

AGENDA

AMBLER BOROUGH PLANNING COMMISSION

I. CALL TO ORDER

April 25, 2023 (7:00 PM)

II. ROLL CALL

III. APPROVAL OF: March 28, 2023 Minutes

IV. NEW BUSINESS:

1. Review "The Court at Ambler Station Sketch Plan (10,14-22 N. Main Street & 9W Butler Avenue) proposing to consolidate three lots and construct a mixed-use building containing commercial space along Butler Avenue, 13 townhouses and 17 apartments. Parking is provided at grade under the building along Race Street and within garages of townhouse units.

V. ADJOURNMENT



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

April 20, 2023

File No. 2023-03002

Mary Aversa, Manager
Ambler Borough
131 Rosemary Avenue
Ambler, PA 19002-4476

Reference: Sketch Plan Application Review
The Court at Ambler Station – Ambler Station 1, LLC
10 N Main St, 14-22 N Main St, 9 W Butler
Tax Parcel #: 01-00-02587-00-4, 01-00-02581-00-1, & 01-00-00538-00-1
Block & Unit: 01-046-015, 01-046-003, & 01-046-007

Dear Mary:

As requested, Gilmore & Associates, Inc. has reviewed the information below regarding the sketch plan application referenced above.

- A. HRMM&L cover letter, dated February 23, 2023 with enclosures:
1. Sketch Plan Application
 2. Architectural Rendering (11 pages), prepared by Kramer Marks Architects, dated February 13, 2023
 3. Existing Features Plans and Proposed Plan, prepared by Site Engineering Concepts, LLC, dated February 13, 2023

The applicant, Ambler Station 1, LLC, proposes to redevelop most of the area bounded by West Butler Avenue, North Main Street, West Race Street, and Short Street with retail use and podium parking on the ground level and multi-family uses on the upper three floors. This area is within the RO-Redevelopment Overlay District with an underlying zoning of C-Commercial. A portion of the project area is also within the Floodplain Conservation District.

The subject properties, listed above, are proposed to be demolished and redeveloped. The following properties, adjacent to the subject properties, are not included in this application and will remain:

- 1 West Butler Avenue, TP# 01-00-02587-00-4, Harry's Tap Room
- 7 West Butler Avenue, TP# 01-00-00541-00-7, The Paper Dolls Building
- 12 North Main Street, TP# 09-00-02584-00-7, The Wish Property

It is noted that Short Street (aka Short Race Street) appears to be a SEPTA owned parcel (TP#: 01-00-00535-00-4, Block & Unit: 01-046-018) per Montgomery County property records.

The proposed redevelopment includes 3,346 sf of retail space on the ground floor and 17 apartments on the upper floors with frontage on West Butler Avenue. Thirteen townhomes are proposed above the podium parking and would front on North Main Street and Short Street. The townhomes include 3 bedrooms while the apartment mix is one studio, ten 1-bedroom units, and six 2-bedroom units. Each townhouse includes two stacked parking spaces within private garages above the podium parking. Thirty-three parking spaces, shared among the retail and residential uses, are provided on the ground floor. In total, 59 parking spaces are proposed. Access to the ground floor parking area is from Short Street while access to the upper townhouse parking is via a proposed ramp from North Main Street between Harry's Tap Room and The Wish Property.

The maximum height of the proposed buildings is 4 stories or 52 ft – 2 in. The 4th story along West Butler Avenue is stepped back to provide balconies to those units and to reduce the height of the building directly adjacent to the roadway.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

Gilmore & Associates, Inc.
Building on a Foundation of Excellence
www.gilmore-assoc.com

The rear portion of the proposed redevelopment area is over an enclosed section of the Tannery Run.

It is noted that while retail uses are permitted in the C-Commercial District, residential uses are not permitted. Also, the transit-oriented development (TOD) use, that is permitted by conditional use in the RO-Redevelopment Overlay District is not applicable due to the underlying C-Commercial zoning district. We have reviewed the sketch plan application relative to the Borough Zoning Ordinance. Review relative to other Borough codes, such as subdivision and land development, and stormwater management, would be appropriate if a preliminary land development application is submitted and is not included here. Due to the conceptual nature of sketch plans, this review should not be considered a comprehensive zoning review.

Zoning Comments

1. §27-Part 13 – C-Commercial District

- a. §27-1302 – Residential uses are not permitted in the commercial district.
- b. §27-1303.2 – The maximum building area is 80%. The proposed building appears to be greater than 80%.
- c. §27-1303.3 – The permitted building height is 40 feet except that 70 feet is permitted by special exception. A building height of 52 ft - 2 in is proposed.

2. §27-Part 19 – Floodplain Conservation District

- a. §27-1914 – Nonconforming Uses or Structures. It appears that the rear portion of the proposed development is within the floodplain and floodway areas of the Tannery Run. We defer to the Borough Code Officer regarding nonconforming status and the need for any relief or approval for development in the floodplain. We note permits from PADEP and/or USACOE may be required.

3. §27-2102 – Required Parking Spaces. Single-family attached dwellings require 2 spaces per unit. Mid-rise apartments require 1.5 spaces per unit. Retail uses require 1 space per 250 sf of gross sales floor area plus 1 space per employee on the largest shift. Based on 13 townhomes, 17 apartments, and assuming 3,346 sf gross sales floor area with 4 employees, 69 spaces are required. Fifty-nine spaces are proposed. Twenty-six are proposed for the 13 townhomes, while the other 33 are within the ground floor parking and are to be shared amongst the other uses.

4. §27-2105 – Accessible Parking. The ground level parking area with 33 spaces requires 2 accessible parking spaces, with one being van accessible. One accessible space is shown on the plan.

5. §27-2106 - Off-Street Loading. An off-street loading area is required for the retail uses.

6. §27-Part 27 – Redevelopment Overlay District

- a. §27-2703.E(3) & (4)(a).1 – TOD is permitted as a conditional use in the RO district with an underlying zoning of OC-Office Campus District, RSC-Retail Service and Commercial, or I-Industrial. The underlying zoning of the subject area is C-Commercial.
- b. §27-2703.E(4) – The minimum lot area is 8 acres. The subject area is about 0.6 acres.
- c. §27-2703.E(4)(b) – Density, mix, and bulk requirements.
 - i. The maximum density is either 35 or 50 DU/acres depending on the underlying zoning. Assuming a lot area 0.6 acres, the proposed density is about 50 DU/ac.
 - ii. The maximum building coverage of 50% and maximum impervious coverage of 80% both appear to be exceeded with nearly 100% proposed for both.
- d. §27-2703.E(4)(h) – Green Space and Recreation Areas are required with TODs. These are not shown on the plans.
- e. §27-2703.E(4)(k) – A traffic impact study should be completed for this development. The study should incorporate a traffic circulation/pattern analysis of the fronting streets along with the typical content of a TIS.

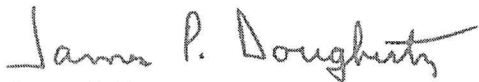
General Comments

7. A structural and condition assessment of the Tannery Run stream enclosure should be conducted. Repair and/or reconstruction may be required to support construction above the stream.

8. The existing conditions plan shows an existing ROW or an easement that extends from Short Street to the rear of the properties on North Main Street. All details, rights, and restrictions regarding this existing accessway shall be provided to the Borough for review.
9. Some information on the plans included with the application was not legible. The ground floor elevation with relation to the base flood elevation was not determined. This information should be provided.
10. The slope of the vehicle ramp up to the Townhouses from North Main Street is not provided on the plans. It has the potential to be steep. Also, there are two parking spaces proposed under the vehicle ramp up to the Townhouses from North Main Street. The clearance under the ramp and the anticipated slope of the ramp is needed to determine feasibility.
11. Dimension proposed parking spaces.
12. All parking drive aisle widths should be provided. Specifically, behind the Wish Property.
13. The residential uses alone require 52 parking spaces leaving 7 spaces for the retail uses. The applicant should address visitor and overflow parking.
14. We defer to the Borough Solicitor to advise if any action is necessary regarding access through the SEPTA property (Short Street). We note that there is currently access from Short Street to the subject lots that has been in place for many years.
15. The Applicant is responsible for compliance with any and all other applicable Local, County, State, and Federal requirements.

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

Sincerely,



James P. Dougherty, P.E.
Senior Project Manager
Gilmore & Associates, Inc.

JPD/si

cc: Glenn Kucher, Code Enforcement Officer – Ambler Borough
Joe Bresnan, Esq. – Solicitor
Matt Sigel, Station Partners – Applicant
Christen Pionzio, Esquire – HRMM&L, PC

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

KENNETH E. LAWRENCE, JR., CHAIR
JAMILA H. WINDER, VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722 • FAX: 610-278-3941
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

April 11, 2023

Glenn Kucher, Zoning Officer & Planning Coordinator
Ambler Borough
131 Rosemary Avenue
Ambler, PA 19002

Re: MCPC #23-0039-001
Plan Name: The Court at Ambler Station
1 lots comprising 0.53 acres
Situate: Butler Avenue and Main Street
Ambler Borough

Dear Mr. Kucher:

We have reviewed the above-referenced sketch plan as you requested on March 13, 2023. We forward this letter as a report of our review.

BACKGROUND

The applicant, Ambler Station 1, LLC, proposes a significant redevelopment of a block bounded by Butler Avenue, North Main Street, Race Street, and Short Race Street. Three structures will be retained; the rest of the block is proposed to be demolished and rebuilt as a mixed use development with 30 residential units, 3,345 square feet of commercial space, and 59 parking spaces. Three parcels in this block are proposed to be consolidated into one. The new building is proposed to be four stories tall, but stepped back along Butler Avenue above the third story. The property is located in the C-Commercial District.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified a number of key issues that will need to be resolved before this proposal can move forward. Our comments are as follows:



REVIEW COMMENTS

COMPREHENSIVE PLAN

- A. County Comprehensive Plan. Montgomery County's Adopted Comprehensive Plan, *Montco 2040: A Shared Vision* (2015), designates the area where this project is located as the "Town Center" future land use category. Town Center is described as "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, side to side." Other aims from the land use vision include, "uses should be mixed ... preferably within individual buildings." "When structured parking is used and faces a primary pedestrian route, stores and other uses should be placed in the ground floor of the building." The proposal is generally in alignment with the county comprehensive plan, though some aspects of the plan could be improved to better align with the vision of the Town Center land use.
- B. Borough Comprehensive Plan Update, 2013. Ambler borough adopted an amendment to their comprehensive plan in 2013. Although this did not include a Future Land Use map, it did include the following vision statement regarding the downtown: "Increase the quality of the downtown's services and enhance the downtown character in order to boost commercial activity while maintaining the traditional 'main street' aesthetic." We feel that this proposal general aligns with the spirit of this vision.
- C. Borough Comprehensive Plan, 2001. Ambler borough adopted a full comprehensive plan in 2001. The 2013 Plan Update affirmed many of the elements of this 2001 plan, including the future land use map. The area where this development is proposed is shown as "Primary Central Business District," which is described as "a mix of commercial, small offices, and high density residential (mostly upper floor apartments)." It is envisioned as having commercial uses that "enable it to become more of a regional draw." This proposal is generally aligned with this description, though additional commercial space would further support this land use vision.

ZONING

- A. Current C-Commercial District Zoning. The plan, as proposed, is not permitted under the current zoning. This is a partial list of considerations related to the current zoning:

1. Uses. Permitted uses in the C-Commercial District include retail, office, restaurants, personal services, and parking lots. The applicant proposes 30 residential units, but no residential uses are currently permitted.
 2. Building Height. The current zoning allows a building height of 40 feet, with an allowance of up to 70 feet with a special exception. The applicant would need to seek this special exception for this proposal.
 3. Maximum building area. The maximum building area permitted under the current ordinance is 80% of the lot. Including the parking podium, the maximum building area appears to be closer to 100% of the site.
 4. Parking. Under the existing zoning, this proposal would require 69 parking spaces. Only 59 are proposed.
- B. Transit Oriented Development Use. In the Borough of Ambler, a Transit Oriented Development (TOD) is a use, currently permitted only in the Redevelopment Overlay District (ROD) with only certain underlying zoning and other requirements. Although this site is located in the ROD, the TOD use is not currently applicable to this parcel due to the underlying zoning. The applicant references the TOD use in the sketch plan application, so we have taken a preliminary look at whether this project would meet the requirements of a TOD, if it were permitted. This is a partial list of potential considerations that would need to be addressed if this parcel were to be a TOD use:
1. Minimum lot area. The current minimum lot for a mixed use TOD is 8 acres. This site is about one-half of one acre.
 2. Residential density. The current limit on residential density for a TOD use is between 35 and 50 acres (depending on underlying zoning). This proposal is approximately 57 dwelling units per acre.
 3. Impervious coverage. The TOD use permits impervious coverage of up to 80%. This proposal is nearly 100% impervious.
 4. Green space. A minimum of 20% of the site is required to be green space. No significant green space is shown.
 5. Recreation area. A minimum of 5% of the site is required to be recreation area that is accessible to all residents of the development. It is unclear whether any of the balcony/deck areas are proposed to be shared space for the development.

BUILDING DESIGN AND STREET FRONTAGES

- A. Main Street Frontage. Currently on the block of North Main Street involved in this project, there are two buildings to remain: one at the corner with Butler Avenue and the other mid-block at 12 N. Main. The rest of the block to be demolished includes: 10 North Main (1 commercial space with residential above), and 14 North Main (5 small commercial spaces).
1. Mix of Uses. The proposed development would demolish buildings containing six commercial spaces and replace them with a driveway and a parking garage. Although the parking garage is proposed to be nicely screened, the loss of these six small commercial spaces is detrimental to the community. These stores extend the vibrancy of Butler Avenue onto this block of Main Street and creates additional places for small businesses to have their stores. We do not support

the elimination of all of this commercial space on Main Street. We recommend the applicant consider including at least one or two commercial spaces along Main Street. This may require the elimination of some parking spaces in the garage.

2. Sidewalk and Landscaping. This block of North Main Street currently does not have any street trees. We suggest this development could be an opportunity to mitigate the urban heat island effect and create shade for pedestrians. Greener streets have environmental and aesthetic value, and have been shown to be more attractive to shoppers. We suggest the applicant consider setting the building back approximately two additional feet along North Main Street to allow for an eight foot wide sidewalk that includes street trees.
3. Parking Garage Façade. While the proposed façade along this block of North Main Street contains bricking and some metal grates, we suggest the applicant consider include some public art to further enliven the streetscape from the pedestrian's point of view. More interesting façades encourage walking and are more pleasant for pedestrians.

B. Building Step Backs. The proposed development has step backs above the third story facing Butler Avenue. This is an attractive way to help the new building fit in to the existing context of the community. We commend the applicant on a nice design with balconies for the dwelling units. There are also step backs on North Main Street, but due to the parking garage being below the three residential stories, these are quite a bit higher. The applicant might consider a slight step back of six feet or so for one additional story along North Main Street to make the building less imposing from the street.

RACE STREET AND SHORT RACE STREET

- B. Existing Circulation. Race Street is currently one way traveling east from the train tracks, with a 35 foot cartway and parallel parking permitted on both sides. Short Race Street varies in width, but at its narrowest, it appears to be about a 24 foot cartway. The parking lot for the Birchwood at Ambler, a large apartment building, takes access from the intersection of Race Street and Short Race Street.
- C. Possible Circulation and Parking Changes. While it is important to maintain good access for residents of the Birchwood, we support the consideration of narrowing one or both of these cartways to allow for landscaping, angle parking, additional sidewalks, and/or other beneficial features. It does not seem that traffic volumes necessitate wide cartways here. Both could likely be one-way with parking. We encourage the applicant to include landscaping such as street trees as well as ensuring safe pedestrian pathways along both of these streets. If one of these cartways is maintained as two-way, it may even be possible to close the other one and create a pedestrian plaza. We encourage the applicant to explore various creative options for improving these streets.

CONCLUSION

We are pleased to see ongoing interest in redevelopment in downtown Ambler and wish to reiterate that MCPC generally supports the applicant's proposal. However, there are a number of issues to overcome before this development moves forward. With some significant adjustments, we believe the potential exists for this project to further Ambler Borough's planning objectives for downtown redevelopment.

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.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chloe M. Mohr'.

Chloe M. Mohr, AICP, Senior Community Planner
chloe.mohr@montgomerycountypa.gov - (610) 278-3739

c: Matt Sigel, Applicant's Representative
Mary Aversa, Manager, Ambler Borough
Robert Lagreca, Chair, Ambler Borough Planning Commission
James P. Dougherty, P.E., Borough Engineer
Jessica Buck, District Manager, Montgomery County Conservation District

Attachment A: Aerial Image of Site

Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENTS A & B



The Court at Ambler Station
MCPC#220039001

Montgomery
County
Planning
Commission
Montgomery County, Pennsylvania - Planning Commission
400 South 10th Street, Suite 200, P.O. Box 374
Allentown, PA 18102-0374
www.montco.org/planning
Email: planning@montco.org

0 50 100 200 Feet

▲

April 11, 2023



HAMBURG, RUBIN, MULLIN,
MAXWELL & LUPIN, PC
ATTORNEYS AT LAW

www.HRMML.com
Lawyers@HRMML.com

29146-0005

J. Edmund Mullin
Steven H. Lupin
Douglas I. Zeiders
Carl N. Weiner
Merle R. Ochrach
Mark F. Himsworth
Steven A. Hann
Steven B. Barrett
Christen G. Pionzio
Ethan R. O'Shea
Bernadette A. Kearney
Paul G. Mullin
John J. Iannozzi
William G. Roark
Lisa A. Shearman LL.M.
Nathan M. Murawsky
Kathleen A. Maloles
Steven J. English
Noah Marlier
Danielle M. Yacono
Kevin M. McGrath
John F. McCaul
Gabriella T. Lacitignola
Annie L. Neaman
Zachary R. Morano
Franqui-Ann Raffaele
Gaetano J. DiPersia
J. Braun Taylor

OF COUNSEL:
Jonathan A. Samel, LL.M.
John C. Rafferty, Jr.

LANSDALE
ACTS Center — Blue Bell
375 Morris Road
Post Office Box 1479
Lansdale, PA 19446-0773
Phone 215.661.0400
Fax 215.661.0315

HARRISBURG
Phone 717.943.1790
Fax 717.943.1792

February 27, 2023

Via Email to: code@borough.ambler.pa.us

Glenn Kucher, Code Enforcement Officer
Ambler Borough
131 Rosemary Avenue
Ambler, PA 19002

Re: Ambler Station

Dear Glenn:

Please be advised that this office represents Ambler Station I, LLC, the legal owner of property which is subject of the enclosed Sketch Application. My client proposes to redevelop the majority of the block between West Butler Avenue, Short Race Street, West Race Street and North Main Street into a transit-oriented development with retail on the ground floor and multi-family on the upper 3 floors. I can summarize the project as follows:

Property: The parcels which comprise the project consist of:

<u>Address:</u>	<u>Parcel No.:</u>
10 North Main Street	01-00-02587-00-4
14-22 North Main Street	01-00-02581-00-1
9 West Butler Avenue	01-00-00538-00-1

(the subject "Property").

The Property/project comprises the block but for the following 3 properties:

Harry's Tap Room — (at the corner of West Butler and North Main Street)	1 West Butler Avenue 01-00-00544-00-4
---	--

The Paper Dolls Building —	7 West Butler Avenue 01-00-00541-00-7
----------------------------	--

The Wish Property --	12 North Main Street 01-00-02584-00-7.
----------------------	---

Project: The project (“Project”) entails the complete redevelopment of the Property which will include 3,345 sq. ft. of retail on the ground floor with 17 apartments on the upper floors and 13 townhouses. The townhouses contain 3 bedrooms, while the apartment mix is (1) Studio, (10) 1 bedroom and (6) 2 bedroom units.

Parking: Today, the Property is deficient 51 parking spaces for the existing uses. When applying the C – Commercial Zoning Code, the Project necessitates 69 parking spaces:

1.5/unit x 17 apartment units = **26** spaces

2.0/unit x 13 townhouse units = **26** spaces

3,345 sq. ft. of retail
(4 spaces/250 sq. ft.+ 4 employees= **17** spaces)

26 +26 + 17 = 69 parking spaces.

The Project can accommodate 59 off-street parking spaces. The 13 townhouses have garages which contain 2 tandem spaces in each. The ground floor provides an additional 33 spaces which can be shared. If the TOD ordinance reduction is applied, 58 parking spaces are required.

Height: The building elevation along West Butler Avenue is 3 stories until it reaches a balcony. The balconies on top of the third floor result in a stepped-back 4th story. The height from the average grade for each frontage is as follows:

W. Butler Ave. = 45'-1"
North Main St = 52'-2"
Short Race St = 52'-2"
W. Race St = 52'-2".

Floodplain/Culvert: The Project will result in less of an impact on the Floodplain Conservation District than exists today. As you know, the underground culvert is exposed at the corner of Short Race Street and West Race Street which threatens the collapse of the existing building. The Project will rectify the existing dangerous condition and address the issues of the Tannery Run Creek culvert, as necessary, to provide a safe development.

We understand that modification to the existing TOD Transit-Oriented Development District would be necessary to achieve the goals of the Project while meeting the goals of a transit-oriented development adjacent to the train station. The Project promotes walkability and a pedestrian friendly development with curb appeal. We think the Project would be an asset to Ambler Borough and we would like to review the same with the Borough as you determine.

Glenn Kucher
Page 3
February 27, 2023

Enclosed please find the following:

1. Original Sketch Plan Application;
2. An 11 page Architectural Rendering packet prepared by Kramer Marks Architects, dated February 23, 2023;
3. The Existing Features Plan, prepared by Site Engineering Concepts, LLC, dated February 13, 2023;
4. The Proposed Plan, prepared by Site Engineering Concepts, LLC, dated February 13, 2023;
5. A check in the amount of \$790.00 (\$150 plus \$20 per unit and for each additional \$1,000 sq. ft. of retail), as the Application fee, made payable to Ambler Borough (hand delivered by Applicant);
6. A check in the amount of \$5,000.00, as the escrow fee, made payable to Ambler Borough (hand delivered by Applicant).

We may bring additional exhibits to the public meetings at which this Application will be discussed. Please advise if you feel additional information would be helpful in conducting your review.

Very truly yours,

HAMBURG, RUBIN, MULLIN,
MAXWELL & LUPIN

/s/ Christen G. Pionzio

By: _____
CHRISTEN G. PIONZIO

CGP/dcbk
Enclosures

CC: Matt Sigel, Station Partners (w/enc.) – via email
Marc Policarpo, Station Partners (w/enc.) – via email
Gregg D'Ascanio (w/enc.) – via email
George E. Marks, AIA (w/enc.) – via email
Rob Lambert, PE (w/enc.) – via email

APPLICATION FOR SUBDIVISION &
LAND DEVELOPMENT REVIEW
BOROUGH OF AMBLER
131 Rosemary Avenue
Ambler, PA 19002
(215) 646-1000
FAX (215) 641-1355



Development Name: The Court at Ambler Station

Site Location: 10, 14-22 N Main Street & 9 W Butler Pike

Legal Property Owner Name: Ambler Station 1, LLC. Attn: Matt Sigel

Address: 300 Brookside Ave; Building 18 Suite 50; Ambler, PA 19002

Phone: 484-571-5630

Fax: _____

E-Mail Address: msigel@station-partners.com

Contact Person (to whom all correspondence will be sent):

Name: Same as Owner

Address: _____

Phone: _____

Fax: _____

E-Mail Address: _____

Interest of applicant is: ☒ Owner ☐ Equitable Owner ☐ Other-explain _____

Zoning Information:

District C-Commercial

Tax Parcel Number **01-00** 02587-00-4, 02581-00-1 and 00538-00-1

Block ⁴⁶ _____ Unit 015, 003 and 007

Permitted Density N/A

Total Area 23,258 SF

Type of Review Requested:

☒ Subdivision Plan ☒ Land Development ☐ Conditional Use ☐ Amendment

Type of Plan:

☒ Sketch

☐ Preliminary

☐ Final

Type of Submission:

☒ New Proposal

☐ Revised Prior Submission

Statement of Intent: The applicant proposes to consolidate three lots and construct a mixed use building containing commercial space along W Butler Pike, 13 townhouses and 17 apartments. Parking is provided at grade under the building along Race Street and within garages of the Townhouse units.

Land Use/Proposed Number of Lots/Units Intended Use(s):

☒ Residential	_____	_____
☒ Commercial	_____	_____
☐ Industrial	_____	_____
☐ Office	_____	_____
☐ Other	_____	_____

Please complete the following items which are applicable to your project:

Attorney's Name: Christen Pionzio

Address: 375 Morris Road; Box 1479; Lansdale, PA 19446-0773

Phone: 215-661-0400 Fax: 215-661-0315

E-Mail: cpionzio@hrmml.com

Engineer's Name: SITE Engineering Concepts, LLC Attn: Rob Lambert

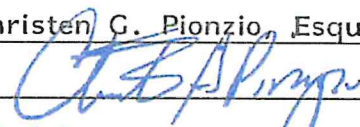
Address: PO Box 1992; Southeastern, PA 19399

Phone: 484-222-0059 Fax: 610-240-0451

E-Mail: rlambert@site-engineers.com

I certify that the plans submitted comply with the requirements of Chapter 22 of the Ambler Borough Code of Ordinances.

Plan submitted by: Christen G. Pionzio, Esquire (please print)

Attorney for
Applicant's Signature: 

Application Fee: \$ 790.00 ☐ Attached ☒ Under separate cover

Escrow Amount: \$ 5,000.00 ☐ Attached ☒ Under separate cover

Ambler Borough Fee Schedule (non-refundable)
Checks should be made payable to "Ambler Borough"

RESIDENTIAL SUBDIVISION/LAND DEVELOPMENT: Application Fee

Preliminary Plans	\$150.00 plus \$20.00 per unit/lot or each additional 1,000 S.F.
Final Plans	\$150.00 plus \$20.00 per unit/lot or each additional 1,000 S.F.

NON-RESIDENTIAL SUBDIVISION/LAND DEVELOPMENT: Application Fee

Preliminary Plans	\$150.00 plus \$20.00 per unit/lot or each additional 1,000 S.F.
Final Plans	\$150.00 plus \$20.00 per unit/lot or each additional 1,000 S.F.

ESCROW FUND: Established based on the following calculations

Minor Subdivisions/Land Development (4 lots or fewer)	AT COST
Major Subdivisions/Land Development (5 lots or greater)	AT COST

CONDITIONAL USE HEARING (Council):

Residential \$500.00; Non-Residential \$1000.00 plus costs.

-----**FOR OFFICE USE ONLY**-----

Application Fee: **Check #**_____ **Date Received**_____

Escrow Fund: **Check #**_____ **Date Received**_____

Plans accepted by _____ **Date** _____



VIEW FROM BUTLER PIKE THE COURT AT AMBLER STATION

kramer + marks

architecture interior design planning
27 s. main street, ambler, pa 19002
p. 215.654.7722 f. 215.654.5333 www.kramermarks.com



RENDERING THE COURT AT AMBLER STATION

kramer+marks

architecture interior design planning
27 s. main street ambler, pa 19002
p. 215.654.7722 f. 215.654.5333 www.kramermarks.com



VIEW FROM MAIN STREET THE COURT AT AMBLER STATION

kramer+marks

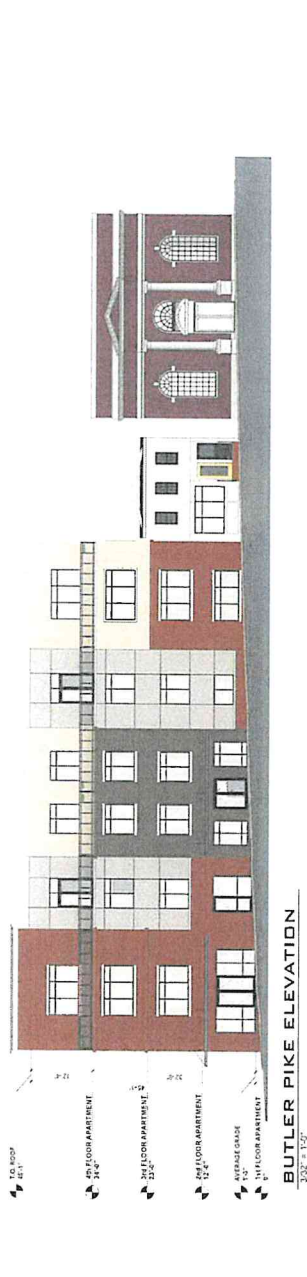
architecture interior design planning
21 S. Main Street, Ambler, PA 19002
p. 215.654.7722 f. 215.654.5353 www.kramermarks.com



RENDERING THE COURT AT AMBLER STATION

kramer+marks

a | r | c | h | i | e | e | c | t | s
architecture interior design planning
27 s. main street, amble, pa 19002
p 415.654.7772 f 415.654.5353 www.kramermarks.com



ELEVATIONS THE COURT AT AMBLER STATION

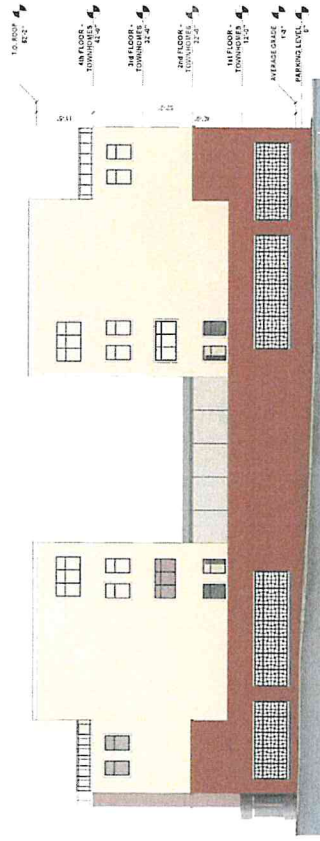
kramer+marks

Architecture interior design planning
27 S. Main Street Ambler, PA 19002
p. 215.654.7722 f. 215.654.5353 www.kramermarks.com

6.23.2023



SHORT RACE STREET ELEVATION
3/12" = 1'-0"



RACE STREET ELEVATION
3/12" = 1'-0"

ELEVATIONS THE COURT AT AMBLER STATION

kramer+marks

ARCHITECTURE INTERIOR DESIGN PLANNING

27 S. MAIN STREET, AMBLER, PA 19002
P 215.651.7722 F 215.654.5353 WWW.KRAMERMARKS.COM

02.23.2023



COURTYARD ELEVATION - WEST TOWNHOMES
3/23/2023



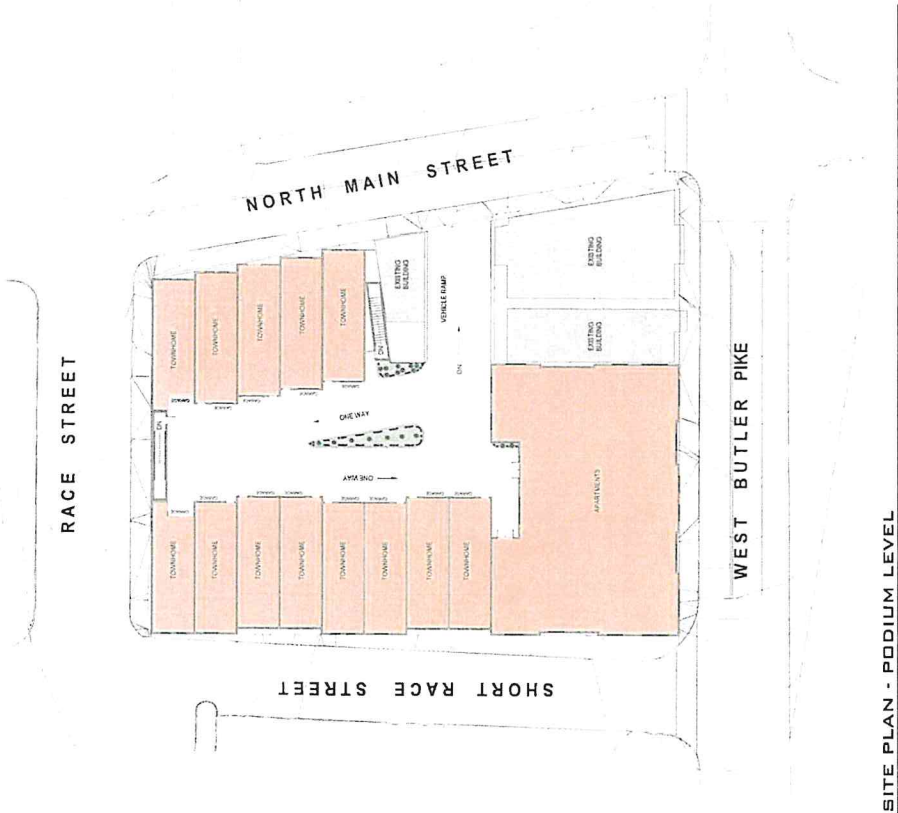
COURTYARD ELEVATION - EAST TOWNHOMES
3/23/2023

ELEVATIONS THE COURT AT AMBLER STATION

kramer+marks



architecture interior design planning
275 Main Street, Ambler, PA 19002
p: 215.355.6722 f: 215.355.6723 www.kramermarks.com



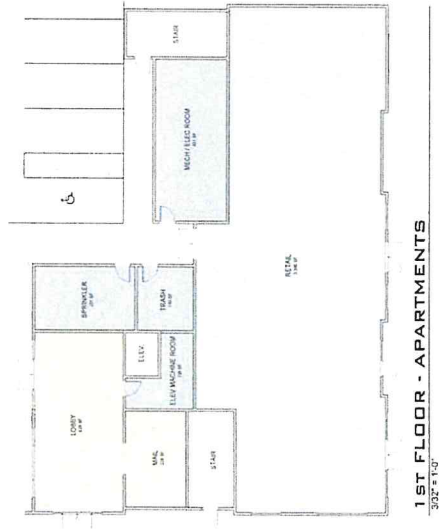
SITE PLAN - PODIUM LEVEL
1" = 20'-0"

PODIUM PLAN THE COURT AT AMBLER STATION

kramer+marks

architecture interior design planning
27 s. main street, ambler, pa 19002
p: 415.654.7722 f: 415.654.5353 www.kramermarks.com

02.23.2023



1st Floor - Apartments



2nd Floor - Apartments



3rd Floor - Apartments



4th Floor - Apartments

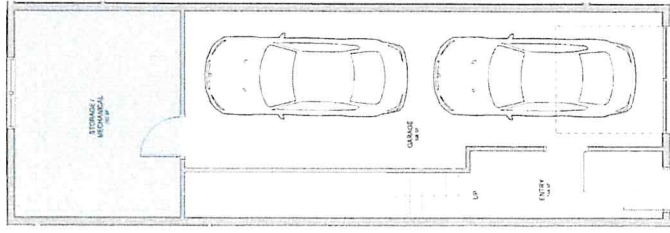
APARTMENT PLANS THE COURT AT AMBLER STATION

kramer+marks

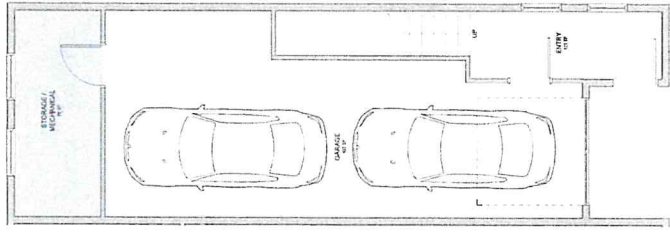
3 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

27 S. Main Street, Ambler, PA 19002
p.115.05/1721 1.21.2021 www.kramermarks.com

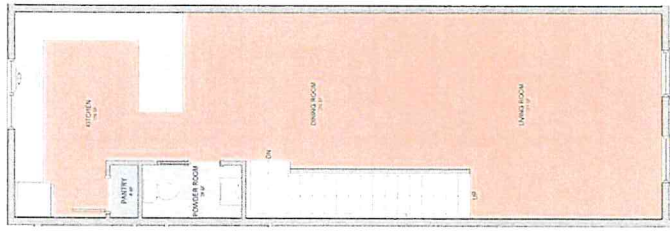
02.23.2021



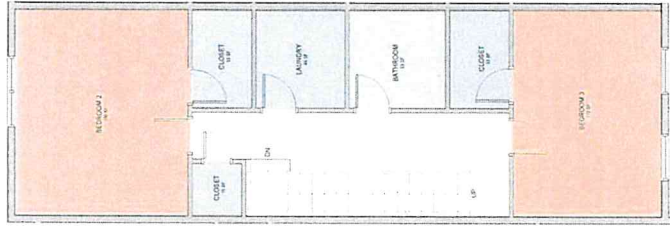
TYPICAL 1ST FLOOR
1/8" = 1'-0"



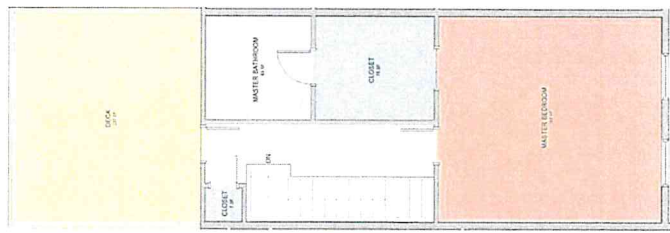
ALTERNATE 1ST FLOOR
1/8" = 1'-0"



TYPICAL 2ND FLOOR
1/8" = 1'-0"



TYPICAL 3RD FLOOR
1/8" = 1'-0"

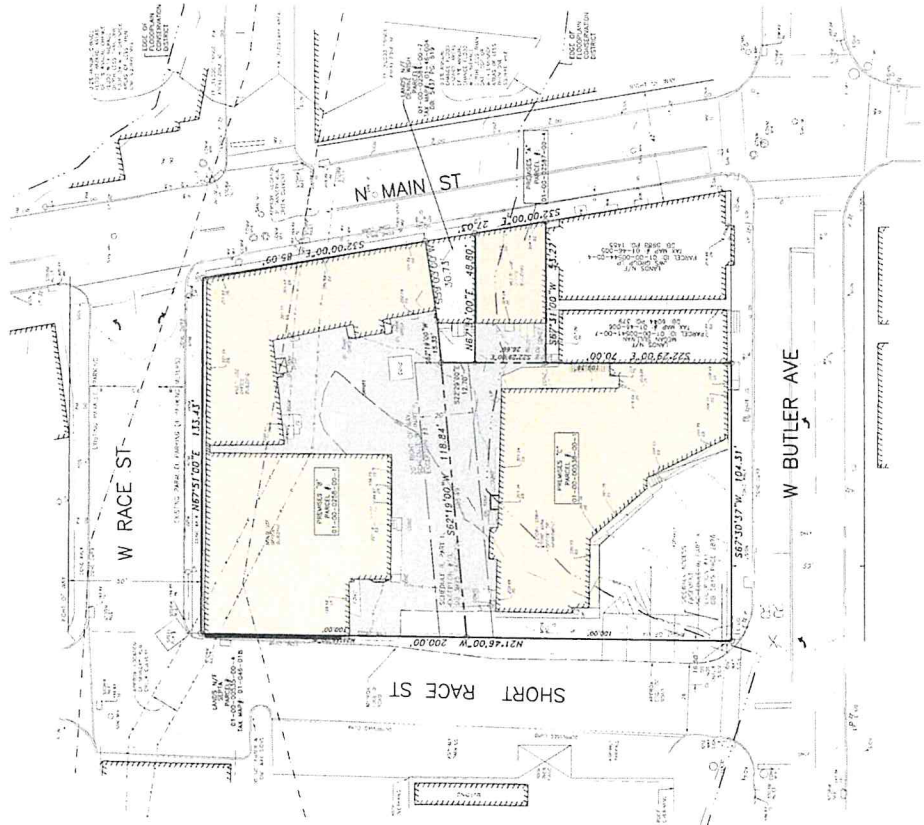
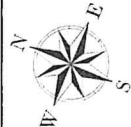


TYPICAL 4TH FLOOR
1/8" = 1'-0"

TOWNHOME PLANS THE COURT AT AMBLER STATION

kramer+marks

Architecture Interior Design Planning
2000 Walnut Street, Suite 200
Philadelphia, PA 19106
P 215.641.7732 F 215.641.6337
www.kramermarks.com



GENERAL NOTES

1. The first group of people who are interested in the study of the history of the United States are the people who are interested in the history of the United States. This group of people is interested in the history of the United States because they want to know more about the country they live in. They want to know about the people who lived in the United States and the things that they did. They want to know about the history of the United States because they want to know more about the country they live in.

REVISION	DATE	NUM
----------	------	-----

SITE ENGINEERING CONCEPTS, LLC
P.O. BOX 1992
SOUTHEASTERN, GA 30169

P 610-240-0450 F 610-240-0451 E INFO@SITE-ENGINEERS.COM

AMBLER STATION 1, LLC
SOUTHERN PLANNING GROUP

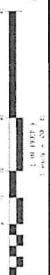
10 N MAIN ST. 14-22 N MAIN ST. & 9 W BUTLER AVE

REPUBLIC OF AMERICA
MONTGOMERY COUNTY
PENNSYLVANIA

DATE / / Page No. 12/02/22

EXISTING FEATURES

GRAPHIC SCALE



ROCHER M LAMBERT
P: 060763

EXISTING FEATURES
PLAN

SHEET
1 of 2

ALE 11-020

PLAN LEGEND

1945
 1946
 1947
 1948
 1949
 1950
 1951
 1952
 1953
 1954
 1955
 1956
 1957
 1958
 1959
 1960
 1961
 1962
 1963
 1964
 1965
 1966
 1967
 1968
 1969
 1970
 1971
 1972
 1973
 1974
 1975
 1976
 1977
 1978
 1979
 1980
 1981
 1982
 1983
 1984
 1985
 1986
 1987
 1988
 1989
 1990
 1991
 1992
 1993
 1994
 1995
 1996
 1997
 1998
 1999
 2000
 2001
 2002
 2003
 2004
 2005
 2006
 2007
 2008
 2009
 2010
 2011
 2012
 2013
 2014
 2015
 2016
 2017
 2018
 2019
 2020
 2021
 2022
 2023
 2024
 2025
 2026
 2027
 2028
 2029
 2030
 2031
 2032
 2033
 2034
 2035
 2036
 2037
 2038
 2039
 2040
 2041
 2042
 2043
 2044
 2045
 2046
 2047
 2048
 2049
 2050
 2051
 2052
 2053
 2054
 2055
 2056
 2057
 2058
 2059
 2060
 2061
 2062
 2063
 2064
 2065
 2066
 2067
 2068
 2069
 2070
 2071
 2072
 2073
 2074
 2075
 2076
 2077
 2078
 2079
 2080
 2081
 2082
 2083
 2084
 2085
 2086
 2087
 2088
 2089
 2090
 2091
 2092
 2093
 2094
 2095
 2096
 2097
 2098
 2099
 2100
 2101
 2102
 2103
 2104
 2105
 2106
 2107
 2108
 2109
 2110
 2111
 2112
 2113
 2114
 2115
 2116
 2117
 2118
 2119
 2120
 2121
 2122
 2123
 2124
 2125
 2126
 2127
 2128
 2129
 2130
 2131
 2132
 2133
 2134
 2135
 2136
 2137
 2138
 2139
 2140
 2141
 2142
 2143
 2144
 2145
 2146
 2147
 2148
 2149
 2150
 2151
 2152
 2153
 2154
 2155
 2156
 2157
 2158
 2159
 2160
 2161
 2162
 2163
 2164
 2165
 2166
 2167
 2168
 2169
 2170
 2171
 2172
 2173
 2174
 2175
 2176
 2177
 2178
 2179
 2180
 2181
 2182
 2183
 2184
 2185
 2186
 2187
 2188
 2189
 2190
 2191
 2192
 2193
 2194
 2195
 2196
 2197
 2198
 2199
 2200
 2201
 2202
 2203
 2204
 2205
 2206
 2207
 2208
 2209
 2210
 2211
 2212
 2213
 2214
 2215
 2216
 2217
 2218
 2219
 2220
 2221
 2222
 2223
 2224
 2225
 2226
 2227
 2228
 2229
 2230
 2231
 2232
 2233
 2234
 2235
 2236
 2237
 2238
 2239
 2240
 2241
 2242
 2243
 2244
 2245
 2246
 2247
 2248
 2249
 2250
 2251
 2252
 2253
 2254
 2255
 2256
 2257
 2258
 2259
 2260
 2261
 2262
 2263
 2264
 2265
 2266
 2267
 2268
 2269
 2270
 2271
 2272
 2273
 2274
 2275
 2276
 2277
 2278
 2279
 2280
 2281
 2282
 2283
 2284
 2285
 2286
 2287
 2288
 2289
 2290
 2291
 2292
 2293
 2294
 2295
 2296
 2297
 2298
 2299
 2300
 2301
 2302
 2303
 2304
 2305
 2306
 2307
 2308
 2309
 2310
 2311
 2312
 2313
 2314
 2315
 2316
 2317
 2318
 2319
 2320
 2321
 2322
 2323
 2324
 2325
 2326
 2327
 2328
 2329
 2330
 2331
 2332
 2333
 2334
 2335
 2336
 2337
 2338
 2339
 2340
 2341
 2342
 2343
 2344
 2345
 2346
 2347
 2348
 2349
 2350
 2351
 2352
 2353
 2354
 2355
 2356
 2357
 2358
 2359
 2360
 2361
 2362
 2363
 2364
 2365
 2366
 2367
 2368
 2369
 2370
 2371
 2372
 2373
 2374
 2375
 2376
 2377
 2378
 2379
 2380
 2381
 2382
 2383
 2384
 2385
 2386
 2387
 2388
 2389
 2390
 2391
 2392
 2393
 2394
 2395
 2396
 2397
 2398
 2399

