MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTGOMERYCOUNTYPA.GOV

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 #23-0081-003
Plan Name: Chase Bank Montgomeryville
(1 lot, approximately 0.93 acres)
Situate: 773 Bethlehem Pike, near North Wales 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 8, 2024. We forward this letter as a report of our review.

BACKGROUND

JP Morgan Chase Bank, N.A., have submitted a land development application to demolish a former car wash and gas station and construct a new 3,310 square foot bank building with drive-through ATM on a parcel of land on the northeast corner of Bethlehem Pike and North Wales Road, located in the C Commercial district. Full entrance access would be provided from both frontages, with right turn exits permitted only onto northbound Bethlehem Pike. A total of 26 parking spaces, including two accessible spaces, are provided, along with queueing room for 4 vehicles waiting to use the free-standing ATM. Landscaping and grass is provided throughout the site, which will reduce the impervious coverage from 96.9% to 64.7% after construction. A variance has been granted for below minimum standard screening buffers on three sides of the property; these measurements are also being requested as a waiver for softening buffers. Since the previous letter dated December 26, 2023 was sent, the plan has been adjusted to incorporate left turns into the site from southbound Bethlehem Pike via a wider entrance driveway; this is subject to approval by the Pennsylvania Department of Transportation. In addition, a response letter dated February 6, 2024, was sent by the applicant responding to comments brought up as part of the MCPC #23-0081-002 application.

COMPREHENSIVE PLAN COMPLIANCE

Comments are reprinted from the previous letter.

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". Since new physical bank branches in 2024 are likely intended to cover extensive service areas, we believe that this proposal is generally compatible with the 2022 Comprehensive Plan.

RECOMMENDATION/COMMENTS

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, and ultimately defers to PennDOT on maintaining the availability of southbound left turns into the site as existing conditions allow.

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 (#23-0081-003) on any plans submitted for final recording.

Sincerely,

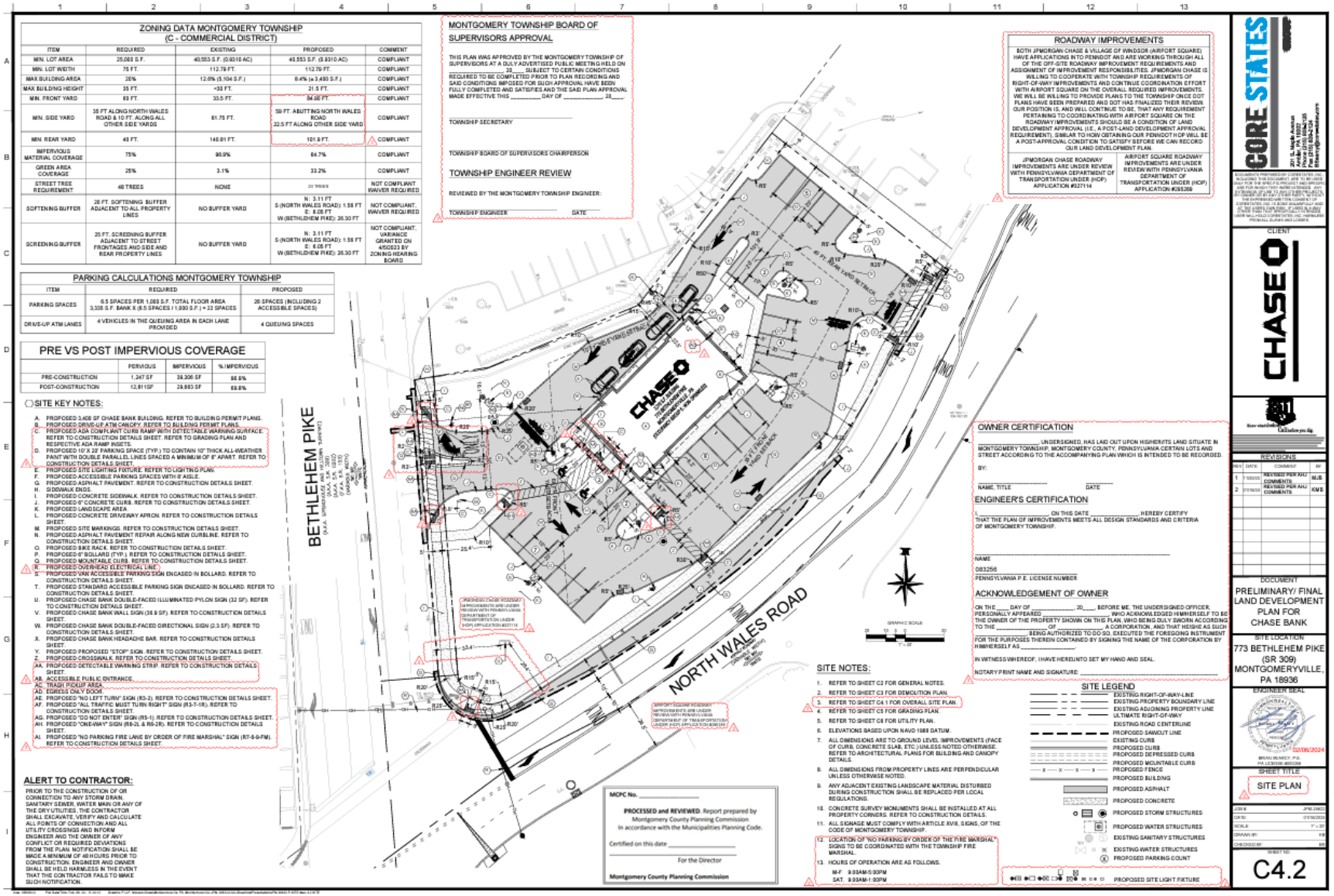
Matthew Popek

Matthew Popek, AICP
Transportation Planning Assistant Manager
Matthew.Popek@montgomerycountypa.gov - 610-278-3730

c: Thomas Serna, Core States Group, Applicant's Representative
Carolyn McCreary, Twp. Manager
Jim Rall, Chrm., Twp. Planning Commission

Attachments: (1) Site Plan
(2) Aerial

Site Plan – 773 Bethlehem Pike, Montgomery Township



Aerial – 773 Bethlehem Pike, Montgomery Township



Chase Bank Montgomeryville
MCPC#230081003

Montgomery County Planning Commission

0 50 100 200 Feet

N

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap