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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

February 19, 2026

Mr. Geoffrey Grace, Director of Planning and Zoning
Upper Providence Township
P.O. Box 406
Oaks, Pennsylvania 19456

Re: MCPC #23-0067-002
Plan Name: Catalyst Distribution Ctr at PBP3
(1 lot comprising 10.286 acres)
Situate: 600 Prosperity Drive (Condo Unit #4)
Upper Providence Township

Dear Mr. Grace:

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 January 22, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Prosperity Drive Associates LLC, proposes to use this site for a 124,740-square foot warehouse on 10.286 acres with public water and sewer. This property is zoned M-1 Office and Limited Industrial. The Institutional District Overlay has been removed and is bounded by Walnut Street to the southwest, Hollow Road to the southeast and is at the southernmost end of Prosperity Drive. This same property received an approved conditional use for a warehouse with flex office space in August of 2021 when submitted for by a different applicant.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this area on its Development Potential Map as a Designated Growth Area – Developed Land, and on its Future Land Use Map as Business Area. As this request is for a 124,740-square foot warehouse, the Montgomery County Planning Commission (MCPC) finds this project to be consistent with the goals and objectives established in the County's comprehensive plan.

The Upper Providence Township's *Comprehensive Plan Update 2024* Land Use Plan identifies this property as Industrial. MCPC believes that this project is consistent with the township's current zoning.

RECOMMENDATION / REVIEW COMMENTS

MCPC generally supports the applicant's proposal; however, in the course of our review we have identified the following issues that the applicant and Upper Providence Township may wish to consider prior to final plan approval. MCPC feels strongly that these comments from our previous reviews of this property are still important improvements to this plan:

STORMWATER MANAGEMENT

1. MCPC recommends that an operations and maintenance agreement be put in place, it looks like multiple properties will use these basins. Who is going to take care of these basins and does everyone know their responsibilities?

2. MCPC would also prefer to see a vegetated swale and not gravel basin access. A vegetated swale will provide water quality benefits and reduce speed of discharge into the basin.

3. As shown on the Stormwater Management Plan (SWM) the proposed basins in this development will drain into the regional stormwater basin area, which shares a boundary with Norfolk Southern (NS) Railroad, and will discharge into the Schuylkill River, which is county property. This SWM plan may cause a sedimentation issue in the Schuylkill River. We recommend the developer manage the runoff in a manner that avoids impact to both the NS Railroad and county properties.

TRANSPORTATION

1. We recommend constructing a pedestrian path/trail that connects to the condominium community adjoining the property to enable workers to use public transit to access SEPTA Route 99.

2. We recommend coordinating with Upper Providence Emergency Services to locate/construct a secondary dedicated means of access to this property due to its existence at the farthest point from both entrances.

3. Consider adding sidewalks or trails along both sides of Kaminski Lane and Prosperity Road, as proposed there is no way to safely navigate this development on foot.

LANDSCAPING

1. The landscaping plan calls for nine Quercus rubra (Northern Red Oak). This species is very susceptible to several fungal leaf diseases, so we don't recommend planting these at present. If the developer wants an oak species, then we recommend something in the White Oak grouping: Quercus phellos (Willow Oak), Quercus alba (White Oak), or Quercus bicolor (Swamp White Oak) to ensure a more vigorous and healthy tree planting.

2. There are an extensive number of trees along the property boundary. No tree protection plan is shown to preserve and ensure grade changes don't occur within the root zone. The landscape plan should show the tree protection fencing and the detail for this fence should be provided on the sheet.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Upper Providence Township's planning objectives for this land 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 *#23-0067-002* on any plans submitted for final recording.

Sincerely,



Laureen G. Sendel-Grant, Principal Transportation Planner II
laureen.sendel-grant@montgomerycountypa.gov - 610-278-3734

c: Prosperity Drive Associates, LLC, Applicant
Kim Fasnacht, RLA, PMP, RETTEW, Applicant's Representative
Tim Tiperman, Township Manager
Thomas Wright, Chair, Township Planning Commission

Attachments: A) Aerial View of Site
B) Reduced Copy of Applicant's Site Plan

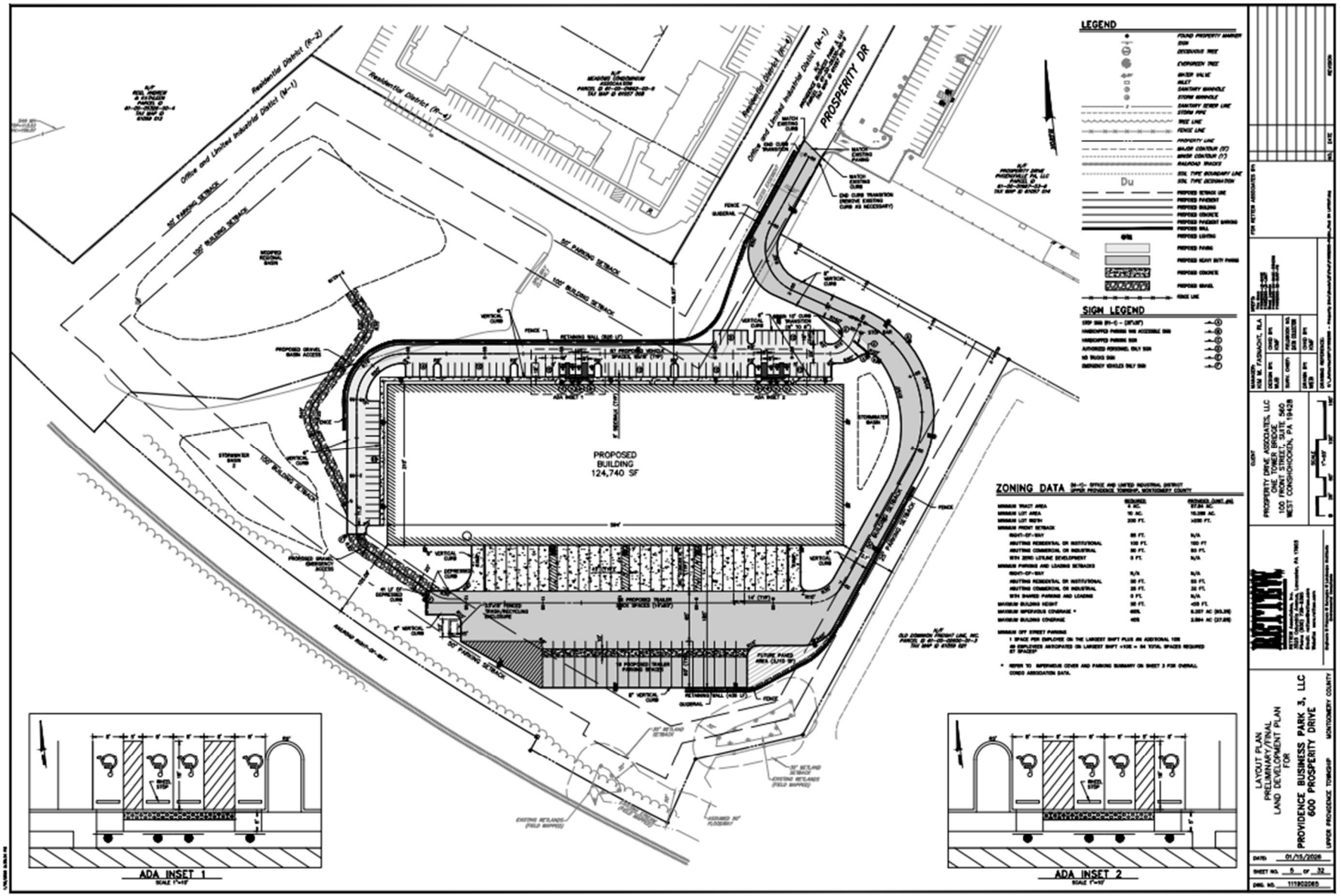


Catalyst Warehouse @PBP3
MCPC#230067001

Montgomery County Planning Commission

0 150 300 600 Feet

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PROSPERITY DR
PROPOSED BUILDING 124,740 SF
LEGEND
SIGN LEGEND
ZONING DATA
ADA INSET 1
ADA INSET 2
LAYOUT PLAN
PRELIMINARY/FINAL
LAND DEVELOPMENT PLAN
FOR
PROVIDENCE BUSINESS PARK 3, LLC
600 PROSPERITY DRIVE
UPPER PROVIDENCE TOWNSHIP MONTGOMERY COUNTY
DATE 01/15/2026
SHEET NO. 5 OF 32
DWG. NO. 111902065