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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

June 12, 2026

Mr. Geoffrey Grace, Director of Planning and Zoning
Upper Providence Township
1286 Black Rock Road
Phoenixville, Pennsylvania 19460

Re: MCPC #26-0129-001
Plan Name: Providence Self Storage
(1 lot comprising 11 acres)
Situate: Hollow Road near Kaminski Lane
Upper Providence Township

Dear Mr. Grace:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 13, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Gracia Development, LLC, proposes to construct five additional storage structures on this 11-acre site. This self-storage facility complex is in the M-1 Office and Limited Industrial District (PAR ID 61-00-02497-00-7) and currently contains four storage facility buildings and will gain five more storage buildings. This storage facility complex has public water and sewer.

The applicant is seeking the following waivers:

1. A waiver from §258-12.B(1) of the Upper Providence Township Stormwater Management Ordinance is requested to allow for the minimum internal diameter stormwater pipes to be less than 15 inches.

2. A waiver from §270-35 of the Upper Providence Township Subdivision and Land Development Ordinance is requested from the plan processing procedures to permit submission of the plan as a combined preliminary/final plan. The waiver would allow the project to proceed without

submitting a tentative sketch plan and without submitting a separate preliminary plan prior to final plan approval.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this area on its Development Potential map as having Development Potential, and on its Future Land Use map as Business Area. As this request is for additional storage buildings on a parcel already housing a four-building storage facility, the Montgomery County Planning Commission (MCPC) finds this project to be inconsistent with the goals and objectives established in the County's comprehensive plan.

Upper Providence Township shows this land in its Proposed Land Use map from the *2010 Comprehensive Plan-Adopted 2024* as being Limited Industrial Use. MCPC believes that this project is compatible with the township's expressed intent

RECOMMENDATION/COMMENTS

Based on *Montco 2040*, MCPC generally supports the applicant's proposal but notes:

1. **STORMWATER:**
    - MCPC recommends that an operations and maintenance agreement be signed by the applicant with the township for the maintenance of the underground detention basin. Too often after these facilities are constructed the maintenance of them is forgotten.
    - MCPC will defer to the township's engineer on whether a waiver from §258-12.B(1), the requirement for the diameter of stormwater pipes, is allowed.
2. **SALDO:**
    - The MCPC will defer to the township's engineer on whether a waiver from §270-35, the requirement to submit sketch and preliminary plans for this project is allowed.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's subdivision proposal contingent on the township's approval.

Please note that the recommendation contained in this report is advisory to the municipality and the municipality will make final disposition of the approval of any proposal.

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 26-0129-001 on any plans submitted for final recording.

Sincerely,



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

c: Garcia Development, LLC, Applicant, Attn: Drew Garcia
Christopher Puzinas, PE, Bohler Engineering PA, LLC, Applicant's Representative
Thomas Wright, Chair, Township Planning Commission
Tim Tieperman, Township Manager

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

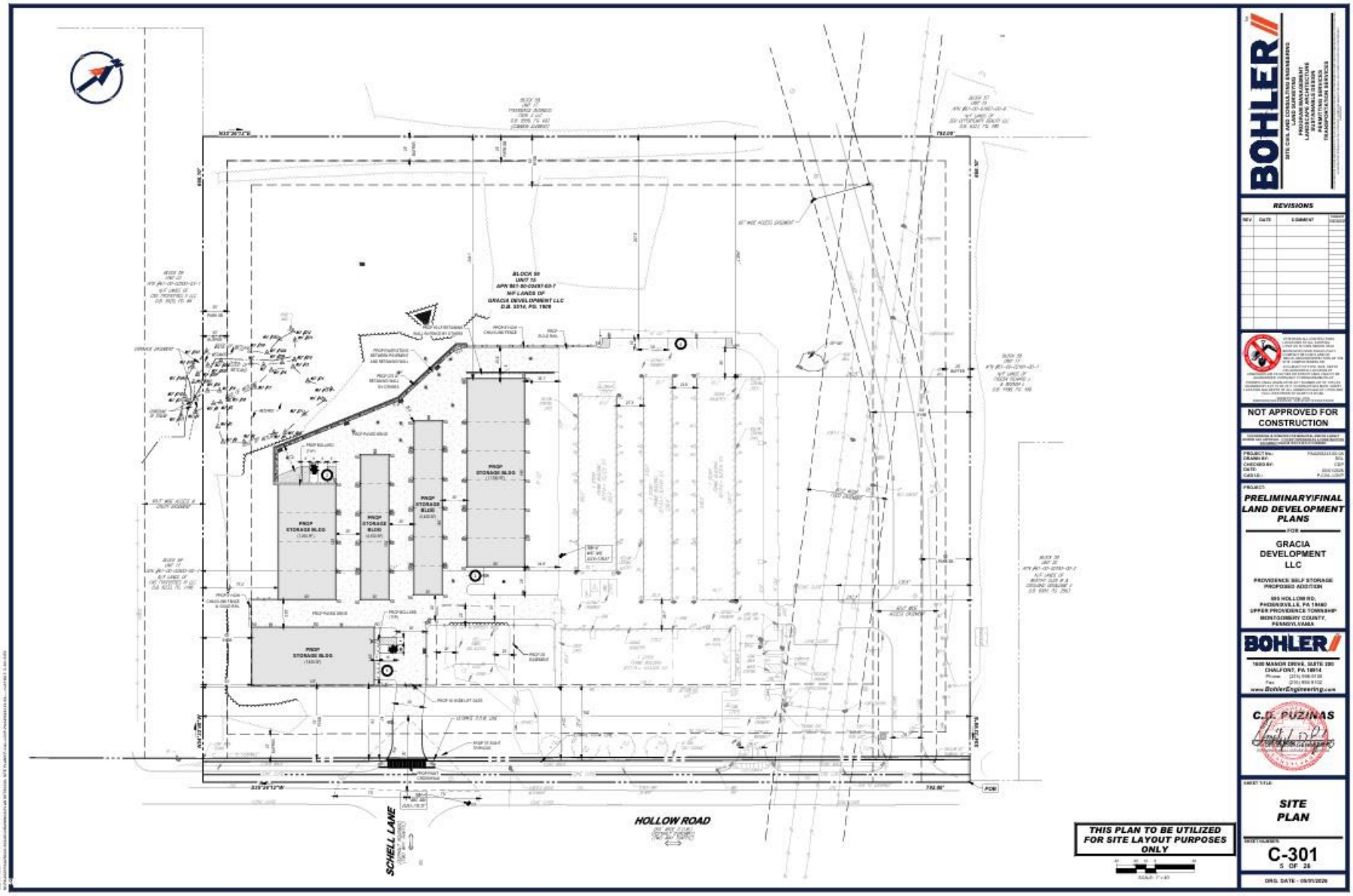


Providence Self Storage Phase 2
MCPC#260129001

Montgomery County Planning Commission

0 100 200 400 Feet

N


BLOCK 59
UNIT 15
APN 86-00-03697-00-7
N/F LANDS OF
GRACIA DEVELOPMENT LLC
D.B. 5314, PG. 1909
PROP STORAGE BLDG
PROP STORAGE BLDG
PROP STORAGE BLDG
PROP STORAGE BLDG
PROP STORAGE BLDG
HOLLOW ROAD
SCHELL LANE
THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY
BOHLER
REVISIONS
NOT APPROVED FOR CONSTRUCTION
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
GRACIA DEVELOPMENT LLC
PROVIDENCE SELF STORAGE PROPOSED ADDITION
555 HOLLOW RD.
PHOENIXVILLE, PA 19460
UPPER PROVIDENCE TOWNSHIP
MONTGOMERY COUNTY,
PENNSYLVANIA
C.D. PUZINAS
SITE PLAN
C-301
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