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 COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722 • FAX: 610-278-3941
WWW.MONTGOMERYCOUNTYPA.GOV
SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 14, 2024

Mr. Joel Rowe, Zoning Officer
Plymouth Township
700 Belvoir Rd
Plymouth Meeting, PA 19462

Re: MCPC #24-0096-001
Plan Name: 416 Ridge Pike Car Wash
(1 lot comprising 0.58 acres)
Situate: 416 Ridge Pike
Plymouth Township

Dear Mr. Rowe:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 22, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, 416 Ridge Property, Inc., has proposed the renovation and expansion of an existing car wash site into a new car wash along Ridge Pike in Plymouth Township. The car wash would provide approximately 3,342 square feet of commercial space on one .58 acre lot with supportive parking, utilities, landscaping, and lighting.

COMPREHENSIVE PLAN COMPLIANCE

This area of Plymouth Township is identified as Community Mixed Use in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Community Mixed Use areas are local community focal points that typically have a significant retail or institutional element with surrounding residential uses. These centers are located on major roads within the community and usually have a suburban character. We believe that this plan is compliant with *Montco 2040*.

Plymouth Township's Comprehensive Plan is broadly supportive of the redevelopment of business sites.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and township may wish to consider. Our comments are as follows:

REVIEW COMMENTS

LANDSCAPING

A. We leave it to the Township to determine if the 10% parking landscaping is required.

PEDESTRIAN CIRCULATION

A. It is not clear if the applicant is planning to close the driveway along Ridge Pike. If they are, a sidewalk needs to be added. If not, more than two entrances could be excessive, and not be needed. The Township should consider having the entrance along Ridge Pike closed, and a sidewalk added.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, however, we believe that our suggested revisions will better achieve the township's goals.

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 (#24-0096-001) on any plans submitted for final recording.

Sincerely,



Ryan Lamberti, Environmental Planner II

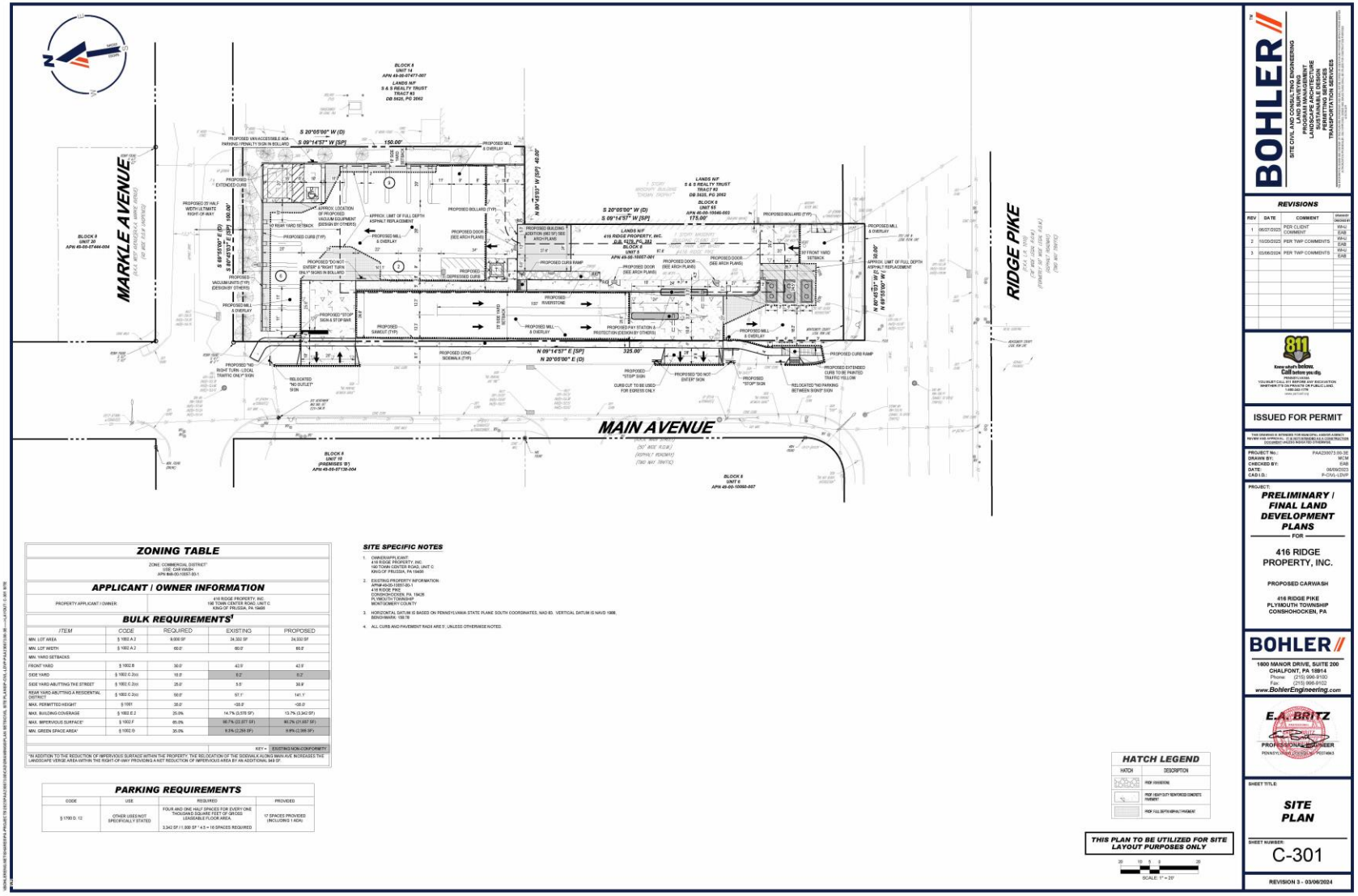
610-278-3729 – Ryan.Lamberti@montgomerycountypa.gov

c: 416 Ridge Property, Inc., Applicant
Vincent Frangiosa, Municipal Planning Commission

Attachments: (A) Site Plan
(B) Aerial

ATTACHMENT A

Site Plan – 416 Ridge Pike Car Wash, Plymouth Township



ATTACHMENT B

Aerial – 416 Ridge Pike Car Wash, Plymouth Township



416 Ridge Pike Car Wash
MCPC#240096001

Montgomery County Planning Commission

0 50 100 200 Feet

N