

AGENDA

AMBLER BOROUGH PLANNING COMMISSION

I. CALL TO ORDER

January 27, 2026 (7:00 PM)

II. ROLL CALL

III. REORGANIZATION

IV. APPROVAL OF: December 11, 2025 minutes

V. OLD BUSINESS:

1. Review “BT Ambler LLC – Mixed Use Development” proposing a mixed-use development at 100 – 112 W. Butler Avenue and 19, 23, and 27 S. Chestnut Street under the TOD option in the Redevelopment Overlay District pursuant to ordinance amendment request to Ordinance No. 1140 Recommendation requested from the applicant. This will be the applicant’s third presentation.
2. Input is requested on updating the 2013 Borough Comprehensive Plan. Draft sections on Sustainability to be discussed.

VI. NEW BUSINESS

1. A draft annual report for 2025 for Borough Council will be presented for discussion.

VII. ADJOURNMENT

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO Box 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 21, 2025

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

Re: MCPC #26-0008-001
Plan Name: Redevelopment Overlay District Amendments
Borough of Ambler

Dear Mr. Detweiler:

We have reviewed the above-referenced zoning text amendments in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 13, 2026. We forward this letter as a report of our review.

BACKGROUND

Ambler Borough is proposing a series of amendments to Article 27, Redevelopment Overlay District, of Chapter 27, Zoning, of the Borough Code of Ordinances. The proposed amendments include the following:

1. **Section 27-2703.A.** – Clarifying the interpretation of dimensional standards related to parking garages and structures when integrated within a Transit-Oriented Development.
2. **Section 27-2703.E.(1)** – Amending the legislative intent.
3. **Section 27-2703.E.(2)** – Establishing a new definition for the term "Green Roof" and amending the definition of "Transit-Oriented Development."
4. **Section 27-2703.E.(3)(b)** – Addressing residential uses within a Transit-Oriented Development. The proposal would allow buildings other than those with frontage on Butler Avenue or Main Street to provide ground-floor residential use when certain design standards are met.
5. **Section 27-2703.E.(3)(c)** – Addressing nonresidential uses within a Transit-Oriented Development. The proposal would continue to require that buildings fronting on Butler Avenue or Main Street include a ground-floor nonresidential use with a minimum depth of 40 feet, while removing this requirement from frontages on other roadways.
6. **Section 27-2703.E.(3)(e)** – Addressing ground-level structured parking. The proposal would allow ground-level structured parking internal to a building when fronting on roadways other than Butler Avenue and Main Street, provided that certain design standards are met.

7. **Section 27-2703.E.(4)(a)** – Striking former subsection “2,” which required that every building in a Transit-Oriented Development be mixed-use. This requirement was removed to reflect the proposed allowance for multifamily development under Section 27-2703.E.(3)(b).
8. **Section 27-2703.E.(4)(b)** – Dimensional standards:
 - A. Clarifying the interpretation of minimum lot width for corner lots.
 - B. Modifying the 90% frontage occupation requirement to apply only to buildings fronting on Butler Avenue and Main Street.
 - C. Establishing an allowance for 85% impervious coverage when a green roof is provided at a ratio of 2:1 green roof area to impervious surface.
 - D. Establishing a new allowance for buildings in the Redevelopment Overlay District with an underlying zoning of Office Campus District to permit height averaging, whereby the overall average height must remain 65 feet while allowing portions of the building to reach up to 80 feet and requiring other portions to be limited to 35 feet.
9. **Section 27-2703.E.(4)(c)** – Clarifying the requirements for transparent window area for ground-floor nonresidential uses.
10. **Section 27-2704.B.(c)** – Revising the development bonus for public parking provided by the applicant. The proposal increases the required amount to 10% of the non-residential parking requirement, establishes required hours of public availability (from close of business on Friday through Sunday evening), and adds a provision clarifying that parking may be metered.
11. **Section 27-2704.B.(d)** – Revising the development bonus related to the provision of an expanded gathering space. The proposal establishes a minimum area of 1,500 square feet.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040: A Shared Vision (2015; amended 2021)

Montco 2040, 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. Parking should be located to the rear of buildings wherever it is feasible. 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. A central park or green should be created within developments within a Town Center. The proposed amendments to the Redevelopment Overlay District are generally consistent with the goals for a Town Center; however, the ultimate design and layout of future development will determine the degree to which consistency is achieved.

Comprehensive Plan Update (2013)

Ambler Borough’s 2013 *Comprehensive Plan Update* recommended the creation of a Redevelopment Overlay District (ROD) to promote Transit-Oriented Development in the station area. The district was ultimately created via a zoning map and ordinance amendment. The district saw subsequent edits at various points since its creation. 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 proposed amendments to the ROD appear to be generally consistent with the goals of the borough’s comprehensive plan.

It is important to note that the Borough Planning Commission is in the process of drafting an update to the comprehensive plan with assistance from MCPC through the Community Planning Assistance Contract Program.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the proposed ordinance amendments; however, in the course of our review we have identified one regulation where additional detail may be appropriate. Our comments are as follows:

REVIEW COMMENTS

GREEN ROOF OPERATIONS & MAINTENANCE PLAN

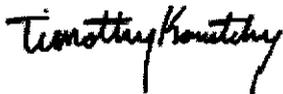
The proposed amendments to Section 27-2703.E.(4)(b) establish a new allowance for up to 85% impervious surfacing when a green roof is provided at a rate of 2:1 of green roof to impervious coverage. While we support this provision, we recommend that the borough consider adding a requirement for submission of an operations and maintenance plan to ensure the long-term viability of the green roof. For example, the regulation could include a provision stating that "an operations and maintenance plan shall be prepared for the green roof and submitted to the Borough for approval."

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal; however, we believe that our suggested revision will ensure that the intent of the regulations are more clearly defined in the ordinance.

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. Should the governing body adopt this proposed zoning ordinance amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



Timothy Konetchy, AICP, Senior Community Planner
Timothy.Konetchy@montgomerycountypa.gov - 610.292.4917

- c: Glenn Kucher, Borough Code Officer
John Oswald, Chair, Borough Planning Commission
Al Comly, Vice Chair, Borough Planning Commission
Carol DiPietro, Secretary, Borough Planning Commission
Jessica Buck, District Manager, MCCD