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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

April 16, 2025

Ms. Donna Ziegler, Manager
Royersford Borough
300 Main Street
Royersford, Pennsylvania 19468

Re: MCPC #25-0073-001
Plan Name: 840 Main Street Conversion - Conditional Use
(1 lot comprising 0.44 acres)
Situate: 840 Main Street, near Lewis Road
Royersford Borough

Dear Ms. Ziegler:

We have reviewed the above-referenced proposed conditional use application in accordance with Section 475-30.A.(3) of the Royersford Borough Zoning Code as you requested on March 28, 2025. We forward this letter as a report of our review.

BACKGROUND

Jesse Vaughn has submitted a conditional use application to convert an existing garage structure into business office space at the property at 840 Main Street, located in the R-5 Special Residence district. Royersford Borough's Zoning Code, Section 475-56.A states that a lot in the R-5 district may be used for professional or business offices if Borough Council authorizes a conditional use, subject to standards in Section 475-57 and 475-58, including lot area minimums, off-street parking, safe ingress and egress, and compliance with the Americans with Disabilities Act. The garage in question measures 24 feet by 24 feet and would be renovated to a conditioned space with a toilet room to be used for business activities.

COMPREHENSIVE PLAN COMPLIANCE

Royersford Borough's 2017 Comprehensive Plan Update notes its emphasis on historic preservation, including promoting adaptive reuses of older buildings as appropriate. This property is located in the Residential-Office district on the borough's Future Land Use Plan, which is "intended to mainly provide for single family detached houses and offices". This conditional use application is compatible with the borough Comprehensive Plan.

Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this area as "Town Residential". The county continues to advocate for infill development and redevelopment of underutilized and vacant land as appropriate, noting that new development should fit into the character of nearby residential neighborhoods. This proposal broadly meets the goals of Montco 2040.

RECOMMENDATION/CONCLUSION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal for conditional use approval without further comment.

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 (#25-0073-001) on any plans submitted for final recording.

Sincerely,

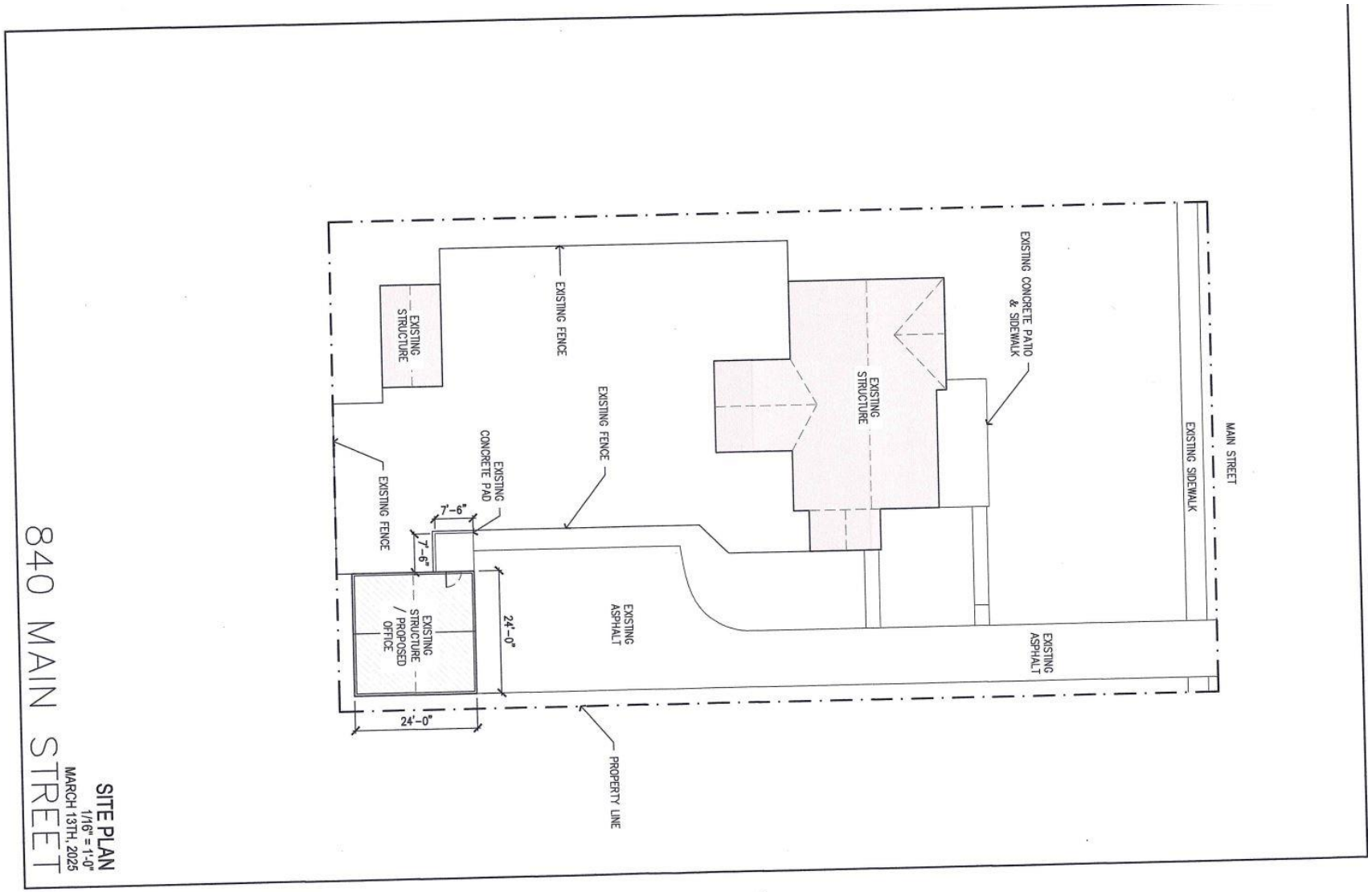
Matthew Popek

Matthew Popek, AICP
Transportation Planning Manager
Matthew.Popek@montgomerycountypa.gov - 610-278-3730

c: Jesse Vaughn, Applicant
William Hanebury, Chrm., Borough Planning Commission

Attachments: (1) Site Plan
(2) Aerial

Site Plan – 840 Main Street, Royersford Borough



Aerial – 840 Main Street, Royersford Borough



840 Main Street Conversion
MCPC#250073001

Montgomery County Planning Commission

0 50 100 200 Feet

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