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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 13, 2025

Mr. John Ernst, AIA, CBO Borough Manager
Lansdale Borough
One Vine Street
Lansdale, Pennsylvania 19446

Re: MCPC #25-0113-001
Plan Name: VV821 LLC & Velocity Venture Partners LLC
(4,306 sq. ft. industrial on approximately 0.5 acres)
Situate: West 5th Street (north)/east of Iron Street
Lansdale Borough

Dear Mr. Ernst:

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 June 2, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, VV821 LLC & Velocity Venture Partners LLC, is seeking a waiver of land development for 821 West 5th Street. The property is located within the Industrial District and is also part of the Business Park Overlay District. The applicant has improved the property by enclosing a 4,306-square foot covered, exterior storage area. The storage area was already under the existing roof of the building and was completed without a building permit and review. A revision to the existing vehicle parking area is additionally proposed, increasing available parking spaces through restriping.

The property contains multiple existing nonconformities which are not impacted by the improvement. These are minimum front yard setback, maximum impervious coverage, and minimum number of parking stalls.

COMPREHENSIVE PLAN COMPLIANCE

This parcel is shown as Employment Residential of the Future Land Use map of Lansdale Comprehensive Plan, *Lansdale 2040*. Employment Residential applies to the traditionally industrial portion of the borough. These areas have historically permitted industrial, and office uses. In 2015, the borough expanded flexible zoning to allow high-rise apartments and other uses throughout the industrial district. The plan emphasizes the importance of preserving land zoned for industrial uses because it allows for additional potential revenue and jobs, while preserving the potential for land uses to adapt to changing technologies and real estate markets to ensure a sustainable economy.

This parcel is additionally identified as a Business Area in the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Business Areas are concentrations of employment-oriented land uses, such as offices, research facilities, and industrial parks. Primary uses in these areas might include large offices, research and development facilities, large industrial, manufacturing, and warehouse uses, and as such, this property would fall within the primary use of the Business Area. Secondary uses might include small-scale retail and service businesses, higher-density residential uses that are buffered by other uses or on the periphery of the area, institutions, and day care centers.

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

REVIEW COMMENTS

LANDSCAPING

As detailed within §347-425, all parking lots shall be landscaped with parking islands and planting strips utilizing plant materials in accordance with §347-61. Additionally, there appears to be a screening buffer bordering the existing parking. We encourage the applicant to provide further information regarding whether the buffer will be removed to account for additional parking spaces, and the plans for plantings in accordance with the Borough code.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Lansdale Borough's planning objectives for industrial 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 #25-0113-001 on any plans submitted for final recording.

Sincerely,

Margaux Petruska

Margaux Petruska, Community Planner II
Margaux.petruska@montgomeryocuntypa.gov – 610-278-3728

c: Gregg Adelman, Esq., Applicant's Representative
Michael Panachyda, Chair, Borough Planning Commission
Maria Lohan, Department of Code Enforcement
John Kennedy, AICP Borough Planner
Richard Lesniak, Director of Code Enforcement and Emergency Services
Jessica Buck, District Manager, MCCD

Attachments: Site Plan and Applicant's Plan



W821 LLC & Velocity Venture Partners LLC
MCPC#250113001

Montgomery County Planning Commission

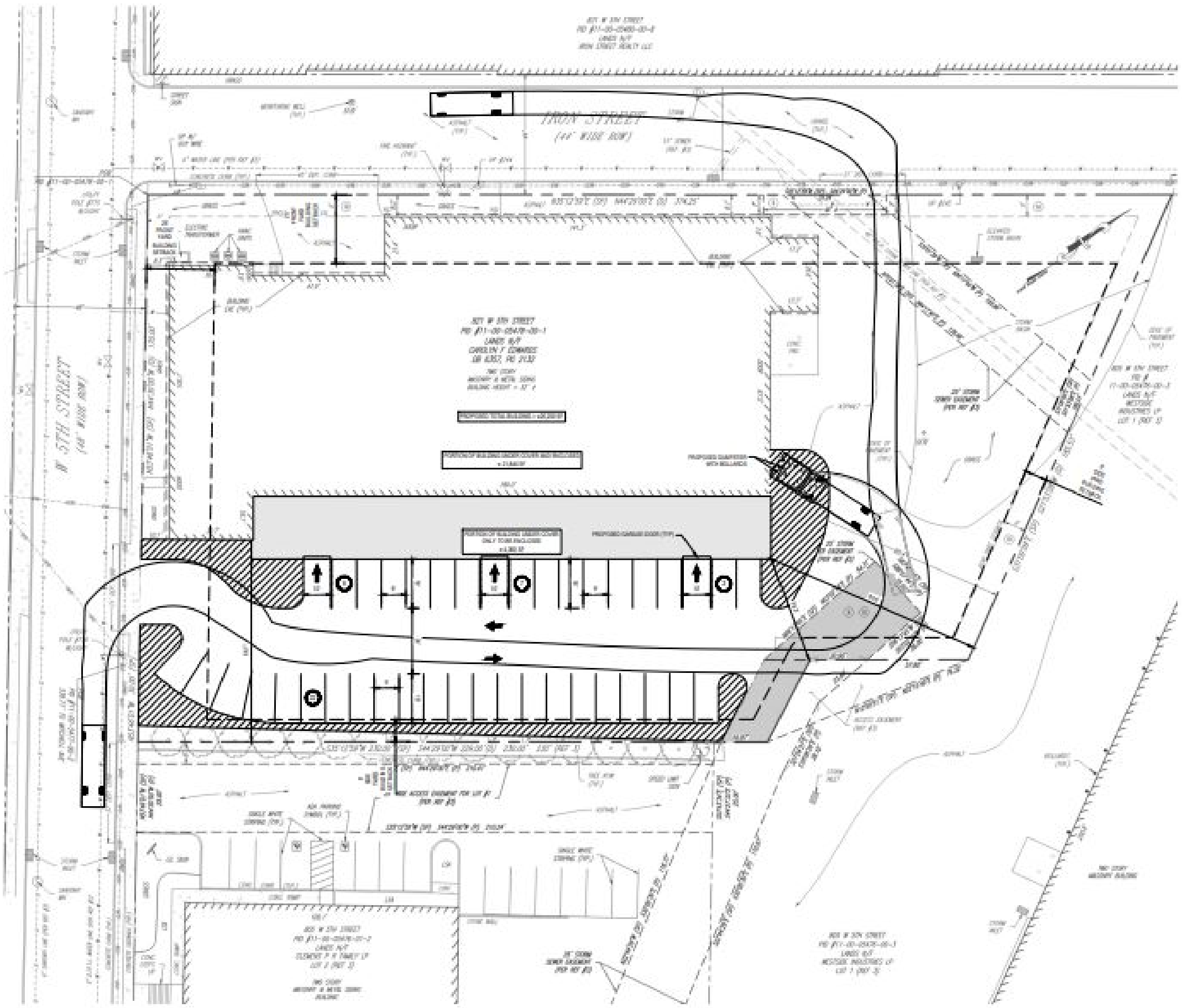
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Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/planning

Aerial photography provided by Nearmap

Mr. John Ernst - Attachment B - June 13, 2025



CONCEPT PLAN NOTES

(Rev. 1/2020)

1. THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON INFORMATION IDENTIFIED IN THE PLAN REFERENCES.
2. THE CONCEPT DEPICTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE DICTATED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED, AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND AFTER THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.
3. THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A ZONING OR CONSTRUCTION DOCUMENT.
4. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS PROVIDED TO THE ENGINEER AT THE TIME OF THE ENGINEER'S PREPARATION OF THIS CONCEPT PLAN, BY THE OWNER AND OTHERS NOT UNDER ENGINEER'S CONTROL, AND IS SUBJECT TO CHANGE AFTER PERFORMANCE OF ADDITIONAL DUE DILIGENCE, FIELD SURVEY OR BOTH.
5. IT IS STRONGLY RECOMMENDED THAT A ZONING CONFORMANCE ANALYSIS BE PERFORMED TO DETERMINE AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND/OR ZONING ISSUES, CONCERNS OR RESTRICTIONS THAT MAY OR COULD IMPACT THE FEASIBILITY OF THIS PROJECT, AS THE OWNER HAS DESCRIBED IT.

NOTES

1. ALL PROPOSED PARKING AND LOADING AREAS WILL BE DESIGNATED BY THE PROPOSED STRIPING ON THE PLAN. THERE IS NO PROPOSED CURB IN THE SCOPE OF WORK.

ZONING TABLE

ZONE: INDUSTRIAL

USE: THE SALE, STORAGE OR SORTING OF MATERIALS, MACHINERY AND EQUIPMENT, BUT NOT INCLUDING PROCESSING (PERMITTED BY RIGHT)

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN FRONT YARD	§ 405.1511.A	20'	5TH STREET: 8.2' IRON STREET: 8.7'	5TH STREET: 8.2' IRON STREET: 8.7'
MIN SIDE YARD		TWO SIDES, EACH NOT LESS THAN 8'	66.7'	66.7'
MIN REAR YARD		8'	35.3'	35.3'
MIN LOT AREA	§ 405.1511.B	40,000 SF	64,683 SF	64,683 SF
MIN LOT WIDTH		150' AT STREET LINE FRONTAGE	200' (5TH STREET)	200' (5TH STREET)
MAX BUILDING HEIGHT	§ 405.1512	40'	<40'	<40'
MAX BUILDING COVERAGE	§ 405.1513	50%	40.5% (26,200 SF)	40.5% (26,200 SF)
MAX IMPERVIOUS COVERAGE		75%	83.2% (53,884 SF)	83.2% (53,884 SF)
			KEY =	EXISTING NON-CONFORMITY

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN STALL SIZE	§ 405-1701	9' X 18'	9' X 18'	9' X 18'
MIN NUMBER OF STALLS	§ 405-1703.B.11	66 SPACES (*)	17 SPACES	28 SPACES
(*) INDUSTRIAL ESTABLISHMENTS: ONE SPACE FOR EACH EMPLOYEE OR ONE SPACE PER 400 SQUARE FEET OF GROSS FLOOR AREA, WHICHEVER SHALL BE GREATER. (26,200 SF) / (400 SF) = 66 SPACES				
			KEY =	EXISTING NON-CONFORMITY
			KEY =	IMPROVEMENT OF AN EXISTING NON-CONFORMITY

SCALE: 1" = 20'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

FOR CONCEPT PURPOSES ONLY

PROJECT No.: PAC250033.00-00
DRAWN BY: JB
CHECKED BY: LS
DATE: 03/20/2025
CAD I.D.: P-CPTA-C&PT

PROJECT:

CONCEPT PLANS

FOR

VV821 LLC

PROPOSED DEVELOPMENT

821 W 5TH STREET
LANSDALE, PA 19446
BOROUGH OF LANSDALE
MONTGOMERY COUNTY

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

M. KEARSE
PROFESSIONAL ENGINEER

SHEET TITLE:

CONCEPT PLAN - PROPOSED

SHEET NUMBER:

C-002

DRG. DATE - 03/20/2025