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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 23, 2025

Mr. Charles L. Guttenplan, AICP
Director of Planning & Zoning Officer
Whitmarsh Township
616 Germantown Pike
Lafayette Hill, Pennsylvania 19444

Re: MCPC #24-0273-001
Plan Name: Lot Consolidation- Mercedes Automotive Dealership
Comprising 2 lots/ 4.01 acres (gross)
Situate: Pennsylvania Avenue (south)/ Bethlehem Pike (east)
Whitemarsh Township

Dear Mr. Guttenplan:

We have reviewed the above-referenced subdivision and land development proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 12, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Park Avenue Motor Cars Fort Washington, LLP has submitted for review a lot consolidation plan that proposes to extinguish the lot line between Tax Parcel #65-00-08740-006, Block 51, Unit 43 and Tax Parcel #65-00-00718-009, Block 51, Unit 34. This will create a new lot totaling 4.01 acres or 174,576 sq, ft. Both lots are situated in the township's CR-L Commercial Retail Zoning District. The plan does not propose any new construction in this submission and no zoning variances are required for this action according to the applicant's zoning compliance chart.

COMMENT & RECOMMENDATION

The Montgomery County Planning Commission (MCPC) has reviewed the lot consolidation plan and we have not identified any significant land use, transportation, design or other issues that should be addressed in the consideration of this proposal. Therefore we have no substantive comments.

Nevertheless, the municipal staff should ensure that the proposal meets all appropriate municipal land use regulations and other codes prior to granting approval.

CONCLUSION

We have no substantive comments to offer and generally support the proposed lot consolidation plan. Please note that the review comments and recommendation contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Please be aware that the MCPC number #24-0273-001 has been set aside for the applicant's plan. If any subsequent plans are submitted for final recording, this MCPC number should appear on the applicant sheets within the plans in the box reserved for the seal of this agency.

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.

Sincerely,

Barry W. Jeffries

Barry W Jeffries, ASLA, Senior Design Planner
bjeffrie@montgomerycountypa.gov

(610) 278-3444

c: Aaron Kostyk, Chair, Township Planning Commission
Krista Heinrich, PE, Township Engineer
David Sander, Esq., Township Solicitor
Park Avenue Motor Cars Fort Washington, LLP, Applicant
Jeffrey Beavan, PE, Bohler Engineering, Applicant's Rep

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENTS A, B



Mercedes Automotive Dealership
Lot Consolidation
MCPC#240273001

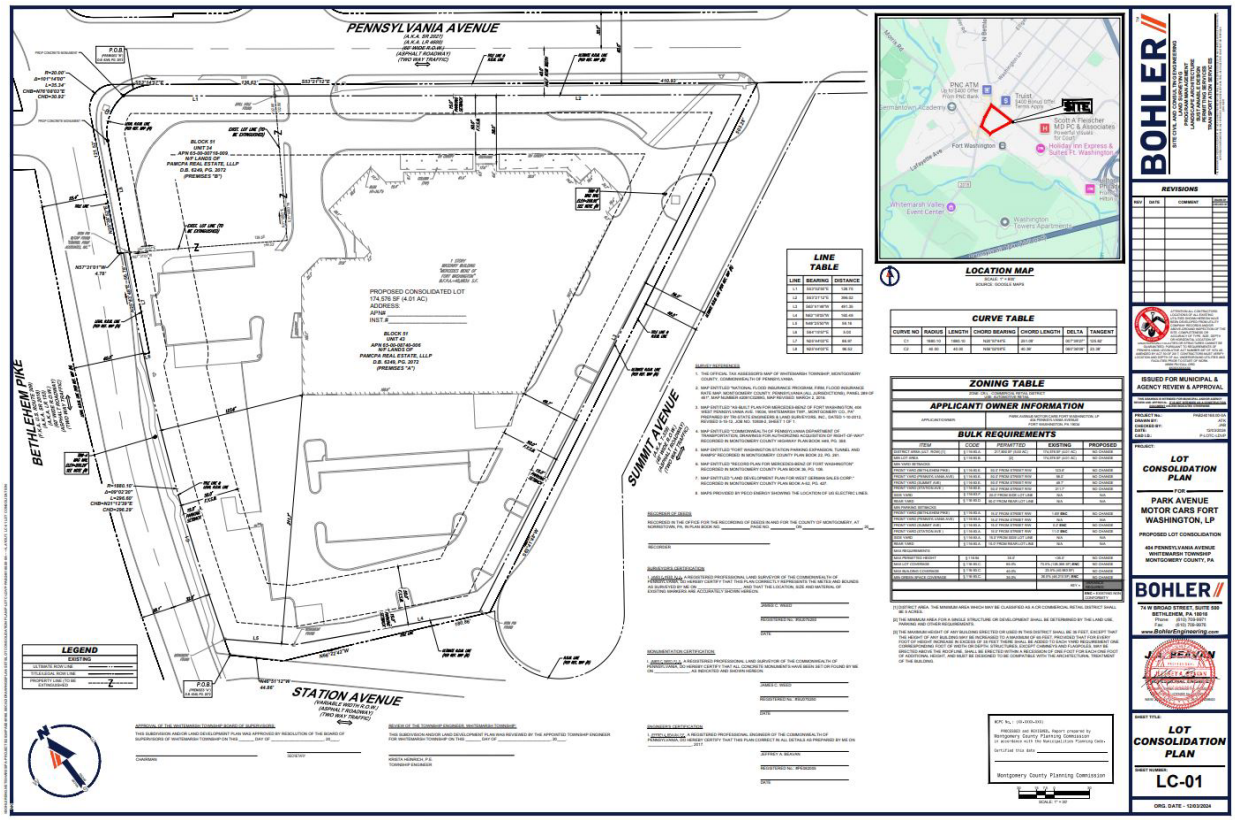
Montgomery County Planning Commission

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Aerial photography provided by Nearmap



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