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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 3, 2025

Ms. Marianne McConnell, Director of Planning & Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, Pennsylvania 18936-9605

Re: MCPC #25-0222-001
Proposal Name: Costco Building Expansion
(1 lot on approximately 16.23 acres)
Situate: 740 Upper State Road/near Horsham Road
Montgomery Township

Dear Ms. McConnell:

We have reviewed the above-referenced preliminary/final land development proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 15, 2025. We forward this letter as a report of our review.

BACKGROUND

Costco Wholesale Corporation has submitted a proposal to expand their currently operating 140,383-square foot wholesale club retail store by an additional 17,402 square feet via 3 separate building extensions. One of the extensions will be used for loading and unloading of trucks. As the building footprint is being adjusted, minor changes to the store's parking lot and drainage areas are also proposed. The building is on leased land owned by GH Wholesale Club, LP, and is located in the Expressway Corridor Preservation Overlay zoning district. The applicant is requesting three waivers, all related to showing off-property site condition notations on the plan set.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery Township's 2022 Comprehensive Plan shows this area as part of the "Mixed Use" core at the center of the township. As part of the township's economic development strategy, recommendations are provided that include "evaluate the feasibility of implementing physical improvements…within the commercial corridors" and "promote appropriate redevelopment options". We believe this development proposal is compatible with the township's comprehensive plan.

Montgomery County's comprehensive plan, *Montco 2040: A Shared Vision*, shows the entire corridor along the 202 Parkway as located within the Regional Mixed-Use Center, and notes that over time, "the character of development might evolve" as these areas typically see the most intensive uses and retail activity. Additionally,

the County's plan pledges to "work with municipalities, developers, and property owners redeveloping older retail properties". In this instance, a retail property is expanding on its success with an additional building footprint that should better help it to serve its customers and continue to promote Montgomery Township as a strong destination for commercial activity. We believe this land development proposal is compatible with *Montco 2040*.

RECOMMENDATION/CONCLUSION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal without any further comments, as the changes to the site are minor and should be absorbed within the existing footprint without any issues.

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 (#25-0222-001) on any plans submitted for final recording.

Sincerely,

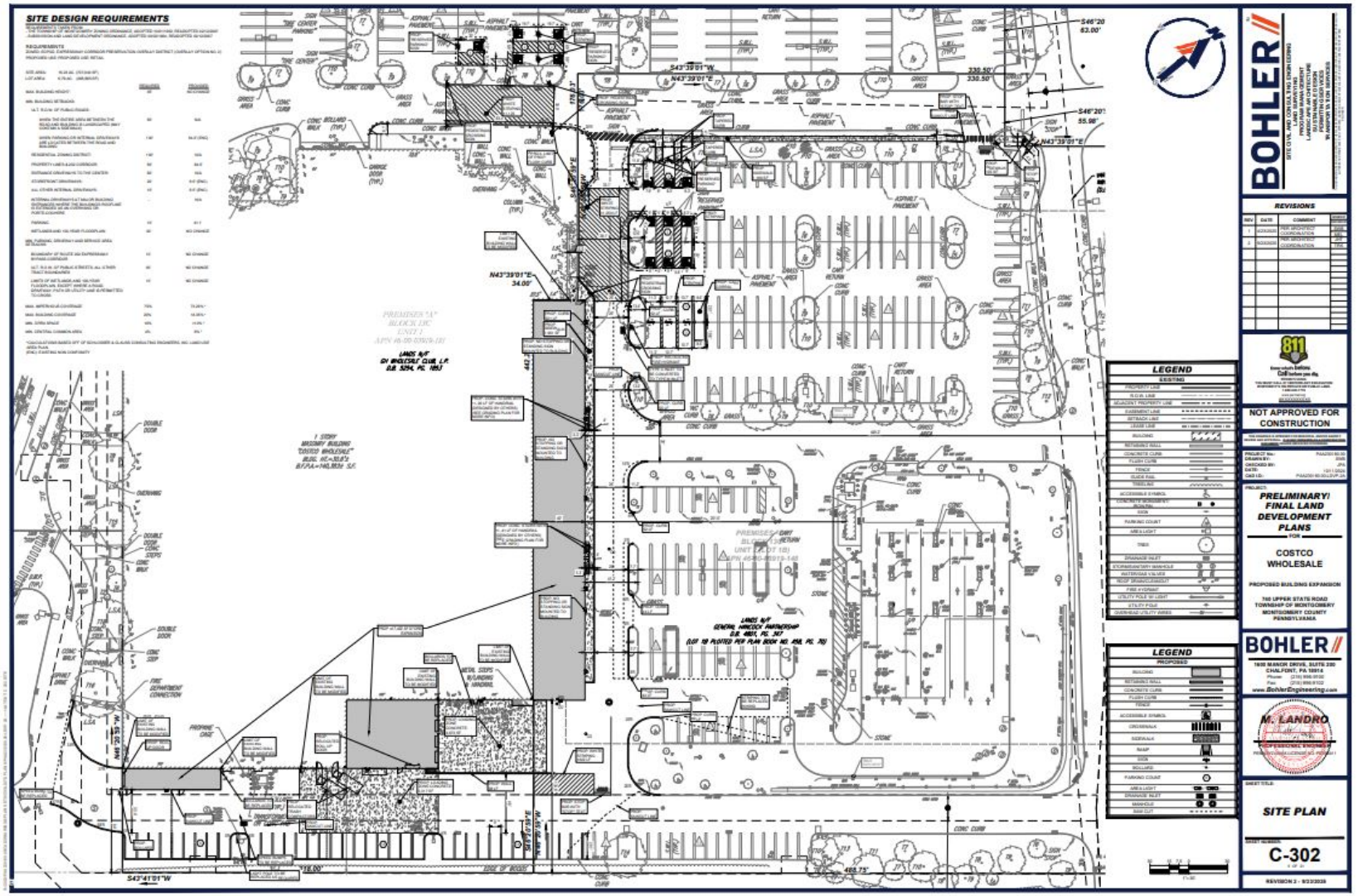
Matthew Popek

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

c: Nick Tose, Applicant
Thomas Knab, RLA, Applicant's Representative
Carolyn McCreary, Twp. Manager
Jim Rall, Chrm., Twp. Planning Commission
Mary Gambino, Twp. Project

Attachments: 1. Reduced Copy of Site Plan
2. Aerial of Site

Site Plan – 740 Upper State Road, Montgomery Township



Aerial – 740 Upper State Road, Montgomery Township



Costco Building Expansion
MCPC#250222001

Montgomery County Planning Commission

0 100 200 400 Feet

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