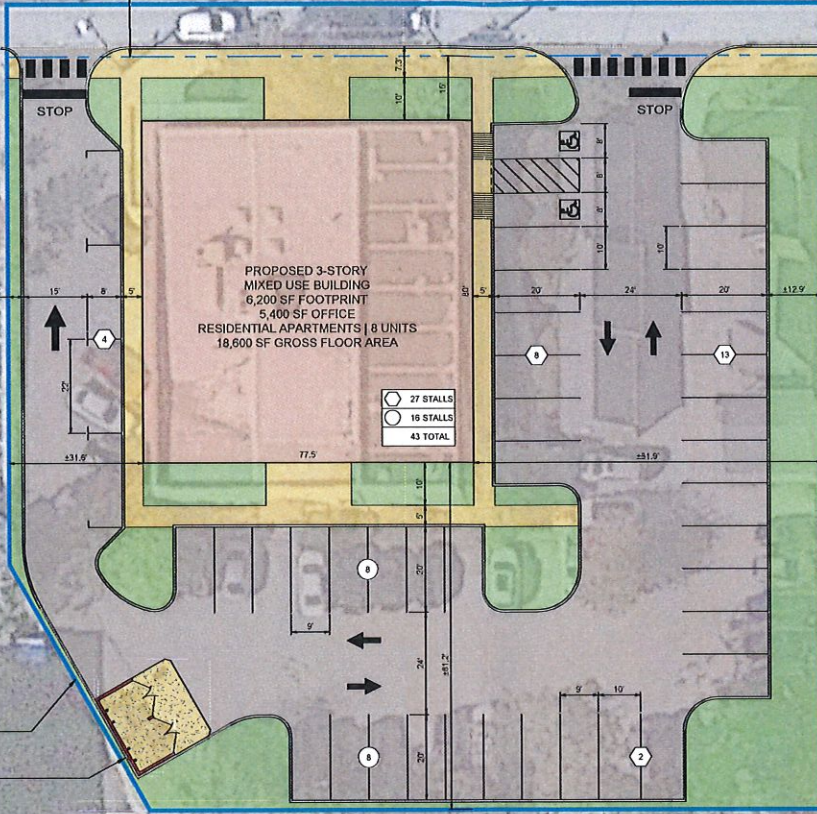
PRELIMINARY NOT FOR CONSTRUCTION

THIS PLAN HAS BEEN PREPARED FOR GENERAL LAYOUT DISCUSSION PURPOSES ONLY AND IS BASED ON LIMITED DUE DILIGENCE AVAILABLE AT THE TIME OF PREPARATION

E. WILLOW GROVE AVE.

ELM AVE.

EAST PLEASANT AVE.



BULK REQUIREMENTS

THIS CONCEPT IS BASED ON AERIAL IMAGERY.

PARCEL DATA:
#10 EAST WILLOW GROVE AVENUE
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
ZONED: B1 BUSINESS DISTRICT
EXISTING USE:
OFFICE
PROPOSED USE:
OFFICE, RESIDENTIAL
MULTIPLE DWELLINGS (SPECIAL EXCEPTION PER 114-710)

BULK REQUIREMENTS	ORDINANCE SECTION	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	NA	N/A	0.805 AC. (35,087 SF)	0.805 AC. (35,087 SF)
MINIMUM YARD SETBACKS				
FRONT YARD (E. WILLOW GROVE AVE)	\$114-54A	20.0'	29.2'	18.0' (V)
SIDE YARD	\$114-48B	6.0'	33.8'	31.0'
REAR YARD	\$114-44C	15.0'	75.4'	81.2'
MAXIMUM IMPERVIOUS COVERAGE	N/A	N/A	85.9% (31,558 SF)	82.1% (29,780 SF)
MAXIMUM BUILDING COVERAGE	\$114-43B	70.0%	16.9% (5,939 SF)	17.7% (6,200 SF)
MAXIMUM BUILDING HEIGHT	\$114-100A(1)	50.0'	< 50.0'	< 50.0'

(V) VARIANCE REQUIRED

MULTIPLE DWELLING REQUIREMENTS (\$114-710)	REQUIRED	PROPOSED
LOT AREA	MINIMUM OF 5,000 SF PER FAMILY 5,000 X 8 = 40,000 SF (9,316 AC)	35,087 SF (0.805 AC.) (V)
BUILDING COVERAGE	MAXIMUM OF 17% OF LOT AREA FOR 3-STORY BUILDINGS 26,087 X 0.17 = 4,435 SF	6,200 SF (17.7%) (V) (RESIDENTIAL FOOTPRINT)
BUFFER/LANDSCAPING/STREET TREES	PER BALDO SECTION 96-111 (V) VARIANCE REQUIRED	COMPLIES

PARKING REQUIREMENTS (\$114-134)	REQUIRED	PROPOSED
MINIMUM PARKING REQUIREMENT		
RESIDENTIAL DWELLING	2 STALLS PER UNIT 8 UNITS X 2 = 16 STALLS	
OFFICE	9 STALL PER 1000 SF of GFA 5,400 / 1000 X 9 = 49 STALLS	
TOTAL	43 STALLS	43 STALLS
MINIMUM STALL SIZE	9' X 30'	9' X 20' / 15' X 30'
ADA PARKING	2 STALLS (1 VAN ACCESSIBLE)	2 STALLS (1 VAN ACCESSIBLE)

LANDSCAPE REQUIREMENTS (\$114-134(F) & 114-65)	REQUIRED	PROPOSED
SCREENING BUFFER	10.0'	1.5' (E)
STREET TREES	1 TREE PER 35 FT STREET FRONTAGE WILLOW GROVE: 15.11' X 2 = 30.22, 8 TREES	6 TREES
INTERNAL LANDSCAPE ISLANDS	500 SF PER 10 SPACES (43 SPACES / 10) = 4,300 SF	2,316 SF

NOT FOR CONSTRUCTION

REV.	DATE	CLIENT COMMENTS	BY
1	2022-04-12		

PROJECT No. 220038
FILE CD1
DRAWN BY A. RODRIGUEZ
CHECKED BY D. A. TWEEDIE

PROPOSED MIXED USE REDEVELOPMENT
310 S. WILLOW GROVE AVE
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
APPLICANT: JBS LLC
DRAFT
CONCEPT PLAN A
TITLE

DATE 2022-04-07

