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Planning Commission

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Scott France, AICP
Executive Director

September 9, 2026

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

RE: MCPC #26-0161-001
Plan Name: Medical Building Development
(2 lots comprising 42.24 acres)
Situate: 0 S. Collegeville Road and 185 Mennonite Road
Upper Providence Township

Dear Mr. Grace:

We have reviewed the above-referenced zoning ordinance text revisions in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," and have also reviewed the above-referenced Official Map update in accordance with Article IV, Section 402.(a), of Act 247, as you requested on June 10, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Main Line Hospitals, Inc., has submitted a new proposal for a hospital and has submitted a Zoning Ordinance Amendment, and a Zoning Map Amendment. On July 20, 2026, Upper Providence Township set up a meeting with the Main Line Hospital team to present the project, discuss preliminary thoughts about the project and answer the Township's questions regarding the project. Upper Providence was kind enough to invite the Montgomery County Planning Commission to the meeting.

Regarding the Zoning Ordinance Text Amendment, the Township asked the applicant to edit paragraph 2. to clarify what uses a parking garage can be an accessory use of, and whether they have to be attached. When asked whether the building height was 80 or 95 feet; the applicant said they would clarify the height of the building since it was ambiguous in the submitted documents. The Township also told the applicant that they could move the front yard setbacks closer to Arcola Road. In response to comments from members of the public that live adjacent to the proposed hospital and are worried about the noise generated by construction, the Township asked if the applicant would consider adding language to require installation of any buffers prior to beginning actual construction.

Regarding the Zoning Map Amendment, they propose to combine Tax Parcel #61-00-03655-01-2 (currently in the IO-3: Interchange Office, Retail, Service & Recreation District) and Tax Parcel #61-00-03658-007 (currently in the R-1: Residential Agricultural District). After combining these parcels, the applicant is asking that they be included in the IN: Institutional Overlay District.

These issues will come before the Upper Providence Township Board of Supervisors in September or October 2026.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this area on its Development Potential map as Designated Growth Area – Developed Land, and on its Future Land Use map as Regional Mixed-Use Center. The MCPC believes that this land development project and the zoning text and zoning map amendments should also be supported.

RECOMMENDATION/COMMENTS

During our review, we came up with several comments which were also made by the township at the project presentation meeting on July 13, 2026.

MCPC assumed that since so many documents were submitted with the text and map amendment, that we were to review those also. Our comments apply to only the plans that were submitted along with the Zoning Text and Zoning Map amendments and there is no guarantee that these comments will apply to any future submissions, also, a signed complete preliminary land development plan still needs to be submitted. We would also like the opportunity to review any preliminary development submissions before the final land development submission.

ZONING TEXT AMENDMENT

The proposed zoning text amendment for Section 300-398.B(5) should clarify if medical offices can be in the same structure that includes parking garages.

DESIGN

We also noticed that the building heights on the preliminary plans and stacking diagram were confusing and had the following questions/comments:

Why doesn't the IBC height include the top floor of the hospital?

Regarding the building height, since the mechanicals on the roof aren't an architectural feature as noted in the proposed Zoning Text Amendment, why aren't they included in the building height?

The stacking sections diagram presented seems to contradict the proposed text amendment regarding the designated height of the hospital allowed. Please ensure the actual hospital height is the same as the height in the proposed text amendment.

The site plan and the stacking diagram indicated a phased construction plan, please indicate a general timeline for the campus build out and the requirements necessary to move from one phase to the next.

ENVIRONMENTAL

We encourage the applicant to consider incorporating the use of green parking lots and green roofs in the final design of this medical facility(s).

We were unable to tell from these preliminary planning documents whether this facility design is cutting off the headwater of the two existing creeks on this property and want the applicants to take this possibility into account during the design process.

It is not clear on the plan whether the existing stormwater basin will be utilized for this medical campus, please clarify in the construction notes.

CONCLUSION

We wish to reiterate that MCPC supports the applicants' Zoning Ordinance Amendment and Zoning Map Amendment 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 zoning text or zoning map amendment.

Should the governing body adopt this proposed zoning ordinance and map amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days. Please print the assigned MCPC number 26-0161-001 on any documents submitted for final recording.

Sincerely,



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

c: Main Line Hospitals Inc, Applicant
Alyson M. Zarro, Esq., Applicant's Representative
Tim Tieperman, Township Manager
Thomas Wright, Chair, Township Planning Commission

Attachments: A. Aerial View Proposed Mainline Hospital Site
B. Main Line Health Site Plan

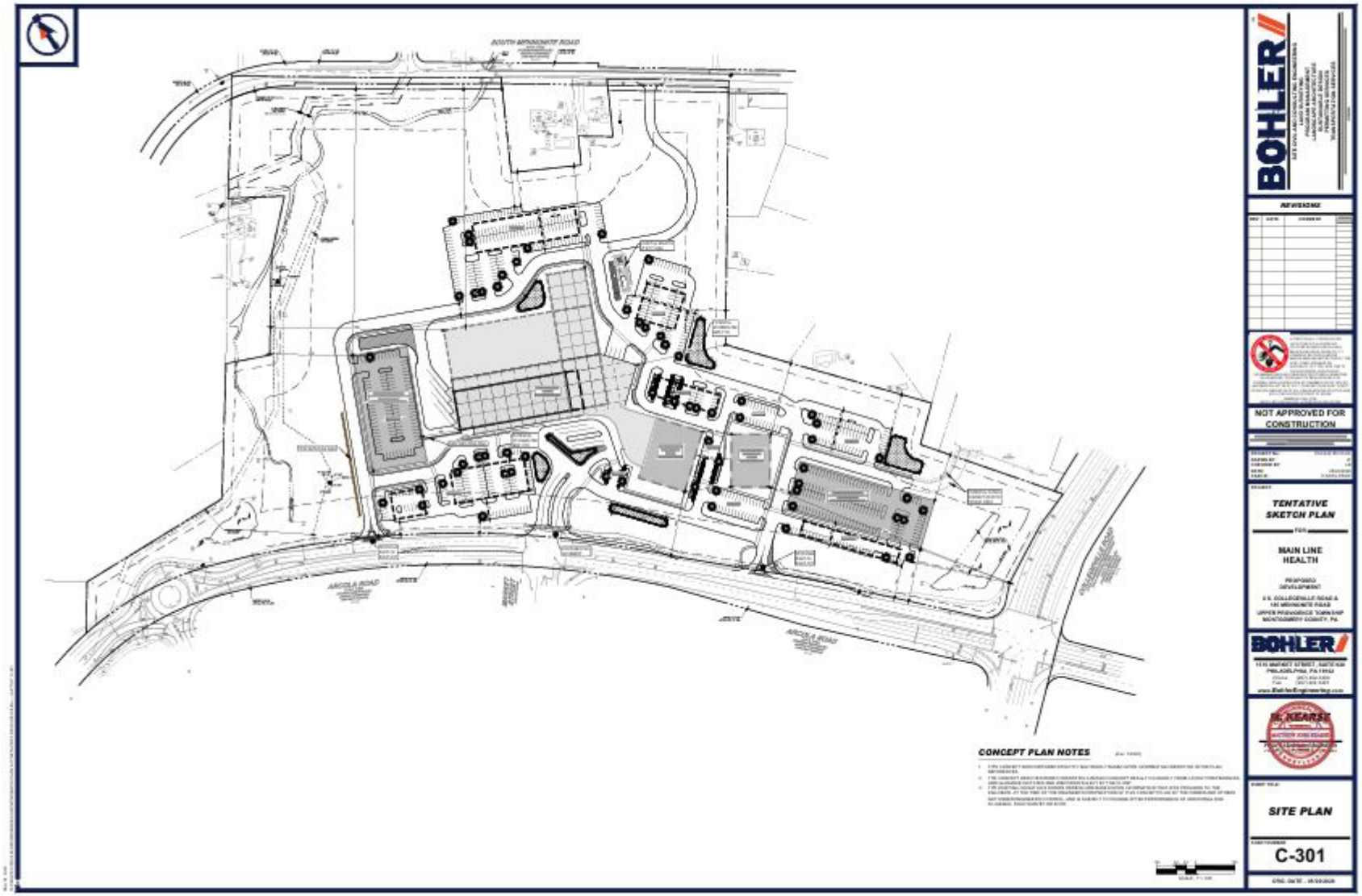


Main Line Hospital
MCPC#260161001

Montgomery County Planning Commission

0 200 400 800 Feet

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BOHLER
REVISIONS
NOT APPROVED FOR CONSTRUCTION
TENTATIVE SKETCH PLAN
MAIN LINE HEALTH
PROPOSED DEVELOPMENT
U.S. COLLEGEVILLE ROAD & 100 MEDIANITE ROAD
UPPER PROVIDENCE TOWNSHIP
MONTGOMERY COUNTY, PA.
BOHLER
SITE PLAN
C-301
CONCEPT PLAN NOTES