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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 22, 2024

Will Brugger, Director of Planning
Towamencin Township
1090 Troxel Rd.
Lansdale, PA 19446

Re: MCPC # 24-0151-002
2060 Detwiler Rd – Day Care
(1 lot comprising 15.86 acres)
Situate: Between Wambold and Forty Foot Rds.
Towamencin Township

Dear Mr. Brugger,

We have reviewed the above-referenced land development in accordance with Section (502) Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 24, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Detwiler Road Holding Company, LLC is seeking to modify a portion of existing office space at 2060 Detwiler Road to a Senior Day Care facility. The property is located in the LI—Limited Industrial zoning district, which permits E-3 Day Care Centers/Nursery Schools as a conditional use. The proposed facility is 6,500 square feet, with 5,100 square feet as classroom space.

The applicant does not propose any exterior building improvements, only interior tenant fill out improvements. A Parking Analysis was included with the conditional use application, indicating that the proposal meets minimum parking requirements for the current and proposed uses.

COMPREHENSIVE PLAN COMPLIANCE

This submittal is generally consistent with the goals and objectives established in the County Comprehensive Plan, *Montco 2040*: *A Shared Vision*. The parcels are located in the “Business Area” future land use designation, which includes day care as secondary use.

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

REVIEW COMMENTS

CONDITIONAL USE APPROVAL

The applicant should adhere to the general Conditional Use requirements set forth in Sec. 153-1003 and 153-1004 as applicable to the current application.

SITE PLAN

The overall site plan does not indicate a pickup/drop-off point for the senior residents visiting the Day Care Center. The applicant should consider indicating the location of the pickup/drop-off point on the site plan to specify the location of the proposed center within the overall building, and to clarify the vehicular circulation for cars using the pickup/drop-off point.

OPERATION

The Parking Analysis application indicates that the Senior Day Care Center will only operate on weekdays. The applicant should also consider indicating the hours of operation in the application.

SIGNAGE

Due to the existing building size, the applicant should consider incorporating directional signage on site for those visiting or picking up and/or dropping off at the Day Care Center, in accordance with Sec. 153-08.C.(6).

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Towamencin Township's planning objectives.

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.

Sincerely,

David Greenberg

David Greenberg, Senior County Planner
(610)-278-3741 – david.greenberg@montgomerycountypa.gov

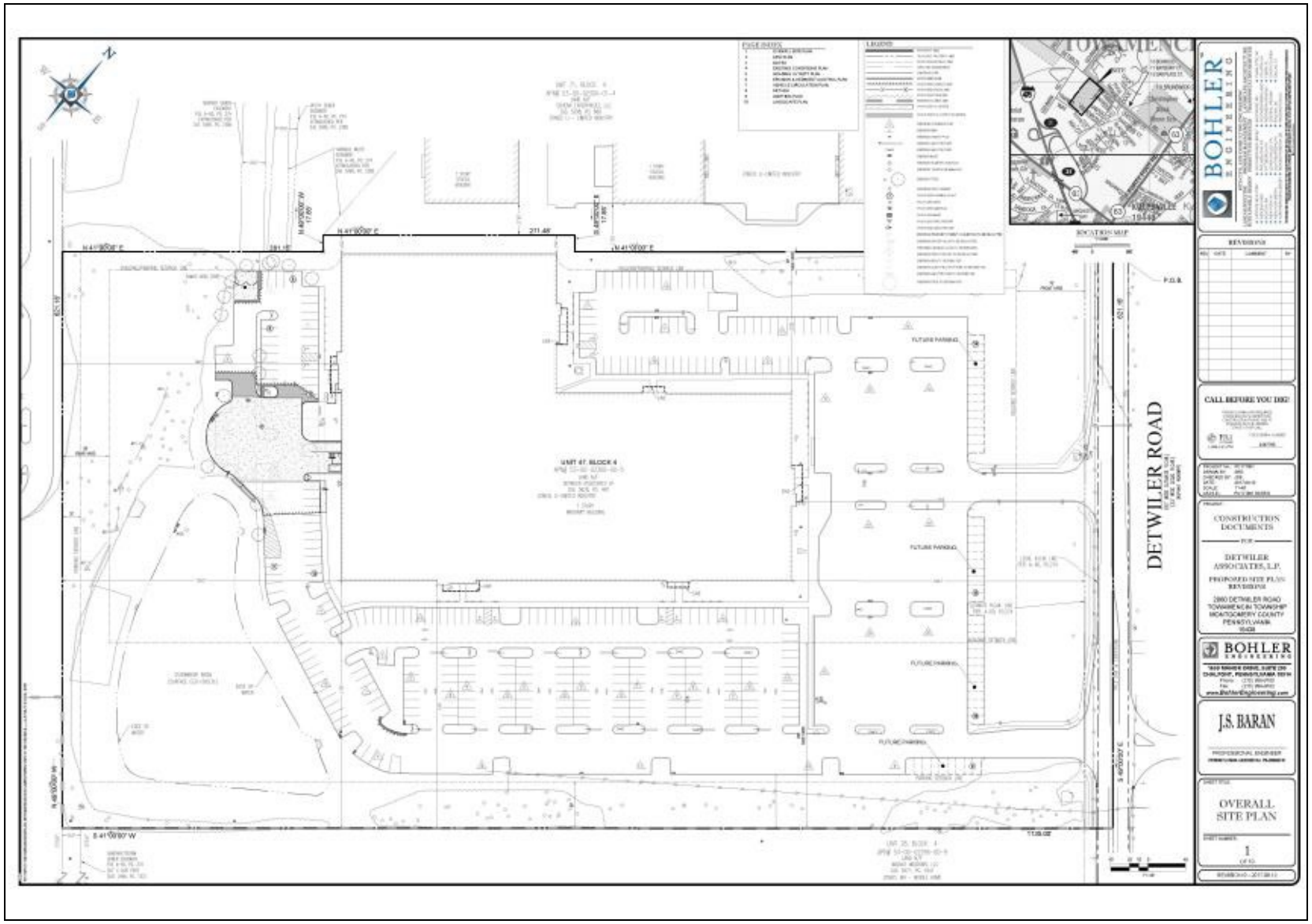
c: William Dion, Esq., Applicant's Representative
David Kraynik, Towamencin Township Manager
Robert Iannozzi, Towamencin Township Solicitor

Mary Stover, Towamencin Township Engineer
Brett MacKay, Towamencin Township Planning Commission Chair

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

ATTACHMENTS A & B




DETWILER ROAD
BOHLER ENGINEERING
CONSTRUCTION DOCUMENTS
DETWILER ASSOCIATES, L.P.
PROPOSED SITE PLAN REVISIONS
2860 DETWILER ROAD
TOWAMENCIN TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
19438
BOHLER ENGINEERING
J.S. BARAN
PROFESSIONAL ENGINEER
OVERALL SITE PLAN
1
CALL BEFORE YOU DIG!
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