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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 12, 2024

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

Re: MCPC #24-0238-002
Plan Name: 900 First Ave. Building Addition
(1 lot comprising 1 acre)
Situate: 900 First Ave.
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 December 9, 2024. We forward this letter as a report of our review.

BACKGROUND

We previously reviewed this plan as a subdivision proposal. The applicant, Atofina Chemicals Inc., has proposed an approximately 16,000 square foot building addition, as well as a 600 square foot security building, at their site in Upper Merion Township. The site will contain associated sidewalks and stormwater management systems.

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) supports the applicant's proposal without comment as we have found it to be generally consistent with *Montco 2040* and Upper Merion's 2005 Land Use Plan.

CONCLUSION

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 (#24-0238-002) on any plans submitted for final recording.

Sincerely,



Ryan Lamberti, Environmental Planner II

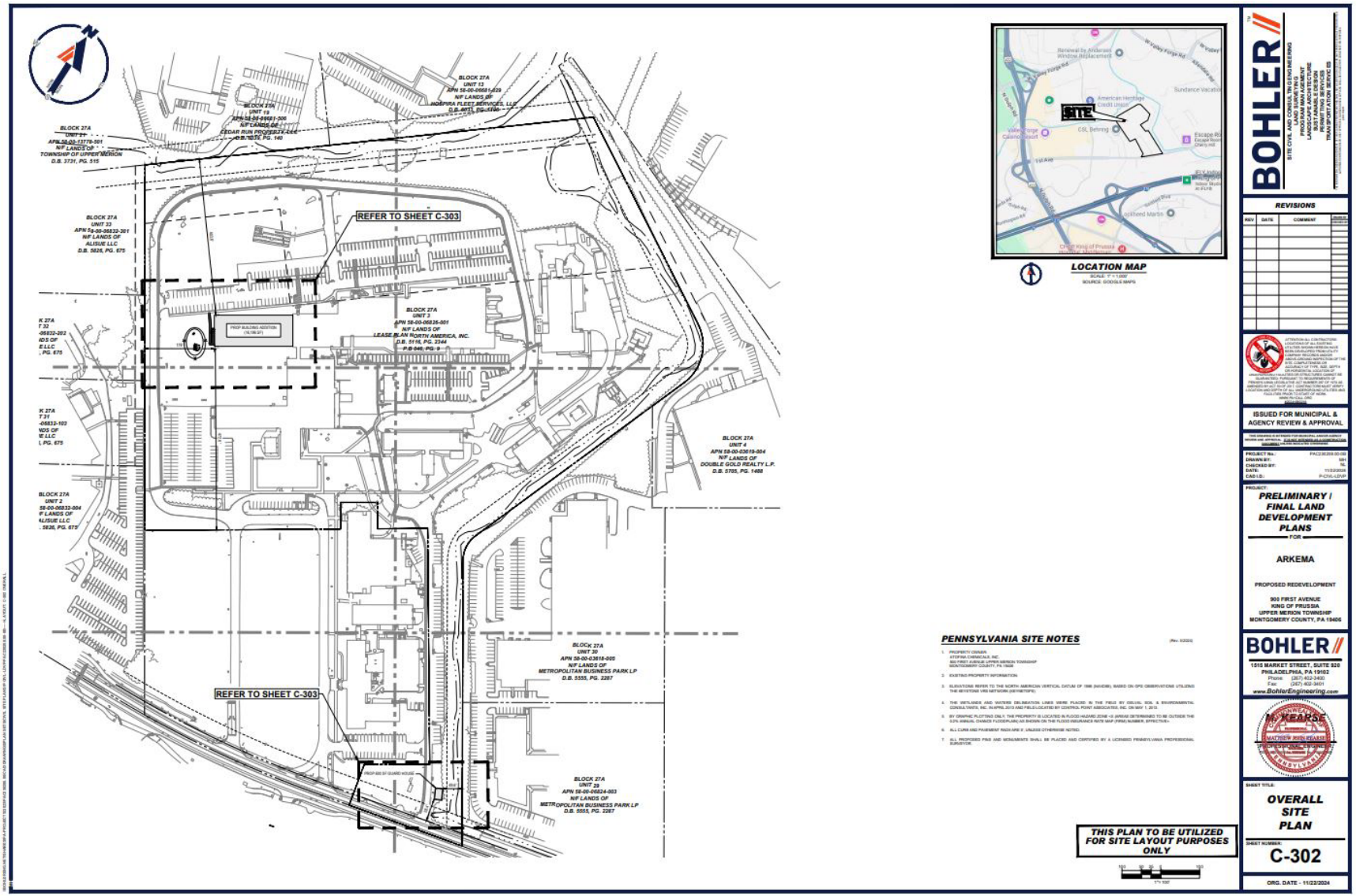
610-278-3729 – Ryan.Lamberti@montgomerycountypa.gov

c: Denise R. Yarnoff, Esquire, Applicant's Representative
Matthew Popek, Chair, Township Planning Commission
Jarrett Lash, Community Development & Planning Officer

Attachments: (A) Site Plan
(B) Aerial

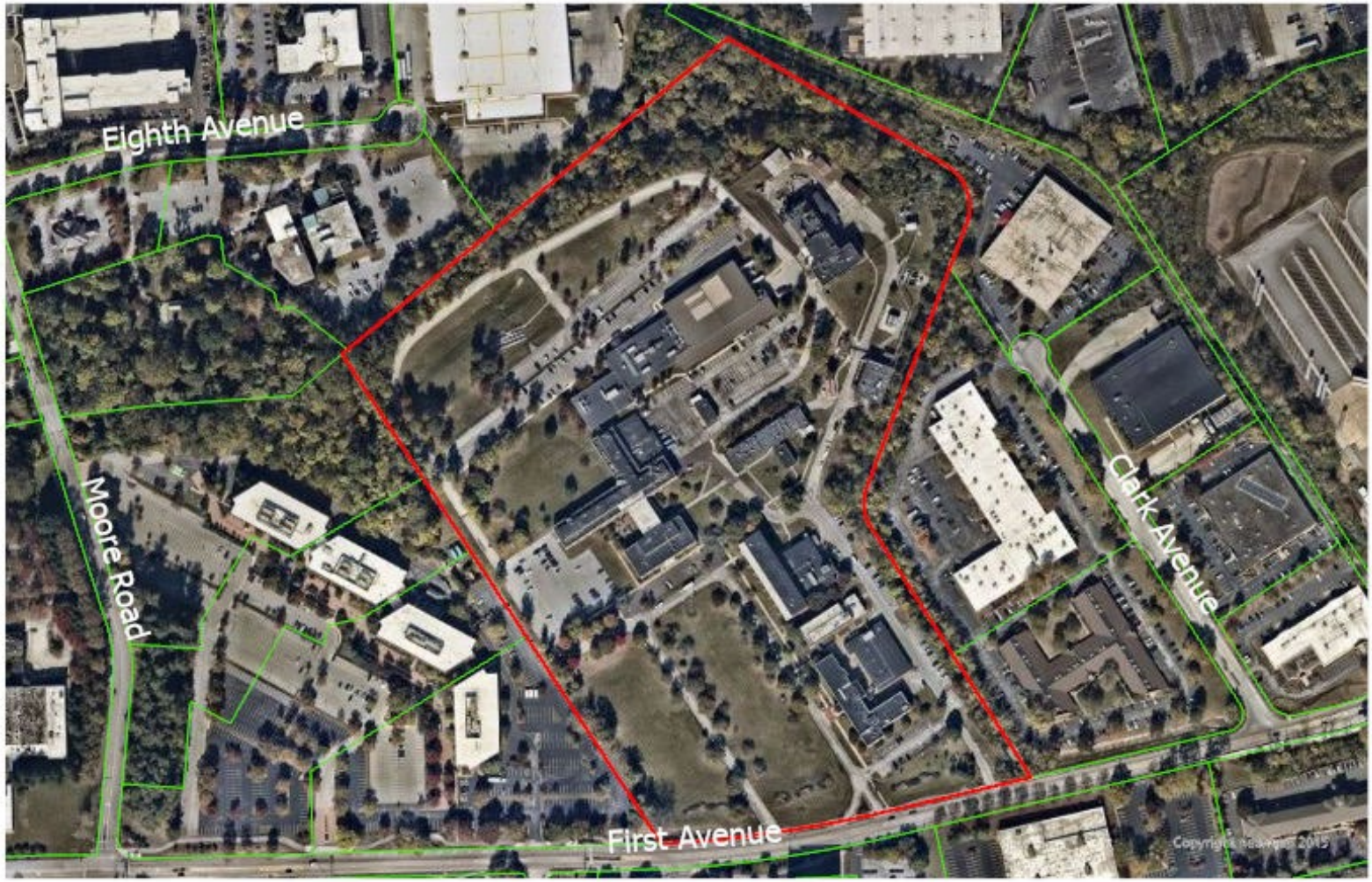
ATTACHMENT A

Site Plan – 900 First Ave. Building Addition, Upper Merion Township



ATTACHMENT B

Aerial – 900 First Ave. Building Addition, Upper Merion Township



900 First Avenue Building Addition
MCPC#240238002

Montgomery County Planning Commission

0 150 300 600 Feet

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Montgomery County Courthouse - Planning Commission
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Aerial photography provided by Nearmap