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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 16, 2024

Michael Mrozinski, Director of Community Development
Lower Providence Township
100 Parklane Drive
Eagleville, PA 19403

Re: MCPC #23-0201-002
Plan Name: Encompass Health Rehabilitation Hospital
(1 lots comprising 10.5 acres)
Situate: Audubon Road (E) and Rittenhouse Road (N)
Lower Providence Township

Dear Mr. Mrozinski:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 29, 2024. We forward this letter as a report of our review.

BACKGROUND

We are in receipt of preliminary plans for the proposed development of a 10.52-acre parcel south of the intersection of Audubon Road and Rittenhouse Road. This proposal was previously reviewed in a letter dated December 1, 2023. The applicant, Encompass Health Rehabilitation Hospital, proposes the construction of a rehabilitation hospital in two phases, the first of which includes accommodations for 50 patients in a 56,187 square feet hospital building. The proposed second phase would add 21,330 square feet to the rear of the building and accommodate 30 additional patients. The proposed development site is adjacent to the right-of-way of Route 422, in the LI Limited Industrial zoning district. A stream flows across the southern side of the parcel and the development proposal would include relocation of the watercourse and widening of the Audubon Road culvert.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant‘s proposal without comment as we have found it to be generally consistent with the township and county comprehensive plans. This submission adequately addresses the issues raised in our previous review.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal and we believe that it will achieve the township's planning objectives for institutional 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.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (*#23-0201-002*) on any plans submitted for final recording.

Sincerely,

y Planner II
John.Mikos@montgomerycountypa.gov – (610) 278-3554

c: Kate Hawley, Applicant's Representative
Mark Kuberski, Chair, Township Planning Commission
Timothy Woodrow, PE, Township Engineer

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

ATTACHMENTS

Aerial Image



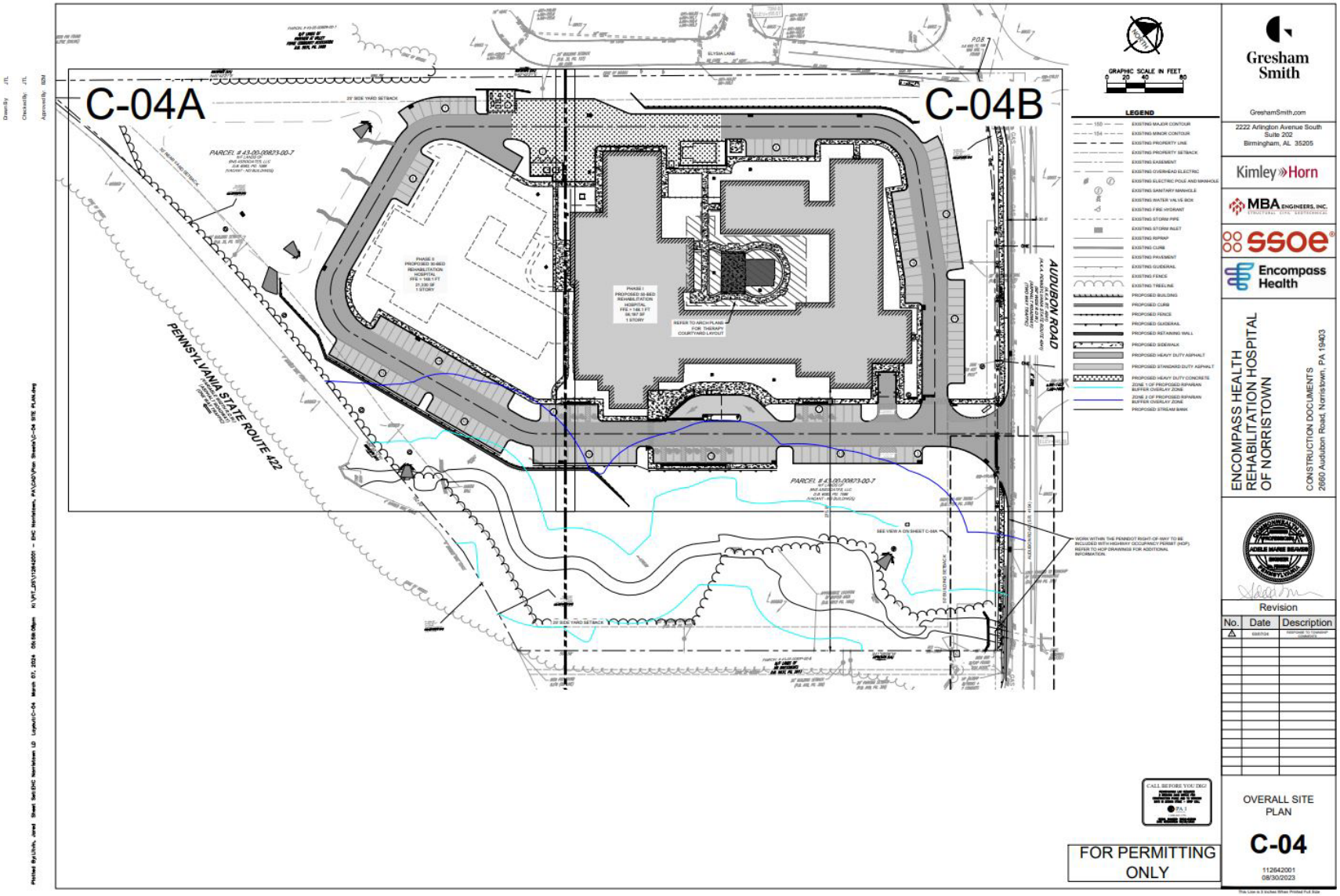
Encompass Health
Rehabilitation Hospital
MCPC#230201002

Montgomery County Planning Commission

0 100 200 400 Feet

N

Site Plan


C-04A
C-04B
PENNSYLVANIA STATE ROUTE 422
AUDUBON ROAD
GRAPHIC SCALE IN FEET
0 20 40 80
LEGEND
Gresham Smith
GreshamSmith.com
2222 Arlington Avenue South
Suite 202
Birmingham, AL 35205
Kimley»Horn
MBA ENGINEERS, INC.
SSOE
Encompass Health
ENCOMPASS HEALTH
REHABILITATION HOSPITAL
OF NORRISTOWN
CONSTRUCTION DOCUMENTS
2660 Audubon Road, Norristown, PA 19403
Revision
No. Date Description
FOR PERMITTING ONLY
OVERALL SITE PLAN
C-04
112642001
08/30/2023