

**BOARD OF SUPERVISORS  
LOWER GWYNEDD TOWNSHIP**

**MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWNSHIP OF LOWER GWYNEDD,  
MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE  
LOWER GWYNEDD TOWNSHIP ZONING MAP BY REZONING A  
PARCEL OF LAND FROM D-1 TO MF-3 TO EXTEND THE MF-3  
ZONING DISTRICT ALONG A PORTION OF NORRISTOWN ROAD.**

**WHEREAS**, § 1506 of the Second Class Township Code, Act of May 1, 1993, P. L. 103, No. 69, as amended by the Act of November 9, 1995, P. L. 350, No. 60, at 53 P.S. §66506, entitled “General Powers”, section 601 of the Pennsylvania Municipalities Code, 53 P.S. § 10601, and, section 1299.12 of the Lower Gwynedd Township Zoning Ordinance, as amended (“**Zoning Ordinance**”) authorizes the Lower Gwynedd Township (“**Township**”) Board of Supervisors (“**Board**”) to enact and amend ordinances necessary for the proper management, care and control of the Township and the maintenance of the health and welfare of the Township and its citizens; and

**WHEREAS**, the Board has determined that extending the MF-3 Multifamily Residential District along a portion of Norristown Road is warranted to further the purpose and intent of the MF-3 Residential District (“**Proposed Zoning Map Amendment**”); and

**WHEREAS**, the Lower Gwynedd Township Planning Commission reviewed the Proposed Zoning Map Amendment at a public meeting and recommended that the Proposed Zoning Map Amendment be approved by the Board; and

**WHEREAS**, a public hearing was held, following notice, for the purpose of considering this Proposed Zoning Map Amendment; and

**WHEREAS**, the Board, after the public hearing held pursuant to public notice, and after receipt of recommendations from the Lower Gwynedd Township Planning Commission and the Montgomery County Planning Commission, deems it appropriate and proper that the Zoning Map be amended by the Proposed Zoning Map Amendment.

**NOW, THEREFORE, BE IT ENACTED AND ORDAINED** by the Board of Supervisors of Lower Gwynedd Township, Montgomery County, Pennsylvania, and it is enacted and ordained as follows:

**Section 1:** The Lower Gwynedd Township Zoning Map (“**Map**”), § 1254.01, is amended to re-designate from D-1 Special Use District to MF-3 Multifamily Residential District the parcel of ground identified as Montgomery County Tax Map Parcel No. 39-00-02956-00-2, a/k/a 321 Norristown Road (“**Property**”), as shown on Appendix “A” and more particularly described in Appendix “B”.

**Section 2:** The Township Engineer is directed to revise the Zoning Map of Lower Gwynedd Township, as last revised, to incorporate the change in classification of the Property from D-1 Special Use District to MF-3 Multifamily Residential District.

**Section 3: Repealer.** All ordinances, resolutions, and regulations inconsistent with this ordinance are hereby repealed.

**Section 4: Effective Date.** This Amendment shall become effective five (5) calendar days after the date of enactment.

**ORDAINED AND ENACTED** by the Board of Supervisors of Lower Gwynedd Township, Montgomery County, Pennsylvania, this \_\_\_\_ day of \_\_\_\_\_, 2026.

Attest:

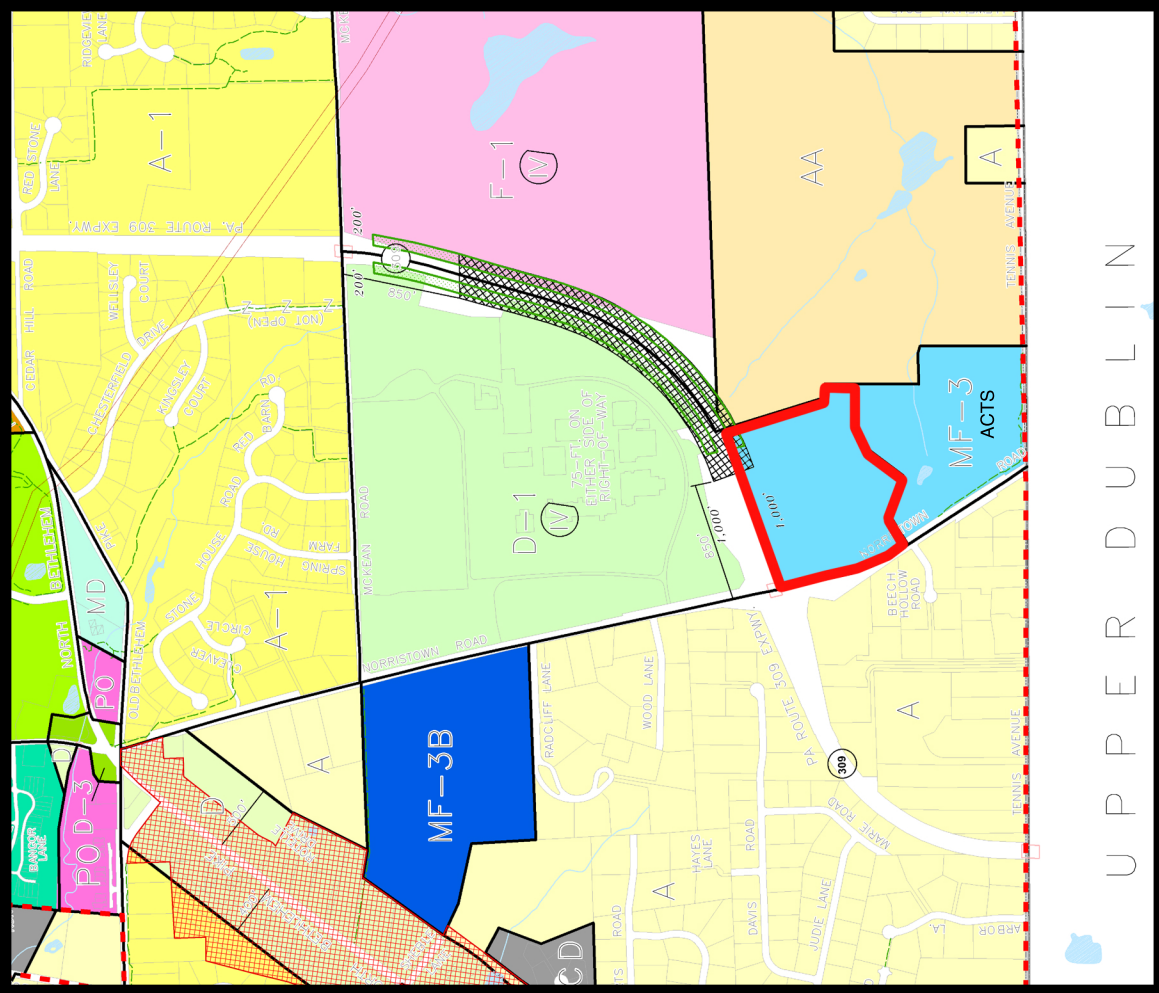
**LOWER GWYNEDD TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
Mimi Gleason, Township Manager

By: \_\_\_\_\_  
Danielle A. Duckett, Chairperson

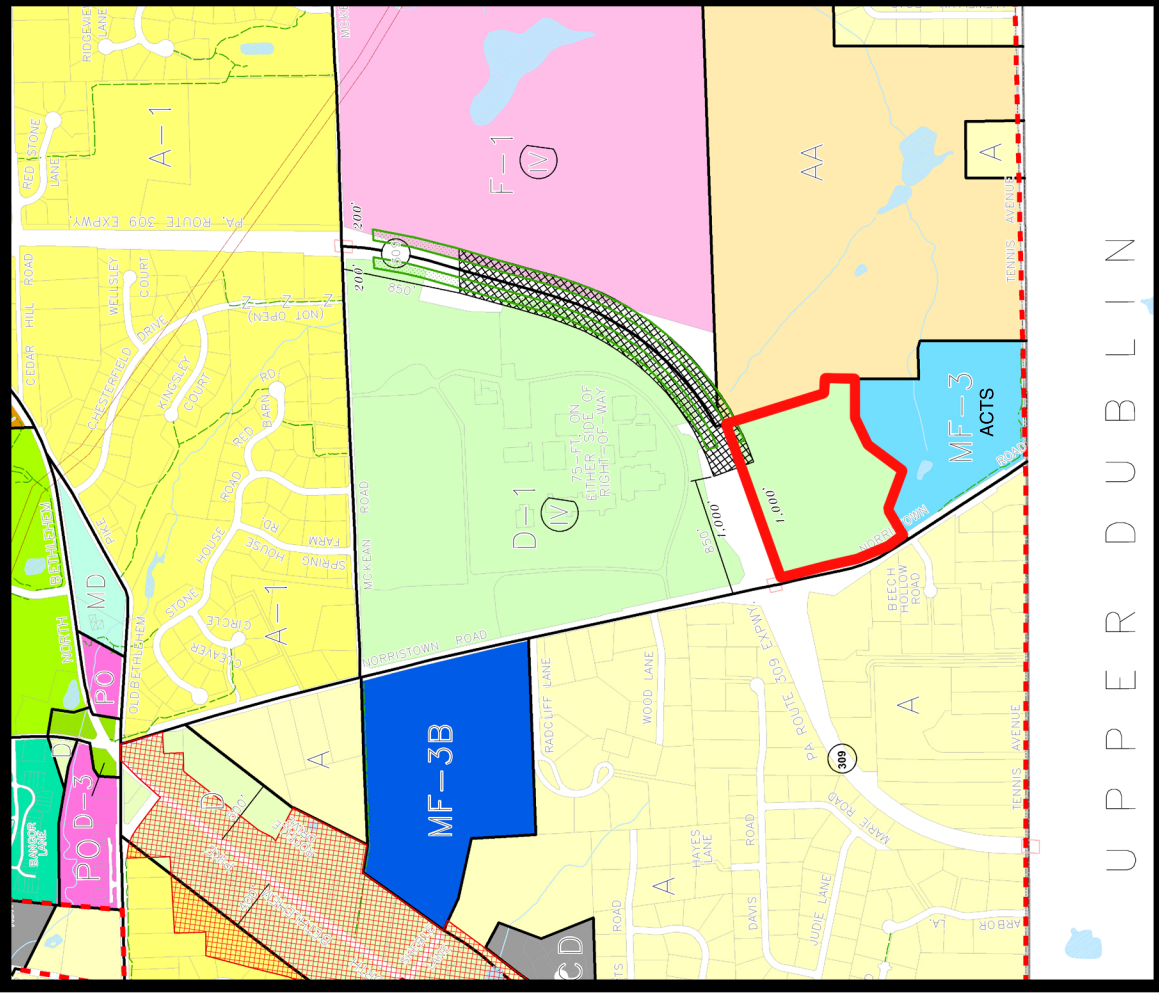
**APPENDIX "A"**

**Zoning Map Amendment**



U P P E R D U B L I N

# PROPOSED



U P P E R D U B L I N

# EXISTING

- A**
  - AA**
  - MF-3**
  - D-1**
  - F-1**
- COMMUNICATION FACILITIES OVERLAY DISTRICTS**
- STRUCTURE ZONE
    - I 150' @ SIDE OF C OF RT. 309
    - II 150' x 250' @ RT. 302 & R.R.
  - ATTACHMENT ZONE
    - I RAILROAD PARCEL @ RT. 302 & 200' N/W SOUTH OF R.R.
    - II INSIDE ON AND OFF RAMPS TO RT. 309
    - III WATER TOWER PARCEL
    - IV EXTERIOR (S.A. AND D-1) EXPOSURES AND ATTACHMENT ZONE OVERLAY DISTRICTS.
  - ACT 209 TRANSPORTATION OVERLAY DISTRICTS
    - EMPLOYMENT IN THIS AREA SUBJECT TO TRAFFIC IMPACT FEE.
    - RECREATION SERVICE AREA

**APPENDIX "B"**

**Legal Description**

**EXHIBIT A**

(321/323 Norristown Road)

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected; SITUATE in Lower Gwynedd Township, Montgomery County, Pennsylvania and described according to a As-Built-Survey prepared for Brandywine Realty Trust made by Herbert H. Metz, Inc., Civil Engineers and Surveyors dated 4/25/1997, as follows, to wit:

BEGINNING at a point being the intersection of the Southeasterly side of Route 309 L.R. 782 and the Northeasterly side of Norristown Road; thence extending from said point of beginning North 20 degrees 10 minutes 20 seconds East along Route 309, 816.37 feet to a point of curve; thence extending on a line curving to the left having a radius of 1,970.08 feet and the arc distance of 355.00 feet to a point; thence extending South 66 degrees 23 minutes 30 seconds East 742.63 feet to a point; thence extending North 43 degrees 10 minutes 30 seconds East 103.86 feet to a point; thence extending South 51 degrees 05 minutes 30 seconds East 200.00 feet to a point; thence extending South 37 degrees 24 minutes 51 seconds West 267.38 feet to a point; thence extending South 14 degrees 55 minutes 30 seconds West 183.31 feet to a point; thence extending South 13 degrees 45 minutes 50 seconds East 341.82 feet to a point; thence extending South 60 degrees 06 minutes 34 seconds West 288.28 feet to a point; thence extending South 09 degrees 13 minutes 55 seconds West 210.00 feet to a point on the Northeasterly side of Norristown Road; thence extending along Norristown Road the following eight (8) courses and distances: (1) North 84 degrees 46 minutes 30 seconds West 120.50 feet to a point; (2) Thence extending South 86 degrees 42 minutes 19 seconds West 34.02 feet to a point of curve; (3) Thence extending along the arc of circle curving to the left having a radius of 1,372.69 feet the arc distance of 222.34 feet to a point; (4) Thence extending North 20 degrees 27 minutes 16 seconds East 10.00 feet to a point of curve; (5) Thence extending along the arc of a circle curving to the right having the radius of 1,362.69 feet and the arc distance of 144.58 feet to a point; (6) Thence extending North 63 degrees 28 minutes 00 seconds West 74.13 feet to a point; (7) Thence extending South 26 degrees 32 minutes 00 seconds West 10.00 feet to a point; and (8) Thence extending North 63 degrees 28 minutes 00 seconds West 336.51 feet to a point on the Southeasterly side of Route 309 L.R. 782, being the first mentioned point and place of beginning.

LESS AND EXCEPT that portion of the above described premises taken by the Commonwealth of Pennsylvania, Department of Transportation for highway purposes pursuant to a condemnation in CP-2006-22302, a Declaration of Taking thereof being recorded in the Recorder of Deeds Office of Montgomery County in Deed Book 5614, Page 1926 and plans there of recorded in said recording Office in Plan/Highway Book 23, Page 88; Plan/Highway Book 24, Page 388 and Plan/Highway Book 27, Page 21.

BEING Tax Parcel 39-00-02956-00-2

BEING the same premises which Brandywine Operating Partnership, L.P., a Delaware limited partnership, by Deed dated 12/11/2007 and recorded 12/24/2007 in Montgomery County at Deed Book 5676, Page 1201, granted and conveyed unto G&I VI 321/323 NORRISTOWN FE LLC, a Delaware limited liability company, in fee.