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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 19, 2024

Mr. Anthony Hamaday, Township Manager
Upper Merion Township
175 West Valley Forge Road
King of Prussia, PA 19406

Re: MCPC #24-0042-001
Plan Name: Courtside Square Apartments - 150 Allendale Rd
(1 lot comprising 8.8 acres)
Situate: 150 Allendale Road
Upper Merion Township

Dear Mr. Hamaday:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 22, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Willner Properties Services, Inc., has proposed the demolition of an existing structure, and the construction of a 174-unit multifamily dwelling building, located on a corner lot between Allendale Road and West DeKalb Pike in Upper Merion Township. The new building will connect to an existing multifamily dwelling building on one end, and an existing commercial building on the other. Lower-level parking will be included within the multifamily building, and a swimming pool with landscaped common open space will be adjacent to the building. The multifamily building is proposed to be constructed to LEED Gold standards. Additionally, the applicant is proposing to demolish an existing Jiffy Lube building on the site, replacing it with a one-story, 6,090 s.f. commercial building along West DeKalb Pike.

COMPREHENSIVE PLAN COMPLIANCE

This area of Upper Merion Township is identified as Regional Mixed Use Center in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040*: A Shared Vision. Regional Mixed Use Centers are intensely developed suburban cores with significant retail, office, and residential land uses. We believe that this plan is compliant with *Montco 2040.*

Upper Merion's 2005 Land Use Plan is broadly supportive of the redevelopment of business sites.

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 township may wish to consider. Our comments are as follows:

REVIEW COMMENTS

PARKING LOT DESIGN

A. The parking lot contains many parking islands that lack ample vegetation. Trees and other vegetation should be added to the parking islands, which would provide shade, fight the heat island effect, and improve aesthetics.

B. Multiple parking lots on the site lack pedestrian connectivity to one another, such as the proposed parking lot in the center of the site, and across internal roads between parking lots and buildings, such as the road between the proposed multifamily building and the new parking lot. To promote better and safer pedestrian circulation throughout the site, sidewalks should be added between parking lots, and crosswalks should be added across internal roads between buildings and parking lots.

STORMWATER

A. The applicant is proposing underground stormwater management systems. There needs to be a plan for inspection of the underground stormwater management systems to ensure proper operation.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, however, we believe that our suggested revisions will better achieve the township's goals.

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 (#24-0042-001) on any plans submitted for final recording.

Sincerely,



Ryan Lamberti, Environmental Planner II

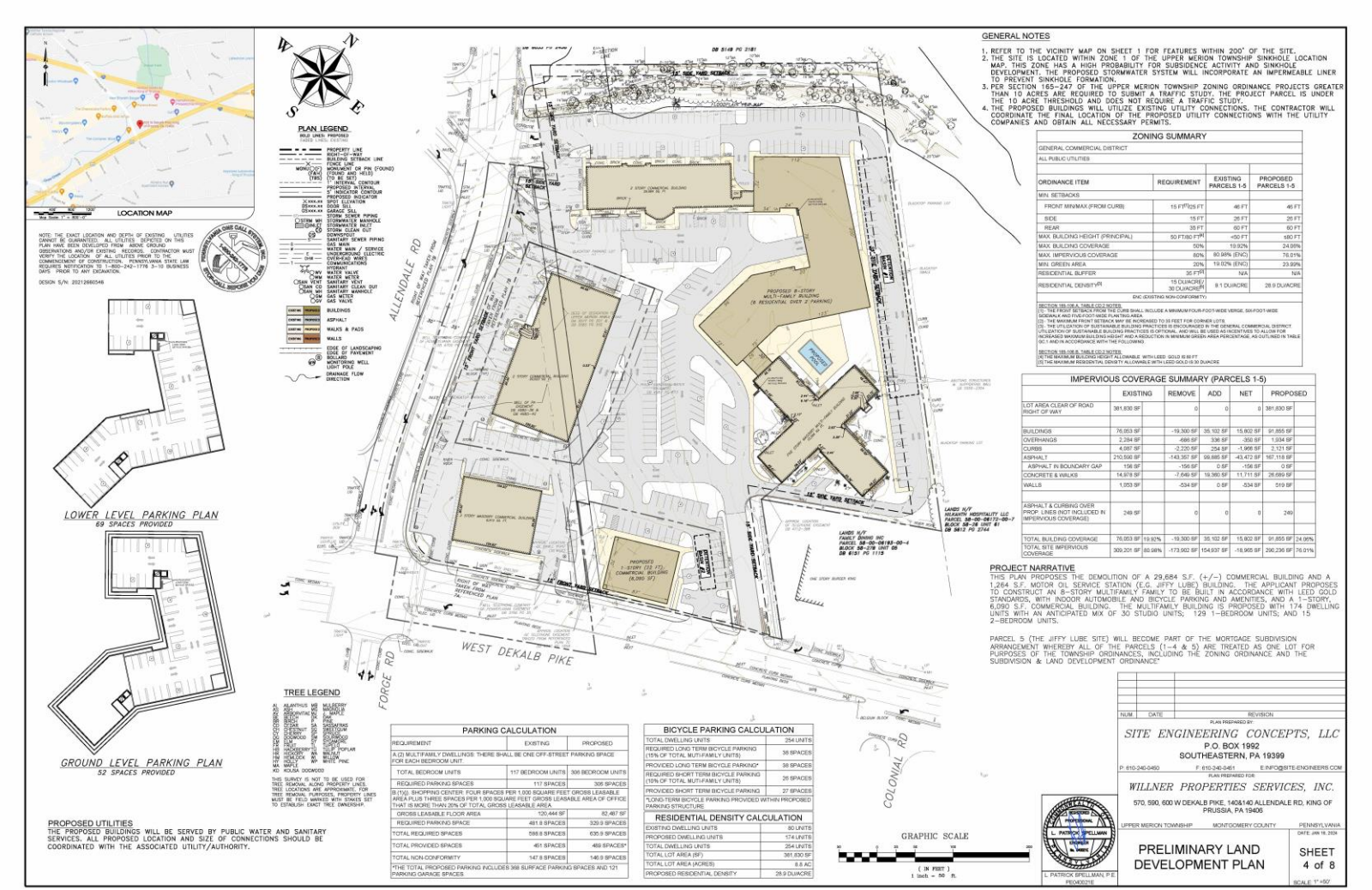
610-278-3729 – Ryan.Lamberti@montgomerycountypa.gov

c: George W. Broseman, Applicant's Representative
Matthew Popek, Chair, Township Planning Commission
Jarrett Lash, Community Development & Planning Officer

Attachments: (A) Site Plan
(B) Aerial

ATTACHMENT A

Site Plan – Courtside Square Apartments - 150 Allendale Rd, Upper Merion Township



ATTACHMENT B

Aerial – Courtside Square Apartments - 150 Allendale Rd, Upper Merion Township



Courtside Square Apartments
150 Allendale Road
MCPC#240042001

Montgomery County Planning Commission
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Aerial photography provided by Nearmap

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