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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 21, 2024

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

Re: MCPC #24-0234-001
Plan Name: 2907 Jolly Rd
(1 lot comprising 3.43 acres)
Situate: 2907 Jolly Road
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 October 29, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, St. George Coptic Orthodox Church, has proposed the construction of a 20,206 square foot institutional building on a 3.43 acre plot in Plymouth Township. The site will contain associated parking, lighting, utilities, landscaping, and stormwater management systems.

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. We believe that this plan is compliant with *Montco 2040*.

This area of Plymouth Township is identified as Institutional in the Future Land Use Plan of the Plymouth Township Comprehensive Plan *Plymouth2040*. We believe that this plan is compliant with *Plymouth2040*.

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

GREEN SPACE & LANDSCAPING

A. The current amount of landscaping provided is minimal. Given the request for more impervious coverage, this should be complimented with more landscaping, such as additional canopy trees to provide more shade.

B. The reason for the spacing between the planting islands is to accommodate additional trees. More trees should be added to these islands to fill in the spaces.

C. Sugar maples are currently selected for the site; the straight species of these trees do not handle the heat well in the given climate. We recommend the "Green Mountain" cultivar of the sugar maple be planted instead, as these trees are better adapted to the area's climate.

D. There are currently too many Douglas firs and Canadian hemlocks. We recommend selecting a wider variety of trees to increase diversity. Also, there are currently too many broad leaf evergreen shrubs to buffer the parking from the streets. To add more interest, we recommend the addition of flowering deciduous shrubs.

IMPERVIOUS COVERAGE

A. We defer to the Township engineer to determine if the proposed stormwater management systems are sufficient to handle water volumes.

PARKING REQUIREMENTS

A. In 2019 the applicant sought, and was granted, a variance to allow a minimum of 113 off-street parking spaces where a minimum of 339 off-street parking spaces are required. We defer to the Township to determine if the Zoning Hearing Board decision is still valid.

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 (#24-0234-001) on any plans submitted for final recording.

Sincerely,



Ryan Lamberti, Environmental Planner II

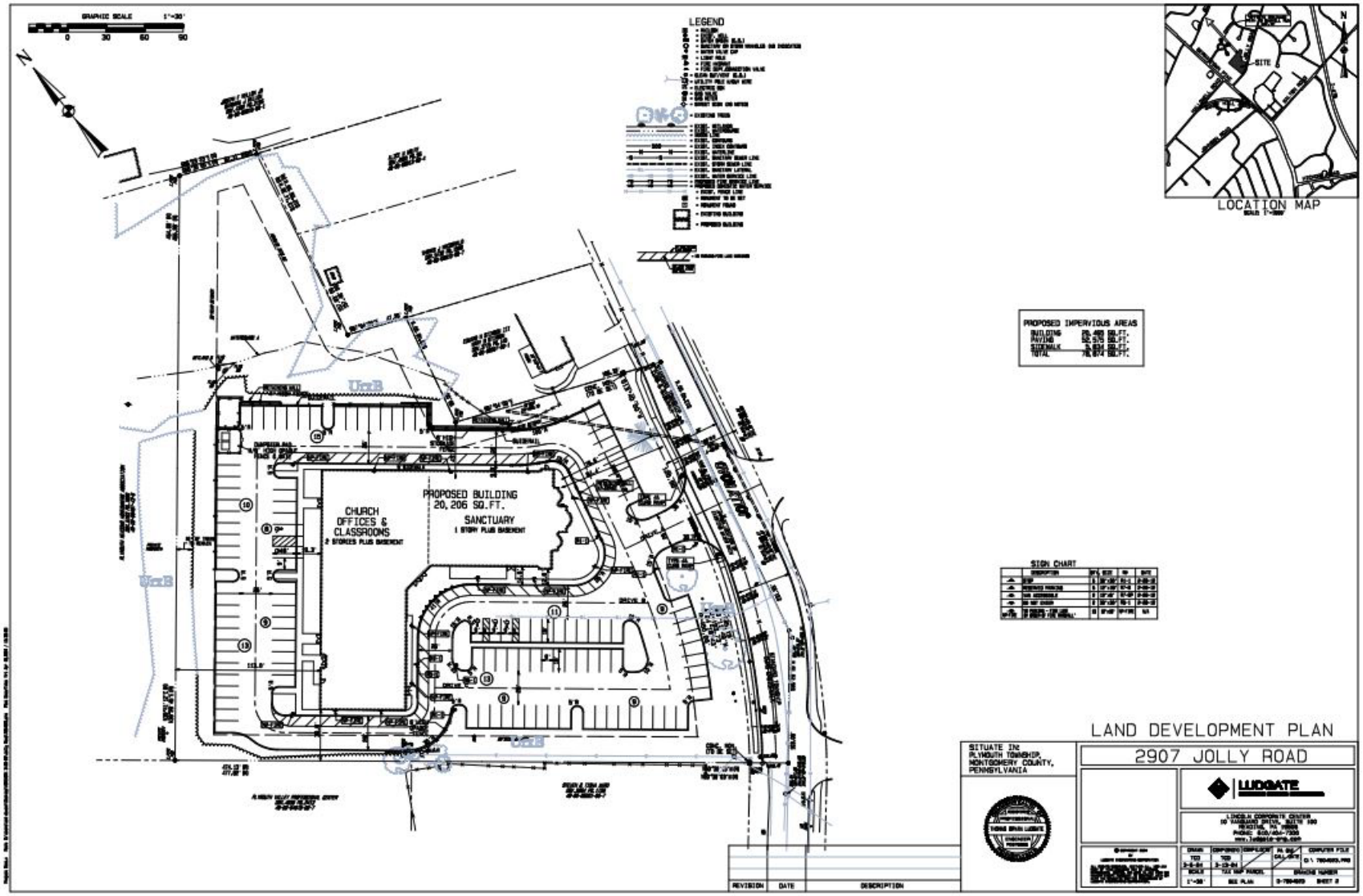
610-278-3729 – Ryan.Lamberti@montgomerycountypa.gov

c: St. George Coptic Orthodox Church, Applicant
Vincent Frangiosa, Municipal Planning Commission
Nadif Bracey, Applicant's Representative

Attachments: (A) Site Plan
(B) Aerial

ATTACHMENT A

Site Plan – 2907 Jolly Rd, Plymouth Township



ATTACHMENT B

Aerial – 2907 Jolly Rd, Plymouth Township



2907 Jolly Road
MCPC#240234001

Montgomery County Planning Commission

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Aerial photography provided by Nearmap