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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 7, 2024

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

Re: MCPC #22-0238-002
Plan Name: Flagship Carwash
(1 lot comprising 1.12 acres)
Situate: 2619 Ridge Pike (S) and Trooper Road (E)
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 September 27, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, The Dreher Group, LLC, has re-submitted land development plans for a drive-through car wash on a 1.12 acre lot on the north side of Ridge Pike, west of Trooper Road. This site is located in the RPB Ridge Pike Business zoning district and has public water and sewer service. The site is currently occupied by a parking lot that is connected via driveways to the neighboring properties that front on Ridge Pike. The proposed development would entail the demolition of the existing parking lot and would eliminate vehicular access to the adjacent bank property.

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 prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

ZONING

Permitted Uses – The use proposed in this land development plan- a standalone car wash- is not specifically named as a permitted use In the Ridge Pike Business zoning district, but is of the same general character as "gasoline

service station containing a car wash" (§145-259.O). The standards established for the "gasoline service station containing a car wash" use may be applicable to the proposed development, where the two uses are comparable.

Vehicle Service Activities – We defer to the township's zoning administrator as to whether the requirement of §143-259.O (2) "All activities except those performed at fuel or air pumps shall be performed within an enclosed building." should apply to the vacuuming stations featured in the proposed development.

Legislative Intent – The intent of the Ridge Pike Business zoning district includes "increase the number of pedestrian and vehicular connections between adjacent properties to provide complementary and coordinated development of adjacent properties." (§143-257.B), "minimize the potential for increased traffic congestion" (§143-257.A) and lists shared access points, cross-access easements, and shared parking areas as features of development that contribute to this goal. We encourage the applicant and township to consider whether this development plan could be reconfigured to continue to provide cross-access and create a shared access point with the adjacent bank property.

SUBDIVISION AND LAND DEVELOPMENT

A. Lot Lines – The existing lot line separating this proposed land development and the adjacent bank property do not align with the placement of existing or proposed structures. The parcel boundary cuts across the parking lot and vehicle circulation areas that serve the neighboring bank. We recommend that the owners of the two properties work with the township to consider options for adjusting lot lines to better match the layout and uses of these two parcels.
B. Easements – As noted above, the existing lot lines of this proposal enclose a portion of the driveways and parking area that serve the adjacent bank. If there is an access easement or any other easement which applies to this parcel, the development plans should include the location and details of the easement or easements. If no such easements exist, the applicant should provide easements for access to the parking area and other functions of the neighboring property which are located on the development parcel.

PEDESTRIAN/TRANSPORTATION

A. Ridge Pike Sidewalk Connection – The Parks, Recreation, and Open Space Plan the township adopted in 2021 identifies the creation of a sidewalk connection between Dell Angelo Park and Ridge Pike as a recommended improvement for the neighborhood park. The plan depicts a potential route for this pedestrian access way that crosses the site of this proposed development (*see the third attachment*). The submitted development plans include walkways that connect to the existing sidewalk along Ridge Pike and extend the majority of the lot's depth towards the park. We recommend the township and applicant consider how this development plan might be adjusted to provide this pedestrian connection.
B. Sidewalk – The plans show a 4' sidewalk along Ridge Pike and the MCPC recommends that all sidewalks be 5' in width, especially along major arterials.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the township's planning objectives for commercial 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. Please print the assigned MCPC number (22-0238-002) on any plans submitted for final recording. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Laureen Sendel-Grant
Transportation Planner II
laureen.sendel-grant@montgomerycountypa.org
(610) 278-3554

cc: Matthew Kearse PE, Applicant's Representative
E.J. Mentry, Township Manager
Kristina O'Donnell, Chair, Township Planning Commission
Timothy Woodrow, PE, Township Engineer
Casey Moore, PE, Township Traffic Engineer

Attachments:
1. Aerial View
2. Site View
3. Recommended Park Improvements

ATTACHMENTS

Aerial View of 2619 Ridge Pike, Flagship Carwash



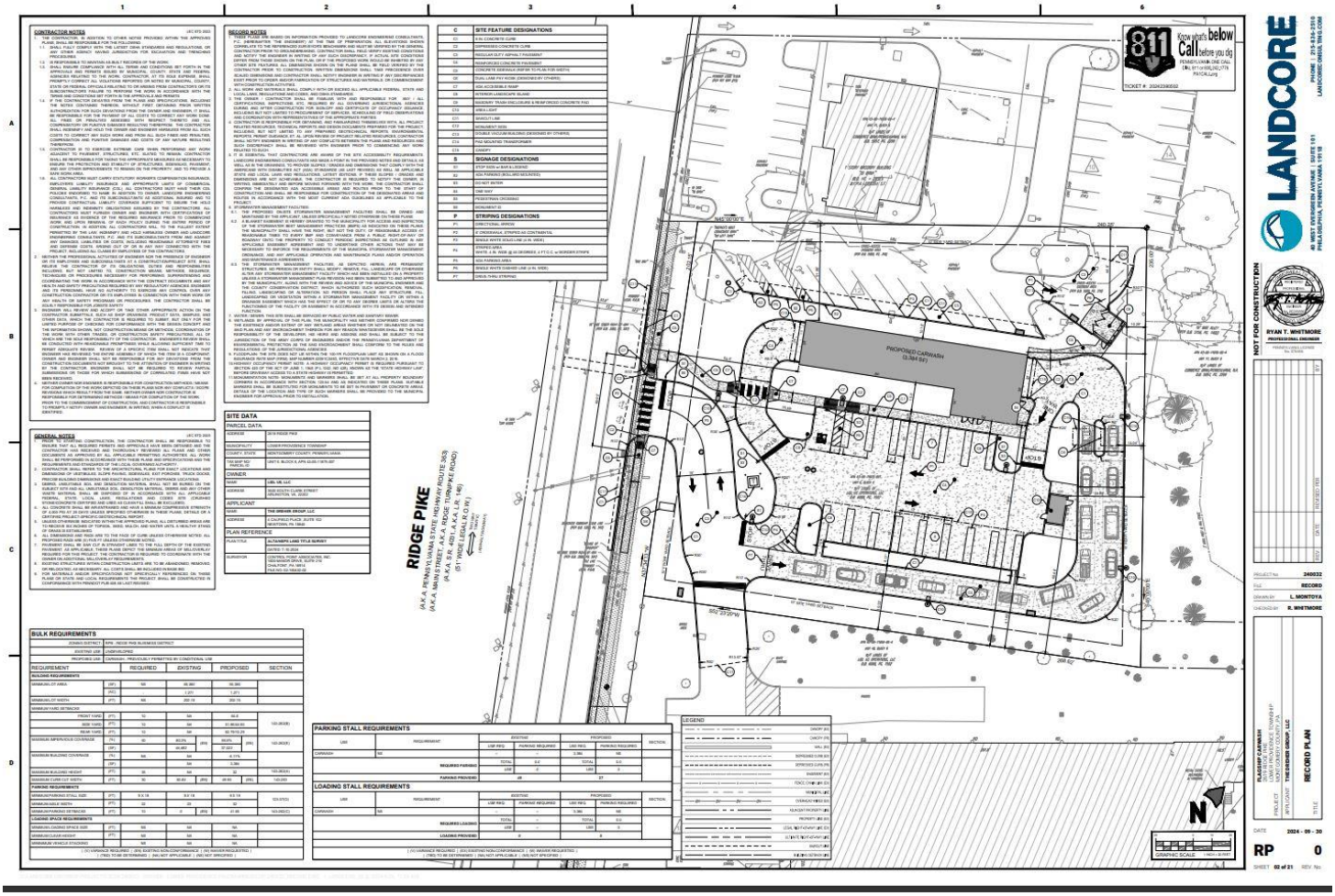
Flagship Carwash
MCPC#220238002

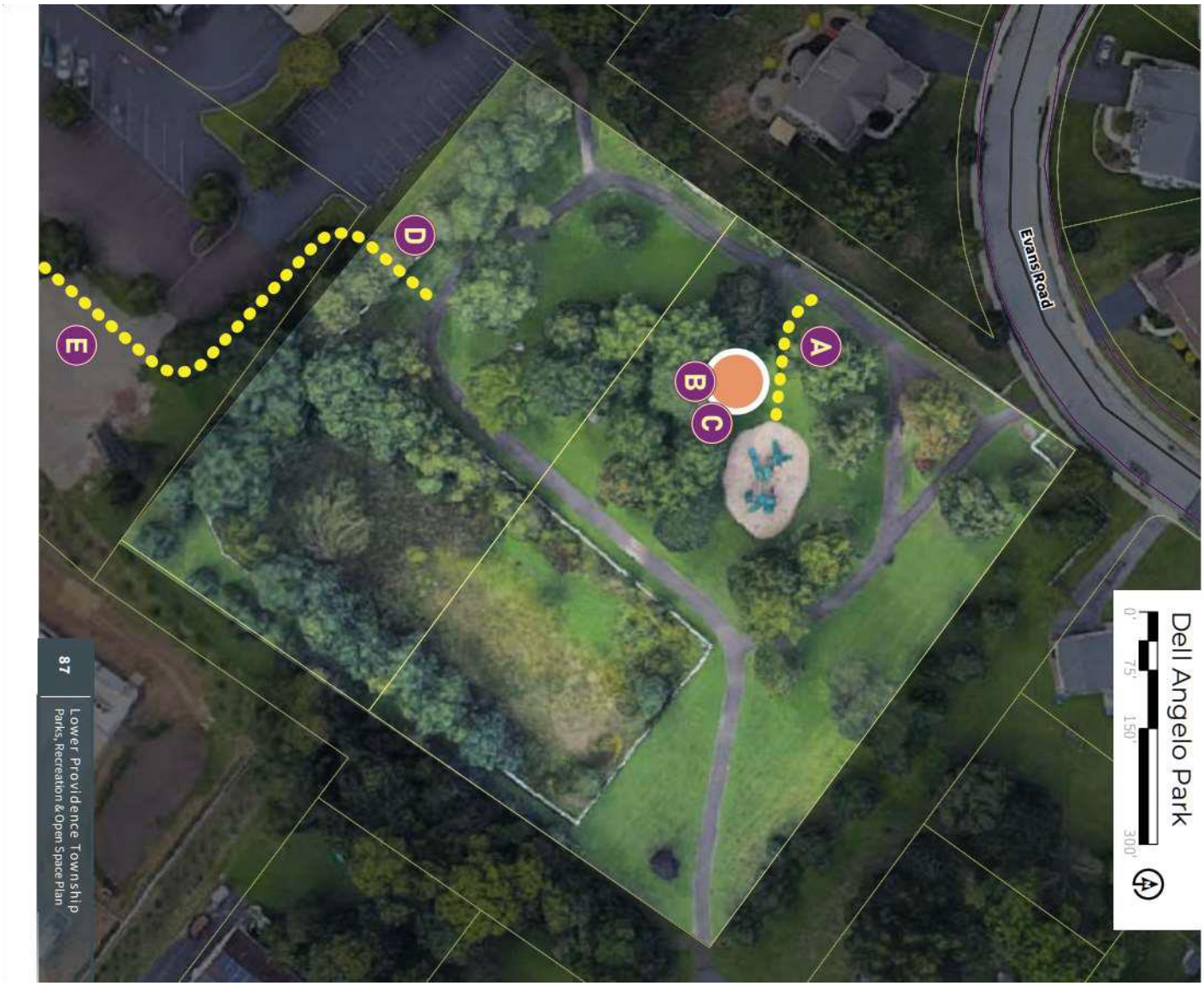
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www.montcopa.org/planning
Aerial photography provided by Nearmap

0 50 100 200 Feet

N

Plan View of 2619 Ridge Pike, Flagship Carwash




Dell Angelo Park
0'
75'
150'
300'
Evans Road
A
B
C
D
E
87
Lower Providence Township
Parks, Recreation & Open Space Plan