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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 9th, 2024

John Ernst, AIA, CBO Borough Manager
Lansdale Borough
One Vine Street,
Lansdale, PA 19446

Re: MCPC #24-0185-001
C & J Automotive - Parking Lot
Preliminary Land Development Plan
Lansdale Borough

Dear Mr. Ernst:

We have reviewed the above-referenced land development plan as you requested on June 10, 2024 in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code." We forward this letter as a report of our review:

BACKGROUND

C & J Automotive of Lansdale, the applicant, has submitted a preliminary land development plan for the construction of fourteen (14) new parking spaces to serve 750 N Cannon Ave. The property is currently used as an auto repair shop and car wash in the Industrial District. The applicant has submitted a preliminary plan dated July 11, 2024.

COMPLIANCE WITH COMPREHENSIVE PLANS

The plan is consistent with *MONTCO 2040: A Shared Vision,* the comprehensive plan for Montgomery County. The development falls within the "Business Area" on the future land use map. This future land use primarily calls for large offices, research and development facilities, and large industrial uses. The use fits this definition.

The plan is consistent with Lansdale 2040 Comprehensive Plan. Development falls within the Employment-Residential future land use. The future land use section states that Industrial, office research & development (R&D), and residential uses are the primary use categories appropriate for the Employment-Residential category.

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 borough may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

LANDSCAPING

A. Buffer: The county encourages the applicant to provide additional landscaping buffering around their parking lots and building as the use has residential homes across North Cannon Avenue and West 8th Street. §347-425 *Parking lot landscaping* mentions the need for landscaping to reduce the visual impact of glare from headlights and provide shade to reduce the amount of reflected heat from the parking lots. Additionally, it should be noted that adding appropriate landscaping to the new parking area was a condition from the October 18th, 2022 Zoning Hearing Board decision related to zoning relief. We would encourage the applicant to work with the borough to develop and effective buffer that benefits the applicant and the neighborhood.

TRAILS

A. Liberty Bell Trail: While proposed alignments do not run on the applicant's property, one of the potential alignments from the 2022 Liberty Bell Trail Feasibility Study runs close to the rear of the property. We would encourage the borough and applicant to collaborate on any future work regarding the trail.

PARKING

A. Screening Requirements: § 347-425 D. *Parking lot landscaping* mentions the need for a wall or fence to be used to screen the lot from public roads and adjacent uses. We would encourage the applicant to consult with borough staff on a beneficial design to screen the new lot from adjacent residential uses.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the borough's planning objectives for 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 (#24-0185-001) on any plans submitted for final recording.

Sincerely,

Timothy P. Staub, Senior Community Planner
Timothy.Staub@montgomerycountypa.gov – 610-278-3751

c: Sam Carlo, Chair, Borough Planning Commission
Maria Lohan, Department of Code Enforcement
John Kennedy, AICP Borough Planner
Jason Van Dame, Director of Community Development
Jessica Buck, District Manager, MCCD
Nick Sheridan, Applicant
Gregory R. Gifford, Applicant's Attorney

Attachment 1: Aerial Image of the Property
Attachment 2: Development Plan

ATTACHMENT 1



C & J Automotive - Parking Lot
MCPC#240185001

Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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Aerial photography provided by Nearmap

ATTACHMENT 2

