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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 16, 2024

Mr. Henry Sekawungu
Director of Planning and Zoning
Cheltenham Township
8230 Old York Road
Elkins Park, PA, 19027

Re: MCPC #24-0012-001
Plan Name: 401 & 415 W. Glenside Avenue Carwash
(1 lot comprising 1.49 acres)
Situate: West Glenside Avenue at Radcliffe Road
Cheltenham Township

Dear Mr. Sekawungu:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 17, 2024. We forward this letter as a report of our review.

BACKGROUND

The Applicant, E.L.G. Enterprises Corp. and FTY Investments LLC, propose to consolidate two parcels on Glenside Avenue and expand an existing car wash use. Both parcels are located in the LI - Light Industrial District. The proposal would relocate the self-vacuum locations to the currently vacant parcel and alter circulation of the vehicles queuing for the car wash tunnel.

401 W. Glenside Ave is a 36,178 square foot parcel (parcel id: 31-00-11320-00-7) that currently contains a Clean Machine Car Wash. There are existing non-conformities in the front and rear yard setbacks. A 15 foot setback is required for each. The current self-wash structure is 14.5 feet from the property line and the existing car wash building is 3.4 feet from the front property line. No changes are proposed.

415 W. Glenside Avenue is a 28,750 square foot parcel of vacant land (parcel id: 31-00-11323-00-4). An industrial building on this site was demolished in 2023.

Existing non-conformities currently exist on both parcels with regard to minimum green area and maximum impervious surface. The proposed conditions after land development would decrease the non-conformity, but not eliminate it.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and Cheltenham Township may wish to consider prior to final plan approval. Our comments are as follows:

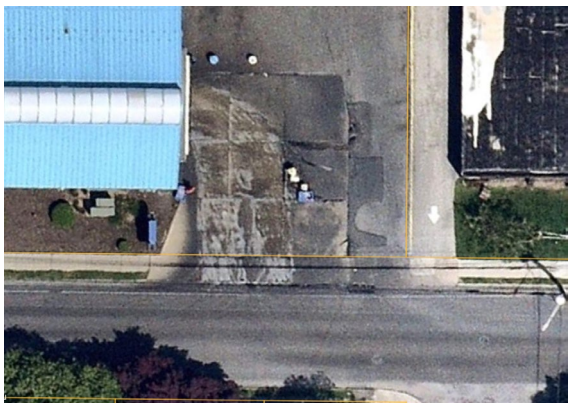
REVIEW COMMENTS

ACCESS

A. Number of Access Points. The cover letter submitted with the land development application from Kaplin Stewart states that "Ingress and egress to the Proposed Development will be provided via one (1), unrestricted full-movement driveway to W. Glenside Avenue." However, the plan set submitted seems to indicate that there will be two driveways once land development is complete – one full-movement and one egress only. We suggest the applicant clarify by revising the plan submission materials to remove any inconsistencies.

B. New Driveway. West Glenside Avenue is a major collector. Generally controlled access is recommended for major collectors, with consolidated driveways where possible. We suggest that the new, second exit point for the car wash be used only for emergency use in order to reduce the number of driveways onto Glenside Avenue. We recommend the applicant consider including a mountable curb at this driveway and signage directing customers to use the existing driveway.

C. Existing Driveway. We suggest the applicant consider making improvements to the existing driveway along with this application. The existing driveway is 55.2 feet wide (see image at right). Repainting could narrow the driveway and indicate areas for ingress and egress with arrows and lane markings. As this car wash expands, we feel that improvements to the existing driveway would improve the appearance and safety of the use.



CIRCULATION

A. Interior Wayfinding. With the expansion of the carwash, the various pathways for cars to proceed through the site may be confusing. We suggest the applicant utilize painted arrows on the pavement and wayfinding signage throughout the site to ensure customers can find their way to their desired service and back out again.

LANDSCAPING

A. We commend the applicant for a robust landscaping plan that will vastly improve the site over its current condition. We offer two minor suggestions that the applicant may wish to consider.

1. Color. We suggest that the plants chosen for the site, while appropriate, may have a somewhat monolithic color palette. The applicant may wish to consider alternatives for seasonal variety and color.
2. Holly. The applicant may wish to ensure that both male and female holly bushes are planted on the site so that they are able to produce berries.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the Cheltenham Township's planning objectives for access management and commercial corridor 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 number (*#24-0012-001*) on any plans submitted for final recording.

Sincerely,

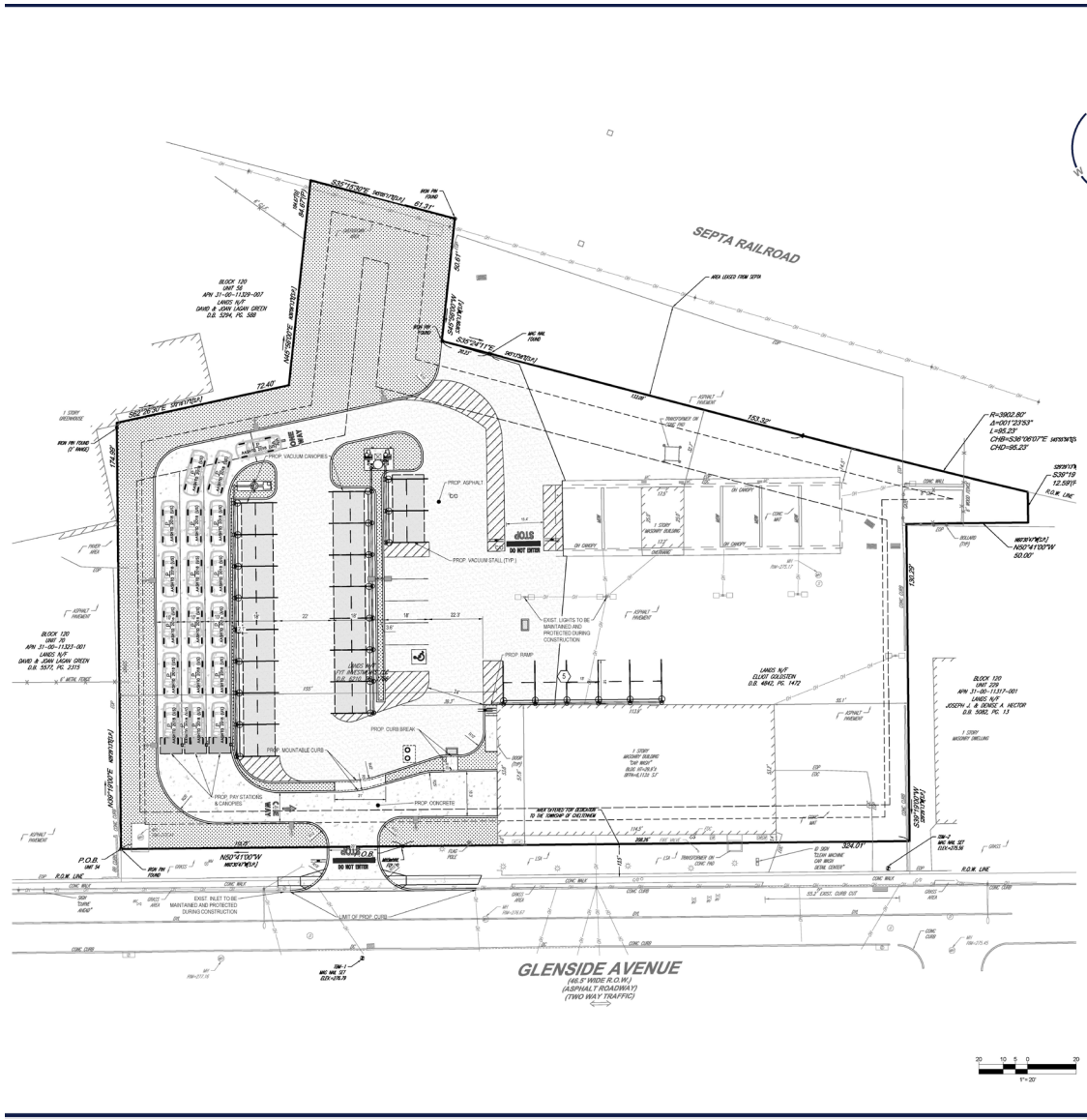
Chloe Mohr, AICP, Principal Planner
chloe.mohr@montgomerycountypa.gov – (610) 278-3739

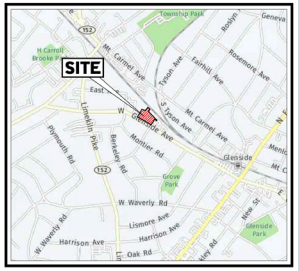
c: E.L.G. Enterprises Corp. & FTY Investments LLC, Applicant
Kaplin Stewart Attorneys at Law, Applicant's Representative
Alyson Elliot, Township Manager
Thomas Cross, Chair, Township Planning Commission
Jessica Buck, District Manager, Montgomery County Conservation District

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENTS A & B







LOCATION MAP
SCALE: 1" = 1000'

ZONING TABLE

ZONE: U - LIGHT INDUSTRIAL
USE: CAR WASH
BLOCK 124 LOTS: 22 & 54

APPLICANT/ OWNER INFORMATION

APPLICANT:	JERRY GOLDSTEIN
PROPERTY OWNER:	FYT INVESTMENTS LLC 401 WEST GLENSIDE AVENUE, GLENSIDE, PA 19038

BULK REQUIREMENTS

ITEM	CODE	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	§ 295-1602.A	5,000 SF (0.11 AC)	64,951 SF (1.49 AC)	64,951 SF (1.49 AC)
MIN. LOT WIDTH	§ 295-1602.A	16.0'	324'	324'
MIN. YARD SETBACKS				
FRONT YARD	§ 295-1602.E	15.0'	3.4"	3.4"
SIDE YARD	§ 295-1602.E	8.0'	0"	15.0'
REAR YARD	§ 295-1602.E	25.0'	14.9"	15.0"
MAX. PERMITTED HEIGHT	§ 295-1602.F	35.0' OR THREE STORIES	29.9'	29.9'
MAX. LOT COVERAGE	§ 295-1602.C	85.0%	93.8%*	80.2%
MIN. GREEN AREA	§ 295-1602.D	15.0%	6.2%*	19.8%
MIN. PARKING SETBACKS	§ 295-1602.G	10.0'	12.9'	57.6'
MAX. BUILDING COVERAGE	§ 295-1602.B	70%	25.8%	10.0%
			KEY =	VARIANCE REQUIRED
				* = EXISTING NON-CONFORMITY

LEGEND
EXISTING

PROPERTY LINE
R.O.W. LINE
ADJACENT PROPERTY LINE
EASEMENT LINE
BUILDING
RETAINING WALL
CONCRETE CURB
FENCE
SIGN
AREA LIGHT
DRAINAGE INLET
STORM/SANITARY MANHOLE
WATER/GAS VALVES
ROOF DRAIN/CLEANOUT
FIRE HYDRANT
UTILITY POLE W/ LIGHT
UTILITY POLE
OVERHEAD UTILITY WIRES

LEGEND
PROPOSED

CANOPY
CONCRETE CURB
ACCESSIBLE SYMBOL
ASPHALT
CONCRETE
SIGN
PARKING COUNT
DRAINAGE INLET
CLEANOUT

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
LAND DEVELOPMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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PROJECT No.: PP213231
DRAWN BY: RG
CHECKED BY: SU
DATE: 12/28/2023
CAD I.D.: PP213231-LDVP-GC

PROJECT:
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
FOR
FYT INVESTMENTS LLC
PROPOSED REDEVELOPMENT
401 & 415 WEST GLENSIDE AVENUE
BLOCK 124, UNIT 22 & 54
CHELTENHAM TOWNSHIP (GLENSIDE)
MONTGOMERY COUNTY
COMMONWEALTH OF PA
19038

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

COMMONWEALTH OF PENNSYLVANIA
MATTHEW JOHN KEARSE
ENGINEER

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-301
OF 20

ORG. DATE - 12/28/2023