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Montgomery County • PO Box 311
Norristown, PA 19404-0311

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

August 14, 2026

Mr. Kyle Detweiler, Borough Manager
Borough of Ambler
131 Rosemary Avenue
Ambler, Pennsylvania 19002

Re: MCPC #25-0175-002
Plan Name: The Flats at Ambler Station
(4 lots comprising 3.4 acres)
Parcels ID: 01-00-00745-00-1; 01-00-02945-00-6; 01-00-02945-10-5; 01-00-00745-00-1
Borough of Ambler

Dear Mr. Detweiler:

We have reviewed the above-referenced conditional use application as you requested on August 3, 2026. We forward this letter as a report of our review.

BACKGROUND

BT Ambler, LLC has submitted a conditional use application to permit Transit-Oriented Development (TOD) use within the Redevelopment Overlay District. The underlying zoning designation is Office Campus. The application provides for the redevelopment of 3.4 acres across 4 tax parcels under common ownership, including 3 parcels on the north side of South Maple Avenue (#01-00-00745-00-1, #01-00-02945-00-6, and #01-00-02945-10-5) and one parcel on the south side of South Maple Avenue (#01-00-00745-00-1). In total, the proposal provides for the construction of 231 dwelling units (139 studio/one-bedroom and 92 two-bedroom), 5,165 square feet of commercial space, 36,940 square feet of office space, and 510 parking spaces throughout two 6-story buildings.

The proposed north building is six stories tall (60 feet average; 74 feet max.) and has a 56,437-square-foot footprint. The first floor primarily contains structured parking, with additional space for the residential and office lobbies, mailroom, building services, trash storage, and bicycle storage. This level includes 119 parking spaces. A subgrade parking level, accessed by an internal ramp from the first floor, provides an additional 100 parking spaces. Structured parking occupies much of the second floor, with 52 parking spaces, along with 19,555 square feet of office space. The third floor includes 15,285 square feet of office space, with the remaining floor area devoted to multifamily residential use. Floors four through six are devoted to multifamily residential use. In total, the building contains 123 multifamily dwelling units.

The proposed south building is six stories tall (56 feet average; 74 feet max.) and has a 49,251-square-foot footprint. The first floor includes 5,162 square feet of retail space, a residential lobby, building services area,

trash room, and 82 parking spaces. A subgrade parking level, accessed by an internal ramp from the first floor, provides an additional 36 parking spaces. The second floor also contains structured parking, with 121 additional spaces. Floors three through six are devoted to multifamily residential use. In total, the building contains 108 multifamily dwelling units.

COMPREHENSIVE PLAN COMPLIANCE

BOROUGH COMPREHENSIVE PLAN

The borough's 2001 Comprehensive Plan recommended the creation of a Redevelopment Overlay District to promote TOD adjacent to Ambler Station. The district was later created through zoning map and ordinance amendments and has been revised since its adoption. The plan states that, "the intent of this district is to permit Transit-Oriented Development (TOD) that is compact, mixed-use, and pedestrian-friendly while encouraging mass-transit ridership." The proposal appears generally consistent with the district's intended vision. It is worth noting that the Borough Planning Commission, with assistance from MCPC through a Community Planning Assistance Contract, is currently preparing an update to the comprehensive plan.

COUNTY COMPREHENSIVE PLAN

Montgomery County's Comprehensive Plan designates this portion of the community as a 'Town Center' in the future land use plan. Town Centers are traditional downtown areas with a mix of retail, institutional, office, and residential uses. These centers are pedestrian-oriented, with buildings built close to sidewalks and often attached. Buildings should be designed with a wall-to-window ratio that reflects existing historic structures in the area and should generally have a vertical orientation. A central park or green should be created within developments within a Town Center. The overall development plan is generally consistent with the goals for mixed-use development within a town center.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, we have identified the following items that the borough may wish to discuss with the applicant prior to conditional use approval. Our comments are as follows:

REVIEW COMMENTS

STORMWATER MANAGEMENT

The borough is encouraged to request additional information on the proposed operations and maintenance procedures for the proposed stormwater management facilities. In particular, the borough should confirm that maintenance and repair equipment can access this infrastructure if issues arise. Requiring the submission of an operations and maintenance plan may be appropriate.

LANDSCAPING PLAN

We commend the overall landscaping plan for providing a substantial number of trees and shrubs. However, additional plantings may be appropriate in a few areas around the proposed north building. Areas where additional plantings should be considered include the northwest corner, where a proposed sidewalk

connection is intended to connect to Ambler Station, and the gathering space along the eastern property boundary, where no trees are presently proposed. Because both areas are intended to experience pedestrian activity, enhanced landscaping should be considered.

PROPOSED DRIVEWAY ON BUTLER AVENUE

The proposed driveway on Butler Avenue would be located near an existing curb cut and driveway on the adjacent property to the south. Multiple driveway crossings can create additional points of conflict between vehicles and pedestrians, which may affect sidewalk safety. Furthermore, Butler Avenue carries significant daily traffic volumes and an additional driveway could further affect traffic flow in an area that already experiences congestion. We therefore recommend that the applicant consider relocating or eliminating the proposed Butler Avenue driveway. Alternatively, the applicant should coordinate with the borough to identify regular timeframes when use of the driveway would have the least impact on traffic flow.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal; however, we believe that our suggested revisions will better achieve Ambler's planning objectives for transit-oriented development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality. We look forward to reviewing a land development application once it is filed by the applicant.

Sincerely,



Timothy Konetchy, AICP, Principal Community Planner I
timothy.konetchy@montgomerycountypa.gov – 610-292-4917

c: Peter Clelland, P.E., Applicant
Glenn Kucher, Assistant Borough Manager/Code Enforcement Officer
John Oswald, Chair, Borough Planning Commission
Al Comly, Vice Chair, Borough Planning Commission
Carol DiPietro, Secretary, Borough Planning Commission
Alexander M. Glassman, Esq., Borough Solicitor
Jessica Buck, District Manager, MCCD

Attachments: A. Aerial Image of Site
B. Reduced Copy of Applicant's Plan



The Flats at Ambler Station
MCPC#250175002

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Montgomery County Courthouse - Planning Commission
PO Box 311, Norristown PA 19374-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plc
Aerial photography provided by Neamap

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