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Planning Commission

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Scott France, AICP
Executive Director

October 9, 2026

Ms. Riley McGrath, Zoning Officer & Planning Coordinator
Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, Pennsylvania 19034

Re: MCPC #26-0219-001
Plan Name: Noble Adult Care, LLC
(1 lot comprising 3.43 acres)
Parcel ID: 540004387005
Situate: Commerce Drive and Delaware Avenue
Upper Dublin Township

Dear Ms. McGrath:

We have reviewed the above-referenced conditional use application in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 25, 2026. We forward this letter as a report of our review.

BACKGROUND

Noble Adult Care, LLC is seeking conditional use approval for a licensed adult day-car center that will occupy two leased units totaling 12,886 square feet within an existing two-story commercial and office building at 401 Commerce Drive. The 3.53-acre property is located in the GFW–Greater Fort Washington zoning district and includes an existing two-story office building that contains professional tenants including a dental office, dental laboratory, scientific research laboratory, seminar center, and real estate office, as well as a 166-space parking area. The proposed facility would serve up to 50 adults, employ approximately eight staff members at peak occupancy, and operate Monday through Friday from 6:00 a.m. to 5:00 p.m. Clients would be transported to and from the site in company-operated vans. No exterior building additions or changes to the existing parking area are proposed.

COMPREHENSIVE PLAN COMPLIANCE

CONSISTENCY WITH UPPER DUBLIN TOWNSHIP'S COMPREHENSIVE PLAN

MCPC has reviewed the proposed adaptive reuse for consistency with the applicable policies of the adopted Upper Dublin Township comprehensive plan. Locating a community-serving adult day-care

use within an existing commercial building in the Greater Fort Washington area makes efficient use of existing development and public infrastructure. Subject to the township's confirmation that the use satisfies the applicable conditional use, parking, access, and public-safety requirements, the proposal is generally consistent with the township's planning objectives.

CONSISTENCY WITH MONTCO 2040: A SHARED VISION

MCPC has also reviewed the proposal for consistency with *Montco 2040: A Shared Vision*. The project supports the plan's emphasis on strengthening established communities, making productive use of existing buildings and infrastructure, and improving access to services for county residents. Because the application proposes an interior tenant use without expansion of the building or parking area, it is generally compatible with the existing developed setting.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the proposed licensed adult day-care center as an adaptive reuse of existing commercial space. Before acting on the conditional use application, Upper Dublin Township should confirm that the proposal satisfies all applicable ordinance standards and that the operational details are adequately documented. Our comments are as follows:

REVIEW COMMENTS

CONDITIONAL USE STANDARDS

The township should require the applicant to demonstrate compliance with the general conditional use criteria of Section 255-194 and the applicable requirements for a licensed day-care center under Section 255-288.6(3).

PARKING AND ACCESS

The application states that 166 parking spaces are available on the property and that the proposed use requires 13 spaces under Section 255-135.C(19). The Township should confirm how spaces are allocated among all existing tenants and determine whether adequate parking will remain during peak periods.

SITE PLAN

The site plan that was shared by the applicant appears to identify a new sign, but there is no mention of this in the conditional use application. If a new sign is included in this application, the Township should confirm it meets zoning requirements.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but believe that our suggested revisions will better achieve Upper Dublin's planning objectives for commercial 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.

Sincerely,

Douglas Maisey, Senior Planner
douglas.maisey@montgomerycountypa.gov - 610-278-3737

c: Noble Adult Care, LLC, Applicant
Kurt Ferguson, Township Manager
Michael Cover, Chairman., Township Planning Commission
Jonathan Blemmer, Assistant Township Manager
Thomas Fountain, Township Engineer

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



Noble Adult Care, LLC
MCPC#260219001

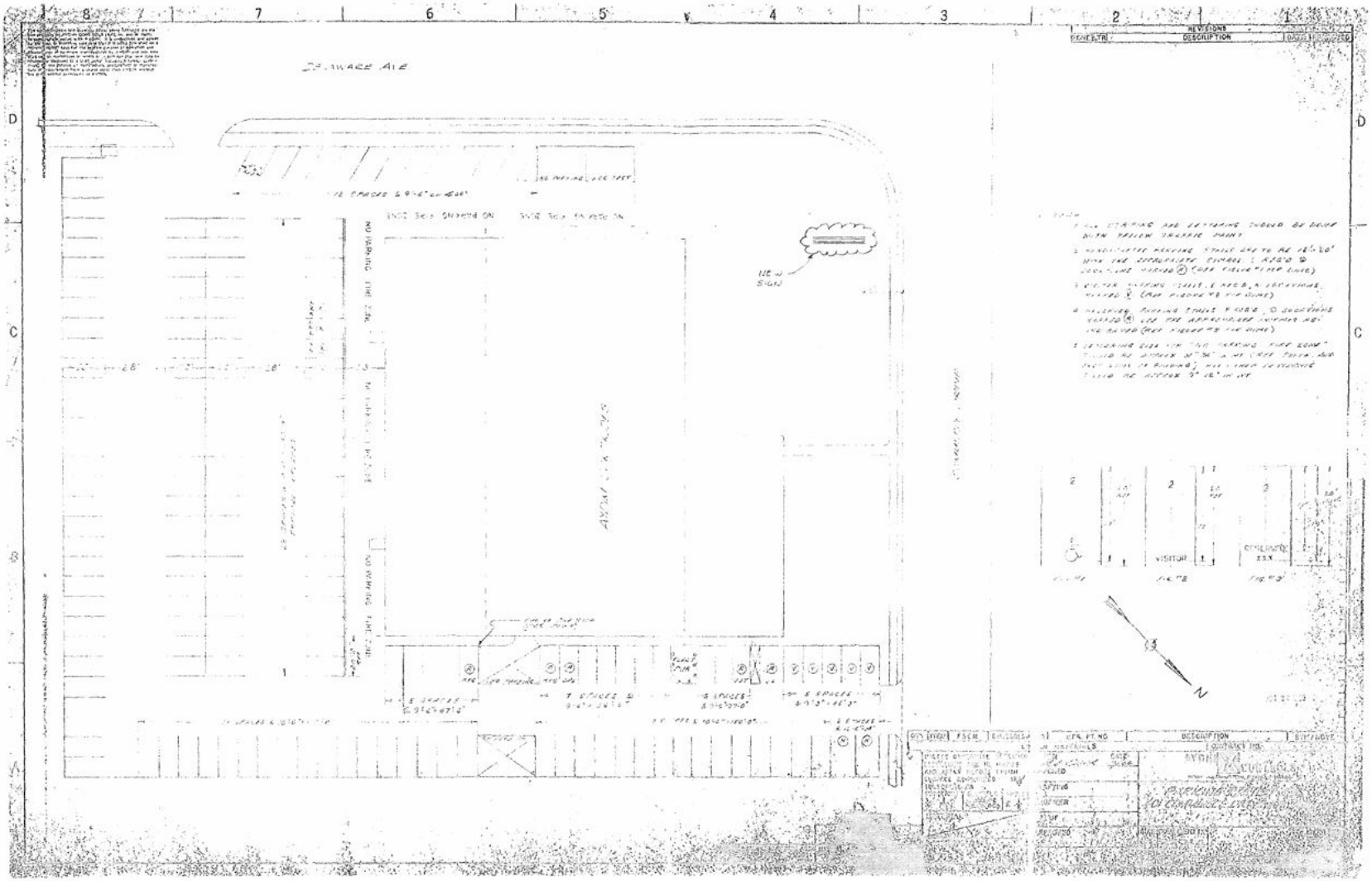
Montgomery County Planning Commission

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Aerial photography provided by Nearmap


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