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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 1, 2024

Ms. Marianne McConnell, Director of Planning & Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, Pennsylvania 18936-9605

Re: MCPC #24-0035-001
Plan Name: Quick Lube Oil Change
(1 lot, approximately 0.82 acres)
Situate: 737 Bethlehem Pike, near Horsham Road
Montgomery Township

Dear Ms. McConnell:

We have reviewed the above-referenced land development proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 7, 2024. We forward this letter as a report of our review.

BACKGROUND

Quick Lube of Carolina, doing business as Take 5 Oil Change, have submitted a land development application to demolish a vacant building and construct a new 1,600 square foot building with three drive-through lanes for oil changes on a parcel of land in the C Commercial district at 737 Bethlehem Pike, just south of the Five Points intersection of PA Routes 309 and 463. Only right turns would be allowed into the site from eastbound Horsham Road (PA Route 463) and northbound Bethlehem Pike (PA Route 309), due to the concrete median on Route 309 and the porkchop channelizing island at the Horsham Road entrance. A total of 11 parking spaces are provided, and the applicant has received zoning relief to reduce the number of potential stacking spaces for the drive-through service to 20 from the otherwise required 24. Impervious coverage will increase on the site from 54.9% to 57.3% after construction, which is still below the limit of 75%. Variances have been granted for a below minimum side yard next to the trash enclosure, which also affects the minimum width of the landscaped screening area. Sidewalk is proposed to be installed through the site and in front of the building connecting Bethlehem Pike and Horsham Road. Two rain gardens are also proposed on the northwest and northeast corners of the property.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's 2015 Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this parcel as part of the Montgomeryville regional mixed-use center, and supports the redevelopment of underutilized and vacant land. We believe that the land development application is compliant with *Montco 2040*.

Montgomery Township's 2022 Comprehensive Plan explains that while the Commercial land use category is concentrated among several major township roadways, it notes that "Commercial uses along Route 309 should be attractive as a 'regional' destination". Oil change facilities may not qualify as regional destinations, but another oil change facility is located on the opposite corner of the Five Points intersection. In lieu of a larger scale effort to remake this area of the township, we believe that this proposal is generally compatible with the 2022 Comprehensive Plan.

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 municipality may wish to consider prior to final plan approval. Our comments are as follows.

REVIEW COMMENTS

SITE DESIGN

1. A sidewalk is proposed to be installed along Horsham Road, connecting to the property south of the site and continuing to knit together a pedestrian network along the first block of Horsham between Bethlehem Pike and North Wales Road. However, as depicted on the plan, the sidewalk does not reach all the way to the property line as it is angled across what would be the next concrete sidewalk block. The applicant and the Township should work together to make sure that if the property owner to the north is ever interested in installing sidewalk, the final gap could be closed without any trouble. This may require a formal sidewalk easement, or alternatively this developer could install an extra section of sidewalk that crosses over the property line.
2. We applaud the applicant for their treatment of the landscaping around the stormwater detention area and continue to recommend that the Township share more information with their residents and business owners about well-apportioned and well-installed landscaped areas on commercial properties.

CONCLUSION

We wish to reiterate that MCPC generally supports the township's proposal but we believe that our suggested revisions will better achieve Montgomery Township'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.

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 (#24-0035-001) on any plans submitted for final recording.

Sincerely,

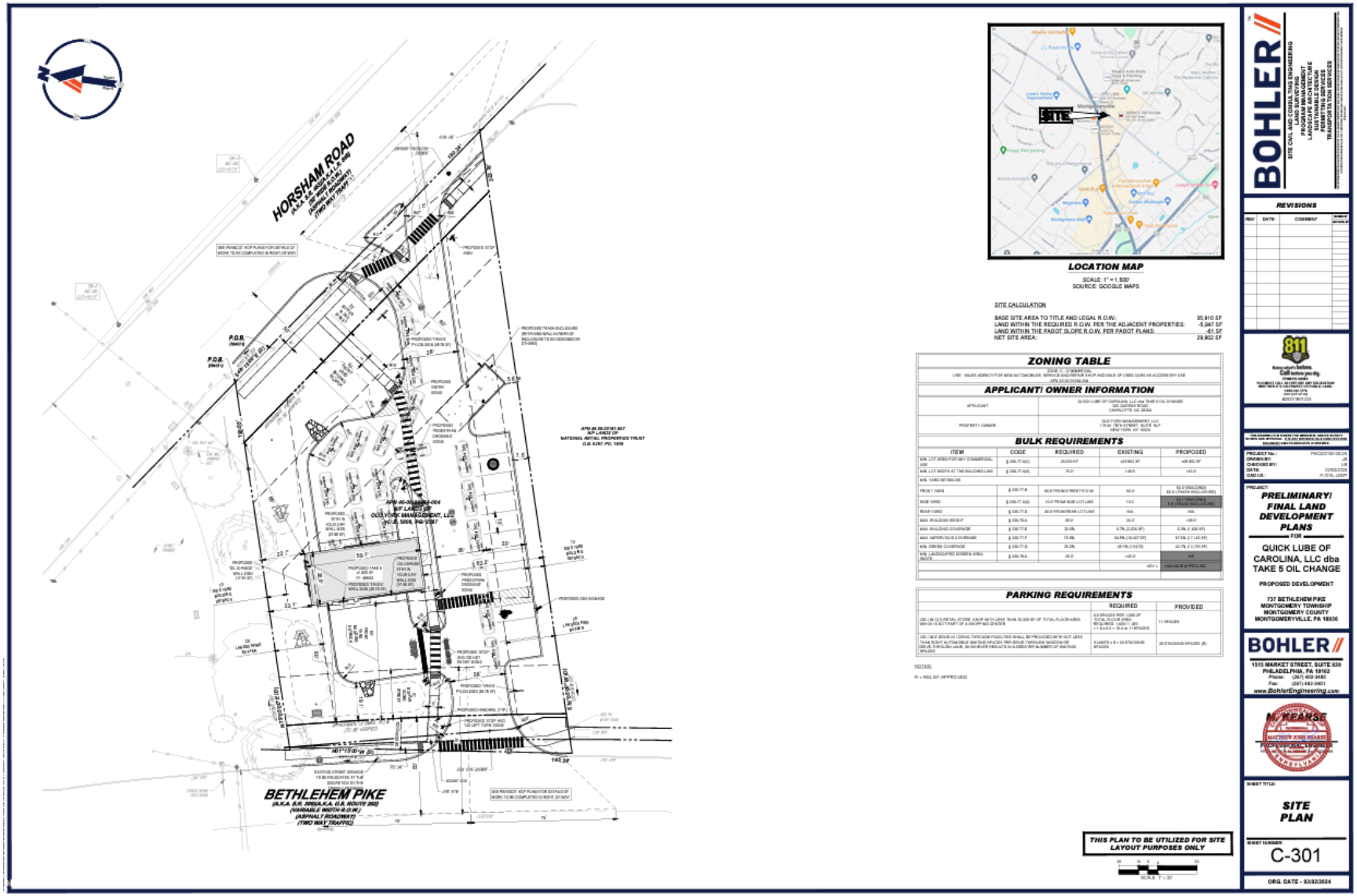
Matthew Popek

Matthew Popek, AICP
Transportation Planning Assistant Manager
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c: Des Roberts, Applicant's Representative
Carolyn McCreary, Twp. Manager
Jim Rall, Chrm., Twp. Planning Commission

Attachments: (1) Site Plan
(2) Aerial

Site Plan – 737 Bethlehem Pike, Montgomery Township



Aerial – 737 Bethlehem Pike, Montgomery Township



Quick Lube Oil Change
MCPC#240035001

Montgomery County Planning Commission

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Aerial photography provided by Nearmap