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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 5th, 2025

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

Re: MCPC #25-0023-001
1180 Church Rd
Special Review
Lansdale Borough

Dear Mr. Ernst:

We have reviewed the above-referenced land development plan as you requested on January 28, 2025 in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code." We forward this letter as a report of our review:

BACKGROUND

VV1180 LLC, the applicant, has submitted a special review of a preliminary land development plan for the development of three (3) new loading docks and associated runoff improvements. The property is currently used for warehouse and office space in the Industrial District. The applicant has submitted a preliminary plan dated January 27, 2025.

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

TRAILS

A. Liberty Bell Trail: While proposed work does not have an impact on the trail, it should be noted that at this time, the trail terminates at parcel 110002192911. In the future, the county would encourage the applicant and borough to collaborate to continue the trail along Pennbrook Parkway and connect it with Pennbrook Station as future developments occur.

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 (#25-0023-001) on any plans submitted for final recording.

Sincerely,

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

c: Michael Panachyda, 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
Greg Alderfer, Applicant

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

ATTACHMENT 1



1180 Church Road
MCPC#250023001

Montgomery County Planning Commission

0 100 200 400 Feet

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Montgomery County Courthouse - Planning Commission
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www.montcopa.org/plancom
Aerial photography provided by Nearmap

ATTACHMENT 2

