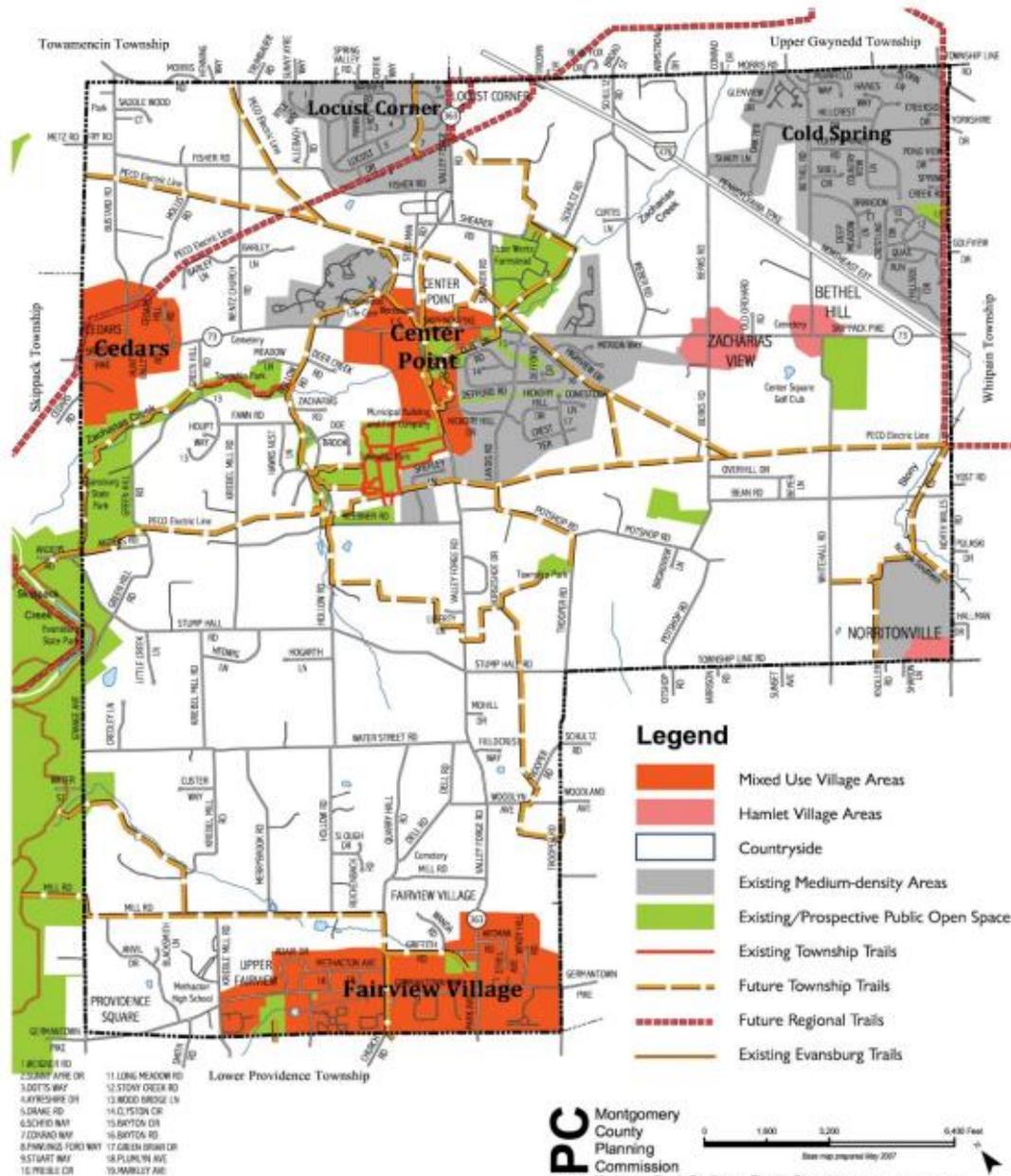


# A Vision for Center Point Village





**MCPC** Montgomery County Planning Commission

Montgomery County Courthouse - Planning Commission  
 PO Box 311 • Norristown PA 19384-0311  
 (610) 278-3722 • (610) 278-3941  
[www.montcopa.org/planning](http://www.montcopa.org/planning)

This map is based on 2005 ortho photography and official sources. Property lines were compiled from individual block maps from the Montgomery County Board of Assessment Appeals, with no verification from the deed. This map is not meant to be used as a legal definition of properties or for engineering purposes.

Scale: 0 1,000 2,000 4,000 Feet  
 Date: map prepared July 2007

U.S. Interstate Route  
 Pennsylvania Route

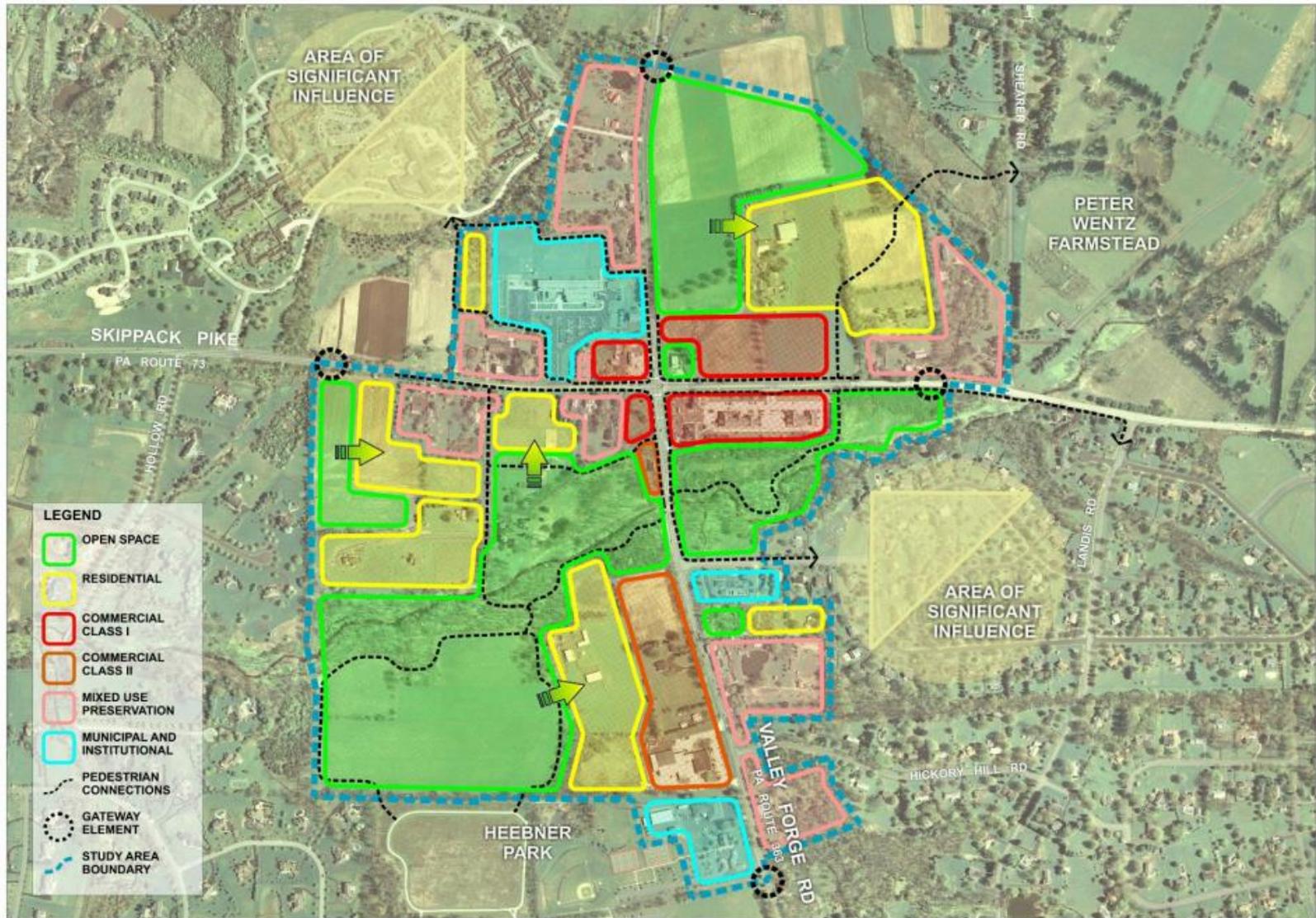
# History of the Planning Process

- October 3, 2013: Public Meeting
  - Visual Preference Survey
- November 1, 2013: Worcester Elementary School
- November 7, 2013: Public Meeting
  - Land Use
- January 30, 2014: Public Meeting
  - Building Types
- April 7, 2014: Meadowood
- October 15, 2014: Plan Adoption
- October 27, 2016: Ordinance Recommended for Approval by Planning Commission

# A Vision for Center Point: Goals

- Create a mapped Center Point Village zoning district.
- Allow a wider range of residential and nonresidential uses within the village zoning district.
- Permit a base density of 2-3 dwelling units per acre on land designated for residential uses.
- Establish density bonuses and incentives that are tied to desired improvements, including the preservation of existing buildings, street interconnections, access, and transferable development rights.
- Create a pedestrian circulation system that extends throughout the village and into surrounding neighborhoods.

# Final Land Use Bubble Plan

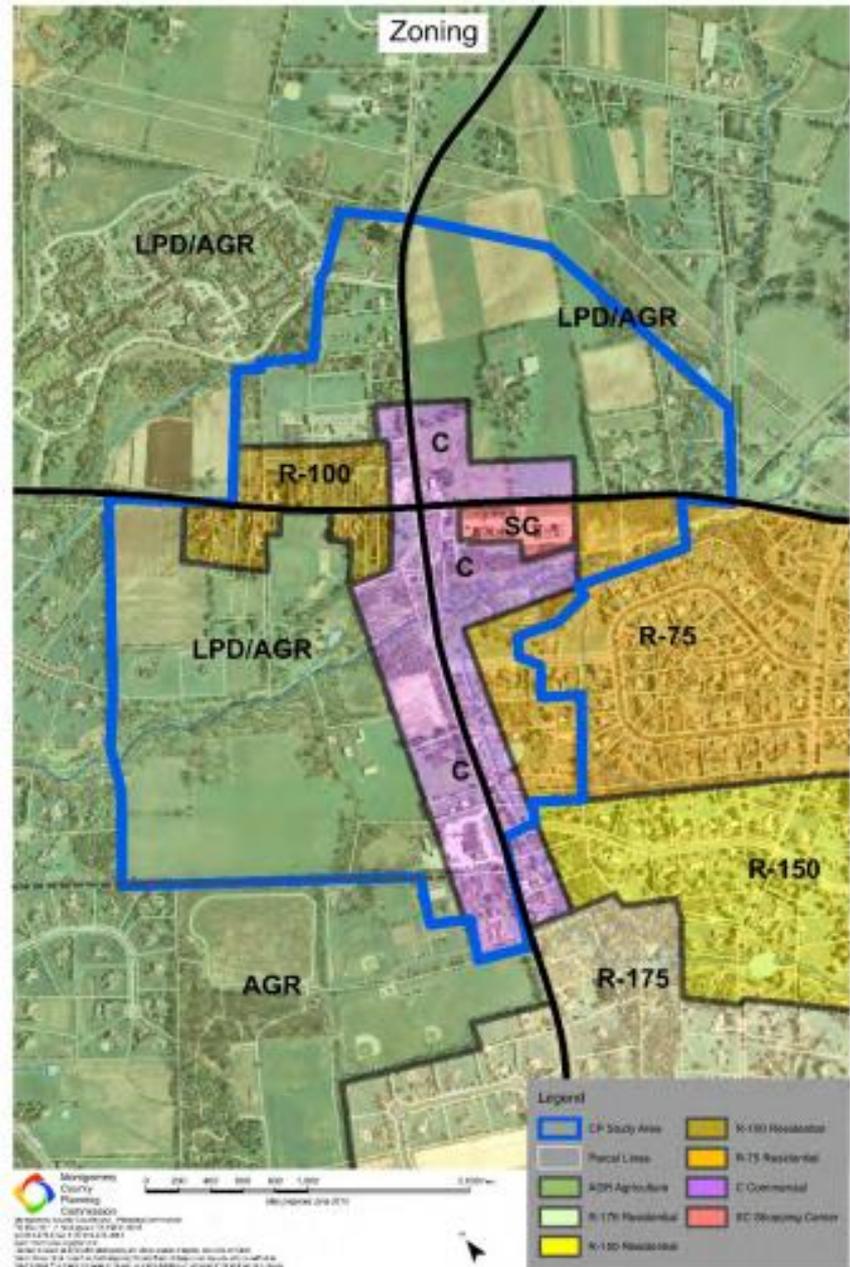


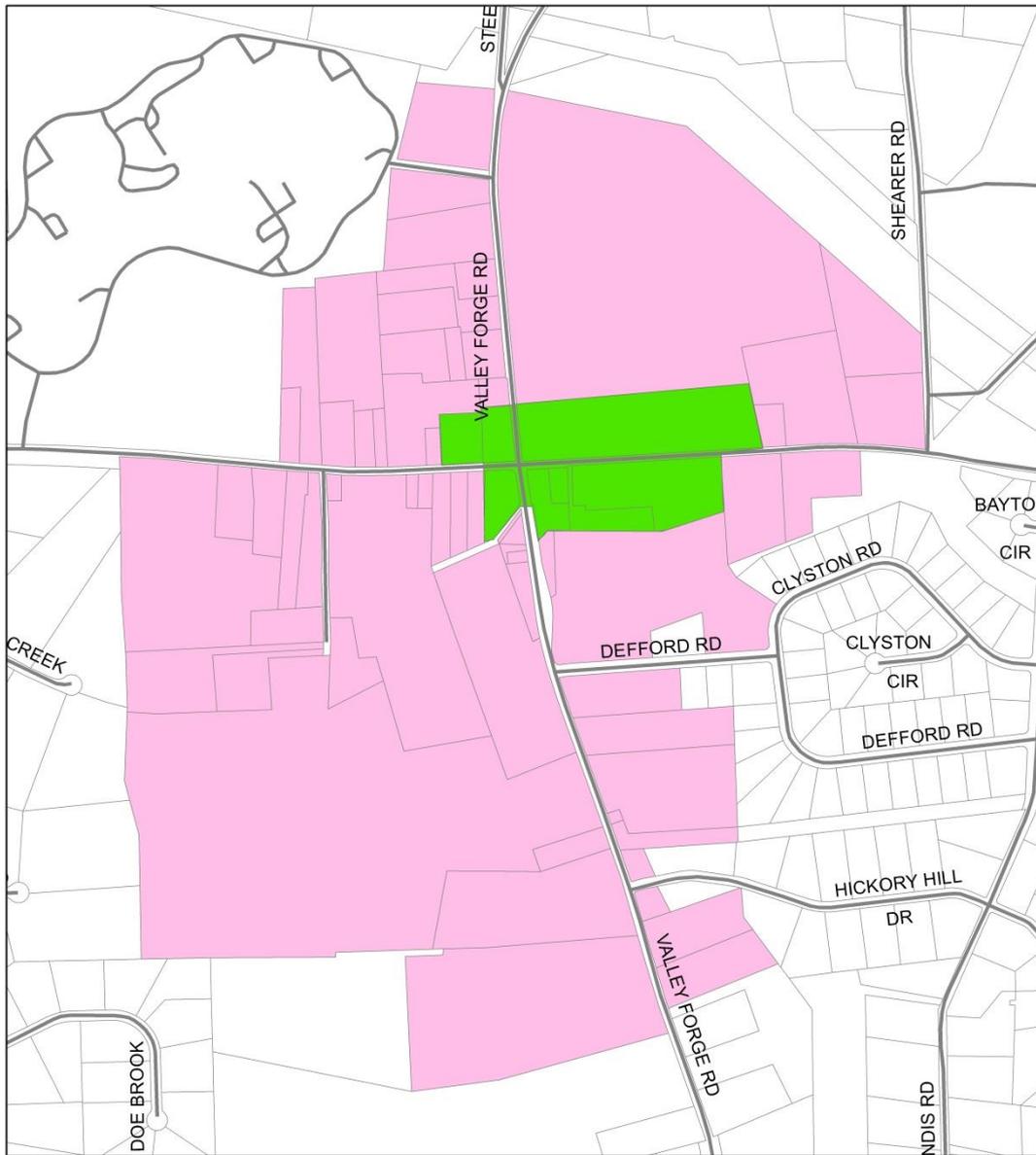
## CENTER POINT VILLAGE LAND USE BUBBLE PLAN WORCESTER TOWNSHIP, PA

### Center Point Village

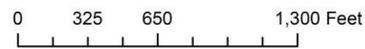


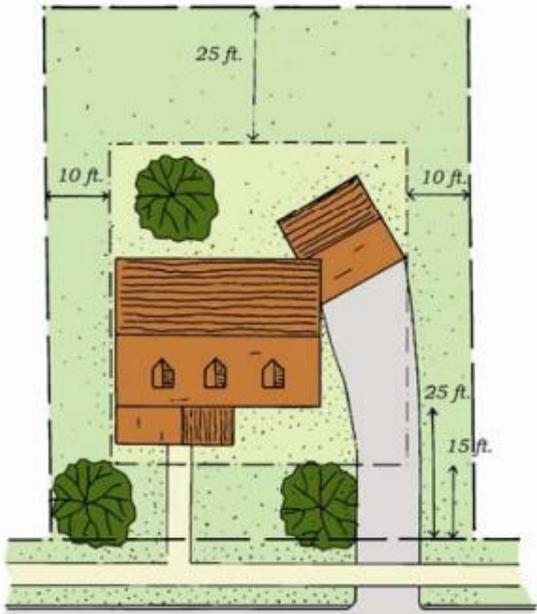
### Center Point Village



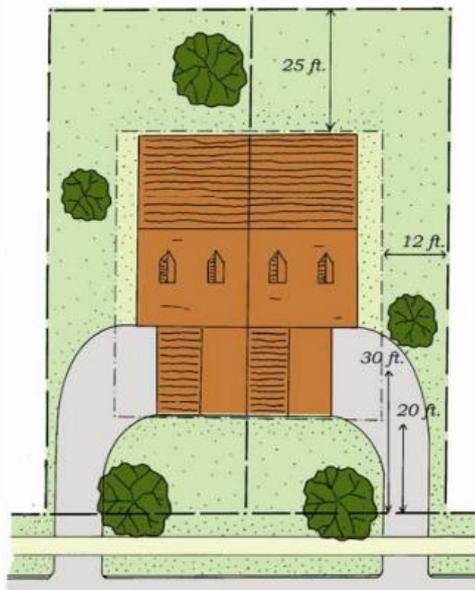


- CPV-1
- CPV-2





*Village Houses*



*Twin Homes*



*Single-Family Detached Homes*







