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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 9, 2024

Mr. Paul Purtell, Director, Planning, Zoning & Inspections
Upper Moreland Township
117 Park Avenue
Willow Grove, Pennsylvania 19090-3215

Re: MCPC # 24-0027-001
Plan Name: 1750 County Line Road
(1 lot comprising approximately 1.79 acres)
Situate: 1750 County Line Road (cross streets: Shoemaker Road (W), Short Lane (E)
Upper Moreland Township

Dear Mr. Purtell:

We have reviewed the above-referenced conditional use plan as you requested on January 31, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, ATR Logistics LLC, is proposing to add a vehicle impoundment lot on a property which is currently occupied by other industrial uses. The property contains an existing single family dwelling as well as a vehicle towing operation. The proposed impoundment use would include the addition of four tow trucks in addition to industrial uses and vehicles operating on the property.

The property is located in the S Small Limited Industrial District. Vehicle impoundment lots are permitted in the S Small limited Industrial Zoning District by conditional use.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with *MONTCO 2040: A Shared Vision*, which designates the area as "Business Area" future land use category. Business Areas are concentrations of employment-oriented land use, such as offices, research facilities, and industrial uses, and are often located near highway interchanges. Development should be designed to accommodate significant automobile and truck trips and control the impact of potential noise, light, and pollution on nearby residences. The proposal is generally consistent with the Upper Moreland 2040 Comprehensive Plan as well, as the property is located in the Employment Center future land use area. The comprehensive plan states that appropriate land use area

includes industrial; flex space (i.e. spaces that are adaptable to small industrial, offices, co-working, storage, etc.); and research and development.

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 issue that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

CONDITIONS OF APPROVAL

A. Opaque Fence. Vehicle Impoundment Lots are permitted by conditional use in the S-Small Limited Industrial Zoning District, and are subject to a number of conditions (§ 350-110.C.). The proposed vehicle impoundment lot is required to "be fenced with a solid or opaque fence, at least six feet in height" and be landscaped to screen the impoundment activities from neighboring properties. The existing fence on the property appears to be chain-link, rather than an opaque or solid fence, as is required in Subsection 350-110.C.(2). We recommend that the applicant replace the existing chain-link fence with a fence that will more effectively screen the impoundment activities from neighboring properties and improve the appearance of the property from County Line Road.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Upper Moreland's planning objectives for industrial 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 (24-0027-001) on any plans submitted for final recording.

Sincerely,



Claire Warner, Senior Community Planner
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: Catherine Harper, Esq., Applicant's Representative
Matt Candland, Manager, Upper Moreland Township
Brian Shannon, Chair, Township Advisory Planning Agency

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

ATTACHMENTS A & B

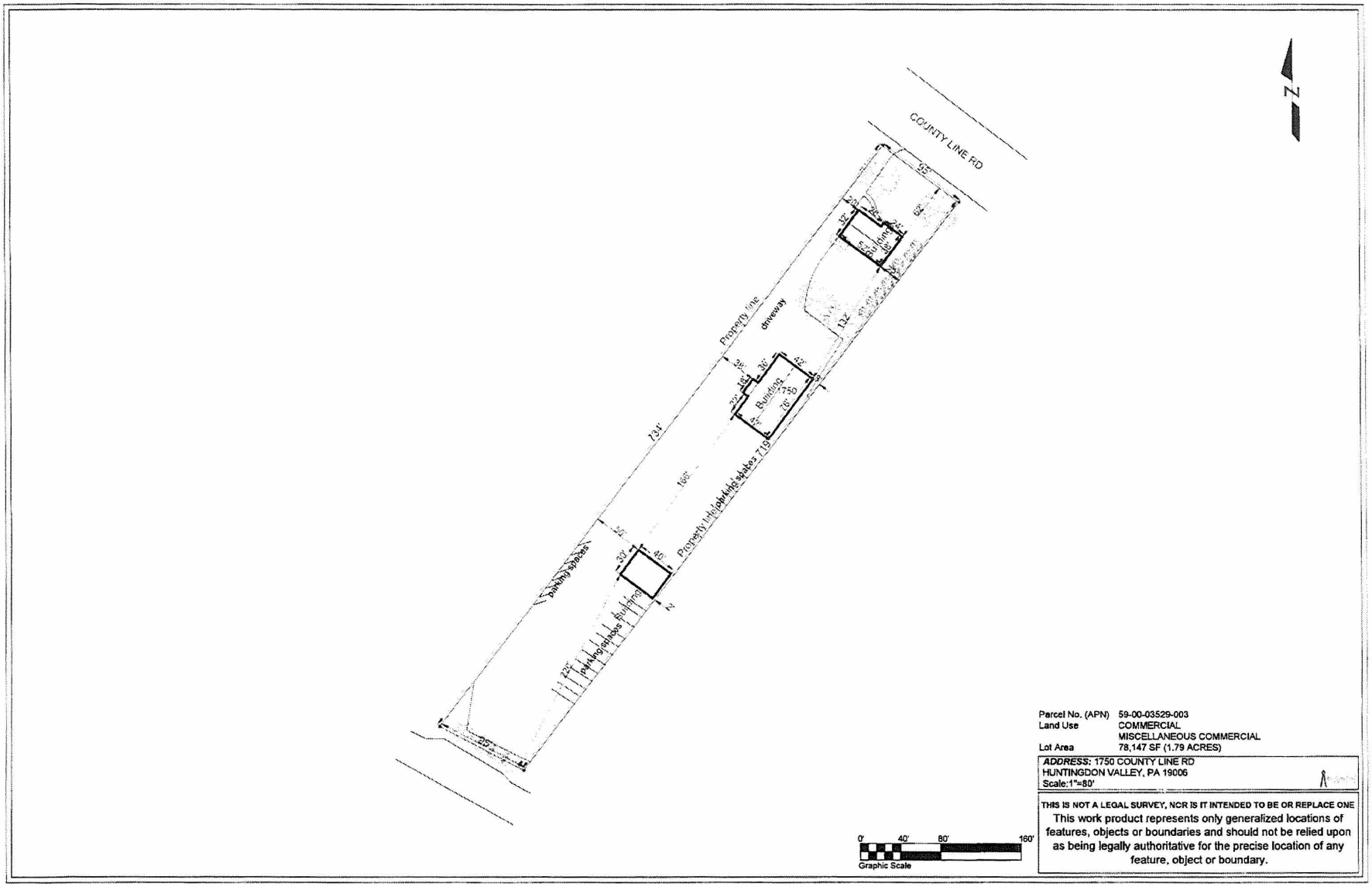


1750 County Line Road
MCPC#240027001

Montgomery County Planning Commission

0 50 100 200 Feet

N


COUNTY LINE RD
N
Property line
driveway
Building
Building
parking spaces
parking spaces
parking spaces
Property line
134'
168'
95'
132'
0' 40' 80' 160'
Graphic Scale
Parcel No. (APN) 59-00-03529-003
Land Use COMMERCIAL
MISCELLANEOUS COMMERCIAL
Lot Area 78,147 SF (1.79 ACRES)
ADDRESS: 1750 COUNTY LINE RD
HUNTINGDON VALLEY, PA 19006
Scale:1"=80'
THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.