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PLANNING COMMISSION

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 1, 2025

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

Re: MCPC #22-0034-002
Plan Name: Dekalb Plaza - Cane's Chicken
(1 lot comprising 4.5 acres)
Situate: 320 West DeKalb Pike
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 June 13, 2025. We forward this letter as a report of our review.

BACKGROUND

We previously reviewed a similar plan for this site. The applicant has proposed to develop a 3,062-square foot Raising Cane's fast-food restaurant with two drive-thru lanes on the southwest corner of the site in Upper Merion Township. The plan also proposes a 3,500-square foot medical building on the southeast corner of the site, and a 10,000-square foot building addition on the northern part of the site. The site will contain associated landscaping, sidewalks, parking, utilities, and stormwater management systems.

COMPREHENSIVE PLAN COMPLIANCE

This area of Upper Merion Township is identified as Community Mixed Use in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Community Mixed Use areas are local community focal points that typically have a significant retail or institutional element with surrounding residential uses. Upper Merion's 2005 Land Use Plan is broadly supportive of the redevelopment of community mixed use areas.

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

LANDSCAPING

The plant schedule currently calls for Fire Dragon Eulalia Grass to be planted. This grass is invasive and we recommend it be replaced with another, such as Big Bluestem or Switchgrass.

STORMWATER MANAGEMENT

Development of the Raising Cane's building will decrease the size of the above-ground stormwater basin close to Route 202. The township needs to ensure that stormwater will be properly managed with the reduction of the basin size. New green stormwater infrastructure, such as bioswales, could be added to absorb more stormwater.

We recommend naturalizing the stormwater basin by arranging plantings, such as native grasses and shrubs, within the basin. Plantings within the basin would help filter pollutants out of stormwater runoff and could help the basin better blend into the landscape.

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 (#22-0034-002) on any plans submitted for final recording.

Sincerely,

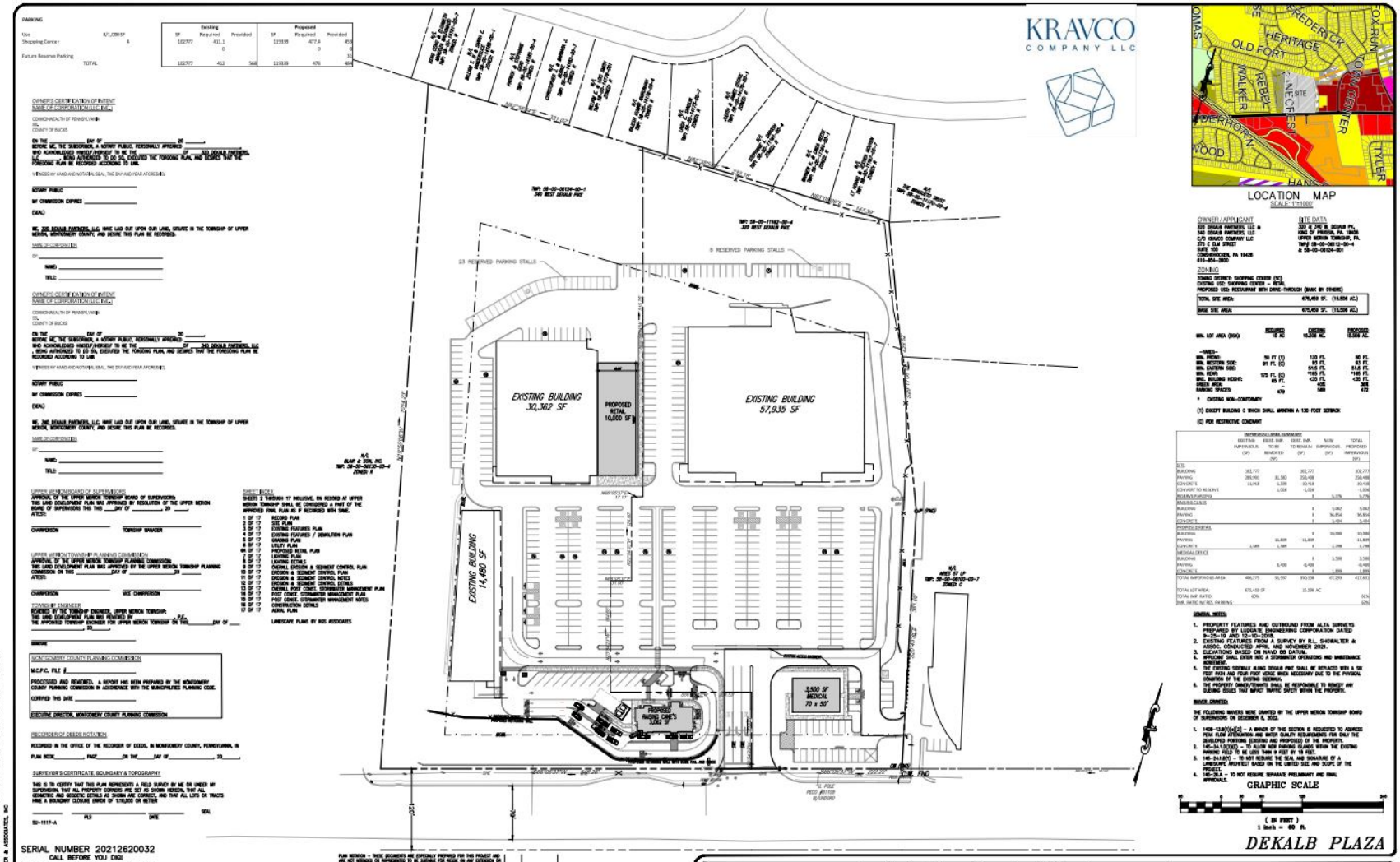


Ryan Lamberti, Environmental Planner II
610-278-3729 – Ryan.Lamberti@montgomerycountypa.gov

c: Wayne Kiefer, Applicant's Representative
Matthew Popek, Chair, Township Planning Commission
Jarrett Lash, Community Development & Planning Officer

Attachments: (A) Site Plan
(B) Aerial

Site Plan – Dekalb Plaza - Cane's Chicken, Upper Merion Township



Aerial – Dekalb Plaza - Cane's Chicken, Upper Merion Township



Dekalb Plaza - Cane's Chicken
MCPC#220034002

Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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Aerial photography provided by Nearmap