MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

NEIL K. MAKHIJA, CHAIR
JAMILA H. WINDER, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV

MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 28, 2025

Mr. Geoffrey Grace, Director of Planning and Zoning
Upper Providence Township
P.O. Box 406
Oaks, Pennsylvania 19456

RE: MCPC #24-0165-003
Plan Name: 1201 S. Collegeville Road
122 Stacked Townhomes and approx. 148,430 SF of Retail on 29.53 acres
Situate: 1201 S. Collegeville Road at the intersection of South Collegeville Road (SR 0029) and Black Rock Road (SR4033)
Upper Providence Township

Dear Mr. Grace:

We have reviewed the above-referenced tentative subdivision/land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 29, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, HT 1201 Collegeville, LLC, proposes to demolish the current office building (Quest) and parking lots on the property and develop 122 stacked townhouses and 148,430 SF of retail space on 29.54 acres. This proposed townhome/retail development is in the recently rezoned Community and Regional Shopping Center (CRSC) District which includes a new Residential Use Group-4 (RUG-4). This is a single parcel property that will be serviced by public sewer and water.

This is the third review of this land development, and this review request is for a simple lot line change to satisfy the legal requirements associated with setting up a residential HOA and a separate commercial HOA.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this area on its Development Potential map as a Designated Growth Area – Developed Land, and on its Future Land Use map as Regional Mixed Use Center. As this request is for a 122 townhome and 148K SF retail development,

the Montgomery County Planning Commission finds this project to be consistent with the goals and objectives established in the County's comprehensive plan.

Upper Providence Township's *2024 Comprehensive Plan's* Land Use Plan identifies the property to be subdivided as Office-Corporate Campus, and on their proposed land use plan as Community and Regional Shopping Center (CRSC) District with townhouse as a permitted use. The Montgomery County Planning Commission (MCPC) believes that this project is consistent with the township's current zoning.

RECOMMENDATION/COMMENTS

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, as this submission is for a simple lot line change to accommodate HOA legalities our comments from the previous review issued on January 15, 2025 remain the same.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's subdivision proposal. Please note that the recommendation contained in this report is advisory to the municipality and the municipality will make final disposition of the approval of any proposal.

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. Please supply a paper copy bearing the municipal seal and signature of approval for our files.

Please print the assigned MCPC number #24-0165-003 on any plans submitted for final recording.

Sincerely,



Laureen G. Sendel-Grant
Principal Transportation Planner II
Laureen.sendel-grant@montgomerycountypa.gov
610-278-3734

cc: David Landskroner, david@hightopdevelopment.com

Allison M. Zarro, alyson@rrhc.com
Thomas Wright, Chair, Upper Providence Planning Commission

Attachments: 1) Aerial View; 2) Sketch Plan

Aerial View – 1201 South Collegeville Road, Upper Providence Township, Montgomery County, PA



1201 South Collegeville Road
Redevelopment
MCPC#240165001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap

0 150 300 600 Feet

N

Sketch Plan – 1201 South Collegeville Road, Upper Providence Township, Montgomery County, PA

