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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 4, 2025

Eric Traub
Whitpain Township
960 Wentz Road
Blue Bell, PA 19422

Re: MCPC # 25-0098-001
Spotless Blue Bell
(1 lot comprising 2.25 acres)
Situate: Corner of US Route 202 and PA Route 73
Whitpain Township

Dear Mr. Traub,

We have reviewed the above-referenced land development in accordance with Section (502) Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 9, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Flagship Pennsylvania Propco, LLC, is proposing to demolish the existing structures at 901 Dekalb Pike (the former Reed Country Store) to construct a 16,080 square-foot car wash facility (referred to in the Township code as a 'Drive-through vehicle care facility'). The site will consist of three stacking lanes that accommodate five cars each, that lead into the facility which will consist of a wet and dry tunnel along with eleven vacuum spaces. The property is located in the C-Commercial district, which permits drive-through vehicle care facilities as a special exception. The applicant received special exception approval from the Zoning Hearing Board in February.

COMPREHENSIVE PLAN COMPLIANCE

This submittal is generally consistent with the goals and objectives established in the County Comprehensive Plan, *Montco 2040*: *A Shared Vision*. The property is in the Community Mixed-Use future land use designation, which consists of suburban nodes along major roads. The proposal also aligns with Whitpain Township's Commercial Future Land Use designation.

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 Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

ACCESS

The proposed facility will have its main ingress and egress point on Skippack Pike (PA Route 73). Due to the entrance improvements and likely increase in vehicle activity, the applicant should coordinate with the PennDOT District 6-0 HOP Unit for an updated Highway Occupancy Permit.

The proposal also shows a second entry via an existing driveway that runs south to the CVS and Wawa, allowing for ingress/egress at Dekalb Pike (US Route 202). The county recommends the applicant develop and/or update an access easement agreement with these parties, since the connection will likely result in more vehicle traffic passing through their businesses to and from Dekalb Pike.

TREE PLANTINGS

The landscape plan currently shows three multi-trunk River Birch trees on the site along Dekalb Pike. The applicant might consider replacing these with single-stem birch trees or other single-stem shade trees appropriate for a street tree condition that will not overhang the sidewalk and obstruct the view of drivers at the intersection of Dekalb Pike and Skippack Pike.

STORMWATER

Based on the grading and drainage plan, there is a concern that the flows that exit the stormwater system into the bodies of water could cause erosion of adversely affect the hydrology of the water bodies and downstream neighbors. While the county commends the applicant's utilization of a naturalized basin, the applicant should work with the Township Engineer to ensure the stormwater management design will protect the integrities of the bodies of water from any discharges from the site.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Whitpain Township's planning objectives.

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.

Sincerely,

David Greenberg

David Greenberg, Senior County Planner
(610)-278-3741 – david.greenberg@montgomerycountypa.gov

c: John Lombardo, Flagship Pennsylvania Propco, LLC
John Gallagher, HOP Manager, PennDOT
Kenneth Corti, Chair, Township Planning Commission
James Blanche, Township Engineer
Michael P. Clarke, Esq., Township Solicitor

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

ATTACHMENTS A & B

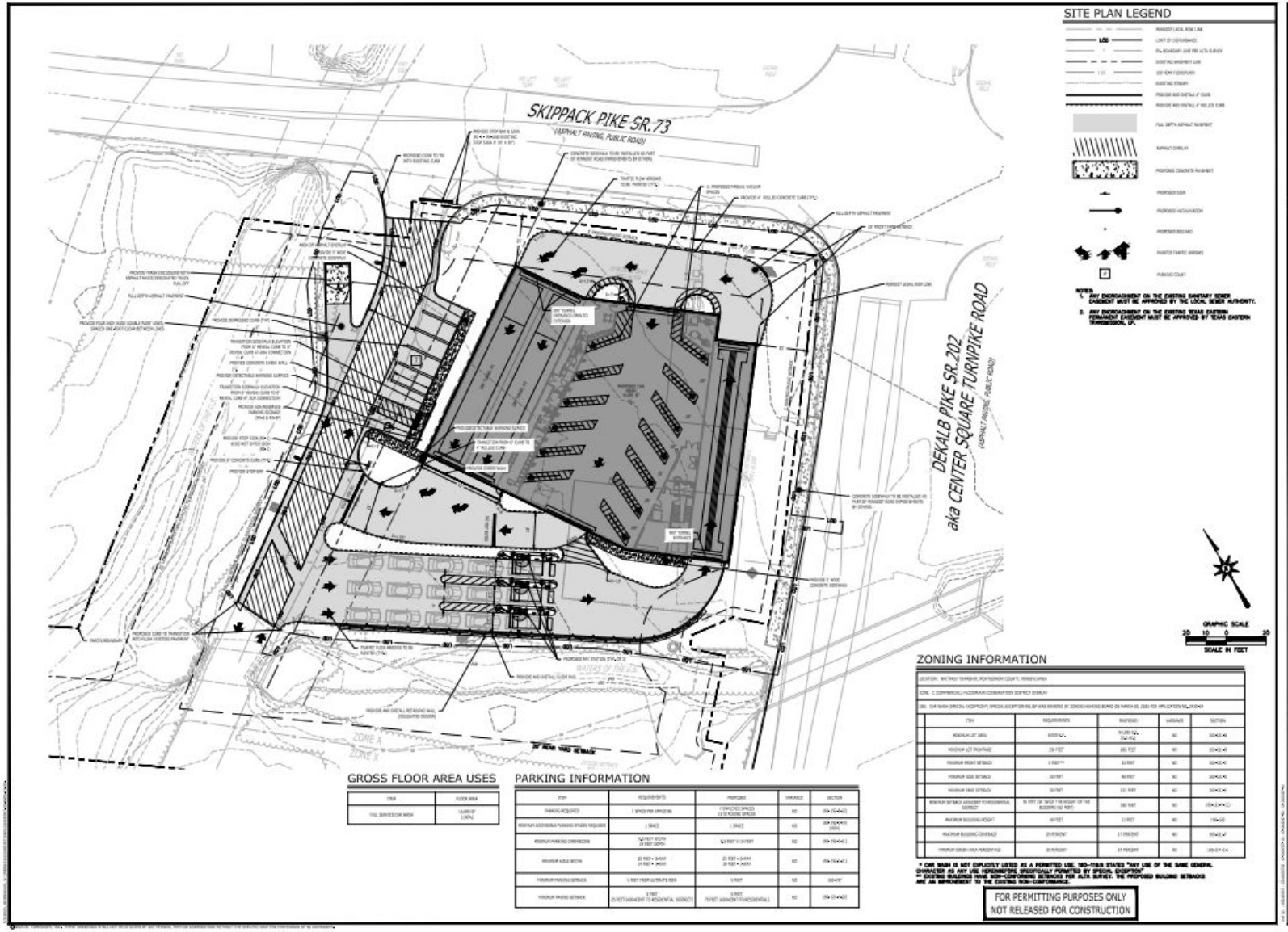


Spotless Blue Bell
MCPC#250094001

Montgomery County Planning Commission

0 50 100 200 Feet

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Architecture
Engineering
Environmental
Land Surveying

PROPOSED SPOTLESS CAR WASH
901 DEKALB PIKE
WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PA

RECORD PLAN

C1.00
5 OF 23