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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 11, 2025

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

Re: MCPC #25-0031-001
Plan Name: 349 South Henderson Road
(1 lot comprising 1.89 acres)
Situate: 349 South Henderson 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 18, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Francis E. Schultz, has proposed to subdivide an existing 4.49 acre lot into two lots in Upper Merion Township. The new front lot will be 2.7 acres, and the rear lot 1.89 acres. Existing structures will remain on the front lot, while the rear lot is proposed to contain a new 7,000 square foot warehouse. The site will contain associated driveways, utilities and stormwater management systems.

COMPREHENSIVE PLAN COMPLIANCE

This area of Upper Merion Township is identified as Business Areas in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040*: A Shared Vision. Business Areas are concentrations of employment-oriented land uses, such as offices, research facilities, and industrial parks. 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

RIGHT-OF-WAY CLARIFICATION

A. A 28 foot wide right-of-way to access the proposed warehouse through a PECO-owned parcel is referenced on a set of plans; however, County records do not indicate the existence of such a right-of-way. It is possible an agreement is present on the PECO property for an easement, but it was not provided. If the right-of-way does not exist, this plan would create a landlocked parcel. The applicant needs to prove the existence of such a right-of-way.

STORMWATER MANAGEMENT

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

B. The applicant is proposing the installation of a level spreader. There needs to be a plan for inspection of the level spreader to ensure proper operation.

VEHICULAR ACCESS

A. Driveways along the side and back of the proposed warehouse appear to be quite narrow, and may present challenges for emergency vehicle access. The applicant should provide a fire truck turn plan, to ensure effective vehicular access.

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 (#25-0031-001) on any plans submitted for final recording.

Sincerely,



Ryan Lamberti, Environmental Planner II

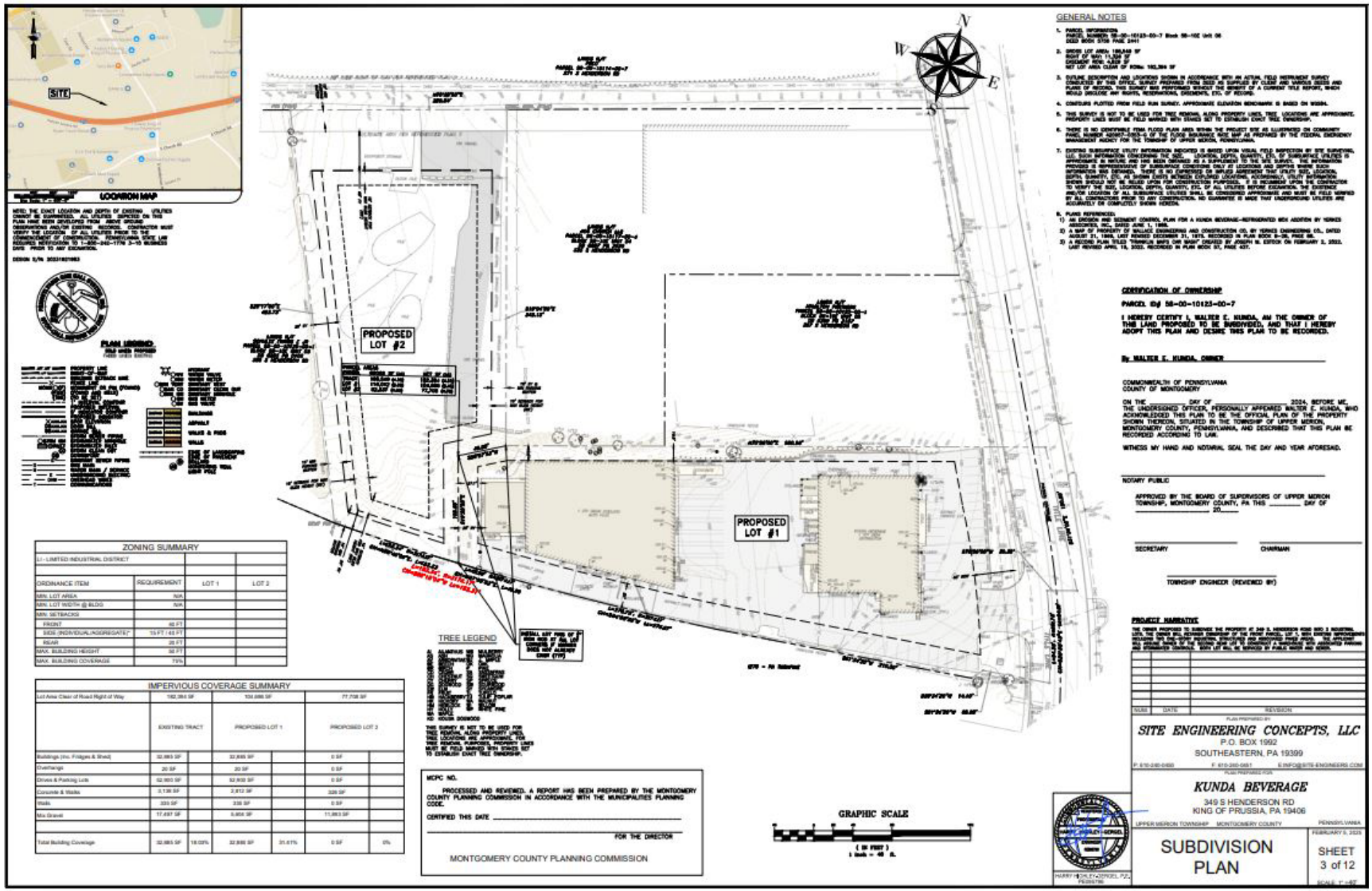
610-278-3729 – Ryan.Lamberti@montgomerycountypa.gov

c: SITE Engineering Concepts, LLC
Matthew Popek, Chair, Township Planning Commission
Jarrett Lash, Community Development & Planning Officer

Attachments: (A) Site Plan
(B) Aerial

ATTACHMENT A

Site Plan – 349 South Henderson Road, Upper Merion Township



ATTACHMENT B

Aerial – 349 South Henderson Road, Upper Merion Township



349 South Henderson Road
MCPC#250031001

Montgomery County Planning Commission

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Aerial photography provided by Nearmap