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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 18, 2024

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

Re: MCPC #24-0260-001
Plan Name: 92 County Line Road Associates, LLC Conditional Use
(1 lot, approximately 11.51 acres)
Situate: 92 County Line Road, near Richardson Road
Montgomery Township

Dear Ms. McConnell:

We have reviewed the above-referenced conditional use application as you requested on November 22, 2024. We forward this letter as a report of our review.

BACKGROUND

92 County Line Road Associates, LLC has submitted a conditional use application regarding their 75,950 square foot vacant building at 92 County Line Road, near Walnut Street and Richardson Road in the Light Industrial zoning district. The conditional use application requests permission to lease 22,192 square feet of the building to a tenant in order to operate an indoor athletic facility comprised of 12 batting cages, which is covered under Section 230-103.C(2) of Montgomery Township's zoning code. The code further states that these types of facilities shall be located in a building that has at least 20,000 square feet of gross floor area, although the indoor athletic facility does not need to use the whole building, and may include accessory retail sales and video arcades/game rooms, provided that these two accessory uses do not comprise more than 15% of the gross floor area of the athletic facility or 3,000 square feet, whichever is less. The applicant's submission states that all provisions necessary for Conditional Use approval can be met, and that the existing building was recently upgraded and renovated and has more than the required amount of parking.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's 2015 Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this parcel as part of the Business Area on its future land use map, and encourages redevelopment of underutilized and vacant industrial land, especially by allowing alternative uses. We believe that this conditional use application is compliant with *Montco 2040*.

Montgomery Township's 2022 Comprehensive Plan shows this parcel on its Future Land Use Map in the Industrial area, along with the surrounding properties on County Line Road and Richardson Road. As this is a conditional use application for a tenant lease with minimal required fit-out, meaning that if industrial operations were eventually desired for this site the building and property could be switched back at that time, there should be no concerns for long term land use incompatibility. Therefore, we believe that this proposal is compliant with the 2022 Comprehensive Plan.

RECOMMENDATION/CONCLUSION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without additional comment.

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 (#24-0260-001) 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: Carolyn McCreary, Twp. Manager
Jim Rall, Chrm., Twp. Planning Commission
Christen G. Pionzio, Esq., Applicant's Contact

Attachments: (1) Site Plan
(2) Aerial

Site Plan – 92 County Line Road, Montgomery Township



Aerial – 92 County Line Road, Montgomery Township



92 County Line Road Associates
LLC Conditional Use
MCPC#240260001

Montgomery County Planning Commission

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Aerial photography provided by Nearmap