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**MONTGOMERY COUNTY**
**PLANNING COMMISSION**

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 2, 2024

Ms. Beth Gooch, Planning and Zoning Coordinator
Franconia Township
P.O. Box 128
Franconia, Pennsylvania 18924

Re: MCPC# 24-0106-001
640 Lower Road
Situate: Lower Road/Hagey Road
Franconia Township

Dear Ms. Gooch:

We have reviewed the above-referenced land development application in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested May 8, 2024. We forward this letter as a report of our review.

## BACKGROUND

The applicant, Dara Property Group LLC & L4 Realty LLC, proposes to combine three parcels, demolish exiting buildings, and construct a 208,145 square foot warehouse and distribution building with associated infrastructure on a 17.92 acre parcel. The development takes place in the LI – Limited Industrial zoning district.

## 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 Franconia Township may wish to consider prior to final approval. Our comments are as follows:

## REVIEW COMMENTS

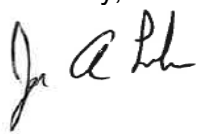
A. Landscape Species – The proposed landscape includes 546 shrubs on the site, but uses only four varieties. We recommend the developer include a wider variety of species on the site. This will improve the aesthetics of the landscaping and help ensure the site is less susceptible to plant disease that may affect one of the species. Varying the plant species may limit the damage from the outbreak if a disease attacks a particular species on the site.

## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Franconia's planning objectives. 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 (#24-0106-001) on any plans submitted for final recording.

Sincerely,

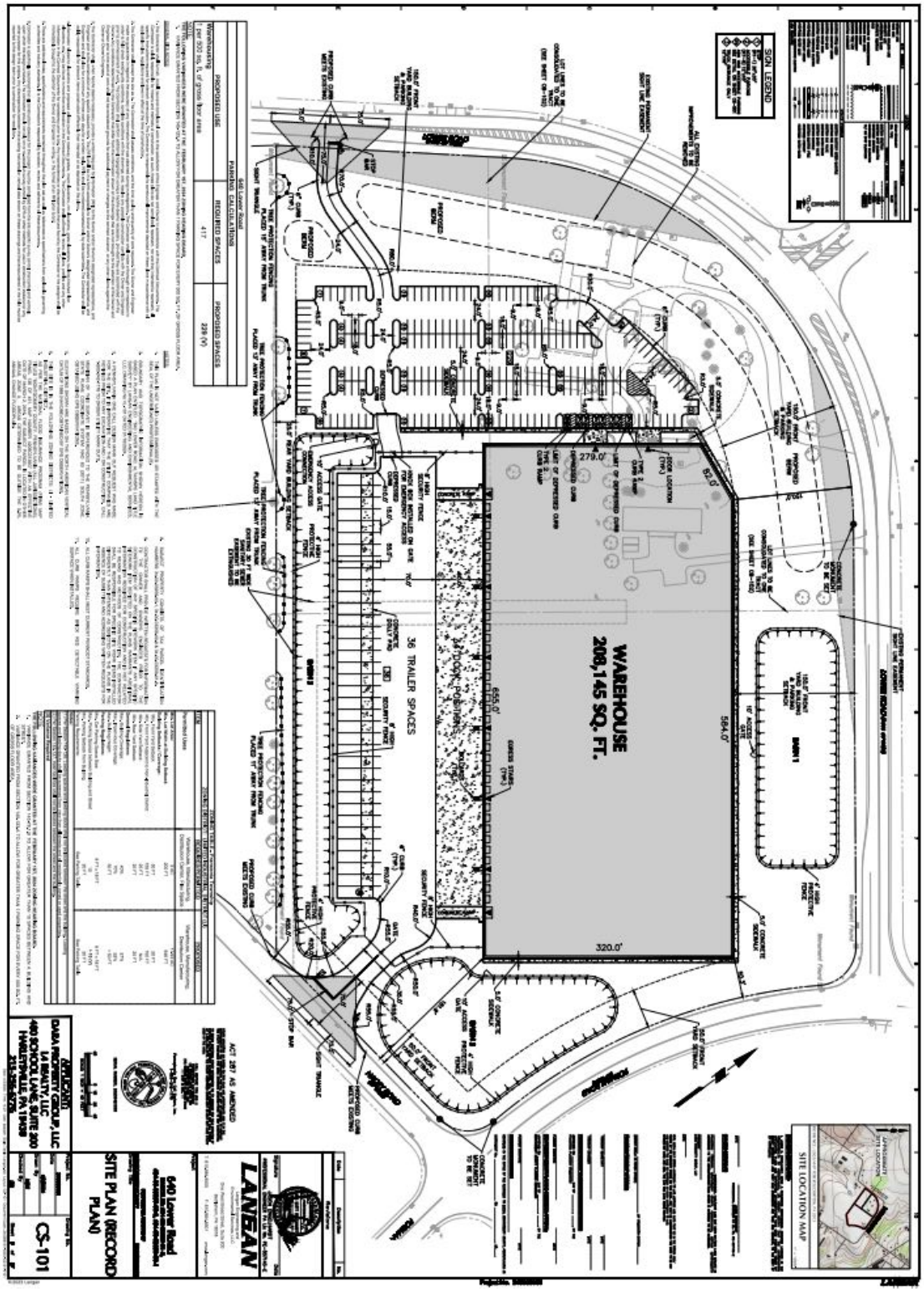


Jon A. Lesher, Environmental Planning Assistant Manager
610-278-3750 – Jon.Lesher@montgomerycountypa.gov

C: Eastburn and Gray, PC, Township Solicitor
Bursich Associates, Township Engineer

Attachments:
Site Plan (Appendix 1)
Aerial (Appendix 2)

*Site Plan – 640 Lower Road- Franconia Township*



*Aerial- 640 Lower Road- Franconia Township*

