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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 31, 2025

Ms. Marianne McConnell, Director of Planning & Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, Pennsylvania 18936-9605

Re: MCPC #24-0195-004
Plan Name: Proposed Animal Hospital – Connect Vet
(2 lots at approximately 1.67 acres)
Situate: 1008 Upper State Road, near Horsham Road
Montgomery Township

Dear Ms. McConnell:

We have reviewed the above-referenced preliminary/final land development proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 21, 2025. We forward this letter as a report of our review.

BACKGROUND

Thomas Knab, RLA has submitted a land development application to redevelop a property at the corner of Horsham and Upper State Roads, by razing a dilapidated house and constructing an animal hospital on what will be a merged lot measuring 1.67 acres. The property, located in the BP-Business Professional zoning district, will eventually contain an Animal Hospital use. The hospital would measure 10,000 square feet with 40 parking spaces and access from Upper State Road only. Stormwater management will largely be handled with an underground infiltration basin underneath the main parking lot. Nine waivers are requested for the land development concerning parking stall dimensions, parking bollard usage, storm pipe diameter and flow velocity, shade tree provisions, and plan submission requirements.

Previous letters dated October 4, 2024, December 12, 2024, and May 22, 2025 covered a zoning ordinance change that concerned this property, allowing for an increase in building footprint in the BP zone from 5,000 to 10,000 square feet and for the Animal Hospital use to be an allowable use in the BP-Business Professional zoning district with conditional use approval.

COMPREHENSIVE PLAN COMPLIANCE

COMMENTS ARE ADAPTED FROM PREVIOUS LETTERS.

Montgomery County's comprehensive plan, *Montco 2040: A Shared Vision*, shows this property along with its neighbors on the north side of Horsham Road as part of the "Suburban Residential Area" future land use area. However, the other side of Horsham Road from this location, along with the Montgomeryville/Five Points corridor just northwest along Horsham Road, is part of the "Regional Mixed-Use Center" area. While developments that fit with the general character of suburban residential areas are expected, the location is close enough to denser development to make sense as an area with slightly more intensive building developments than are present now. We feel that this proposed land development application is broadly in compliance with Montco 2040.

Similar to the county's plan, Montgomery Township's 2022 Comprehensive Plan denotes this area as "Lower Density Residential" on its future land use map, but it is across Horsham Road from a "Mixed Use" zone and down the street from Commercial zones. The plan's economic development implementation strategies also lists that the township will "analyze potential for adaptive reuse of underutilized properties and promote appropriate redevelopment options". While it is not explicitly aligned with the Future Land Use map, the Business Professional zone was meant to offer the potential to include professional office spaces in a more low-density residential setting when it was developed in 2008. Indeed, most of the other BP zones across the township are included in non-lower density residential future land use areas. Therefore, we believe this land development application is compatible with the spirit of Montgomery Township's comprehensive plan.

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

REVIEW COMMENTS

PARKING

We encourage the township to work with the applicant regarding waiver request 3 for Code Section 205-17.A(7) requiring bollards to be placed along all parking spaces located abutting and perpendicular to sidewalk; the applicant's justification is that there is 6-inch vertical curb between the lot and sidewalk to separate vehicles and pedestrians, which may make this waiver request unnecessary since the spaces are not directly abutting the sidewalk. The use of wheel stops may be a better method to ensure vehicles do not get too close to the curb and sidewalk area, especially if this parking lot will be accommodating larger vehicles and horse trailers.

LANDSCAPING

The plan proposes using the Acer Rubrum "Armstrong" variety of red maple tree. This plant is more columnar than a standard red maple, and is not as suitable to provide shade for areas like parking lots. We

would recommend the standard Red Maple variety be utilized instead to provide the maximum amount of shade.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our comments will better achieve Montgomery Township's planning objectives for land development.

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 (#24-0195-004) on any plans submitted for final recording.

Sincerely,

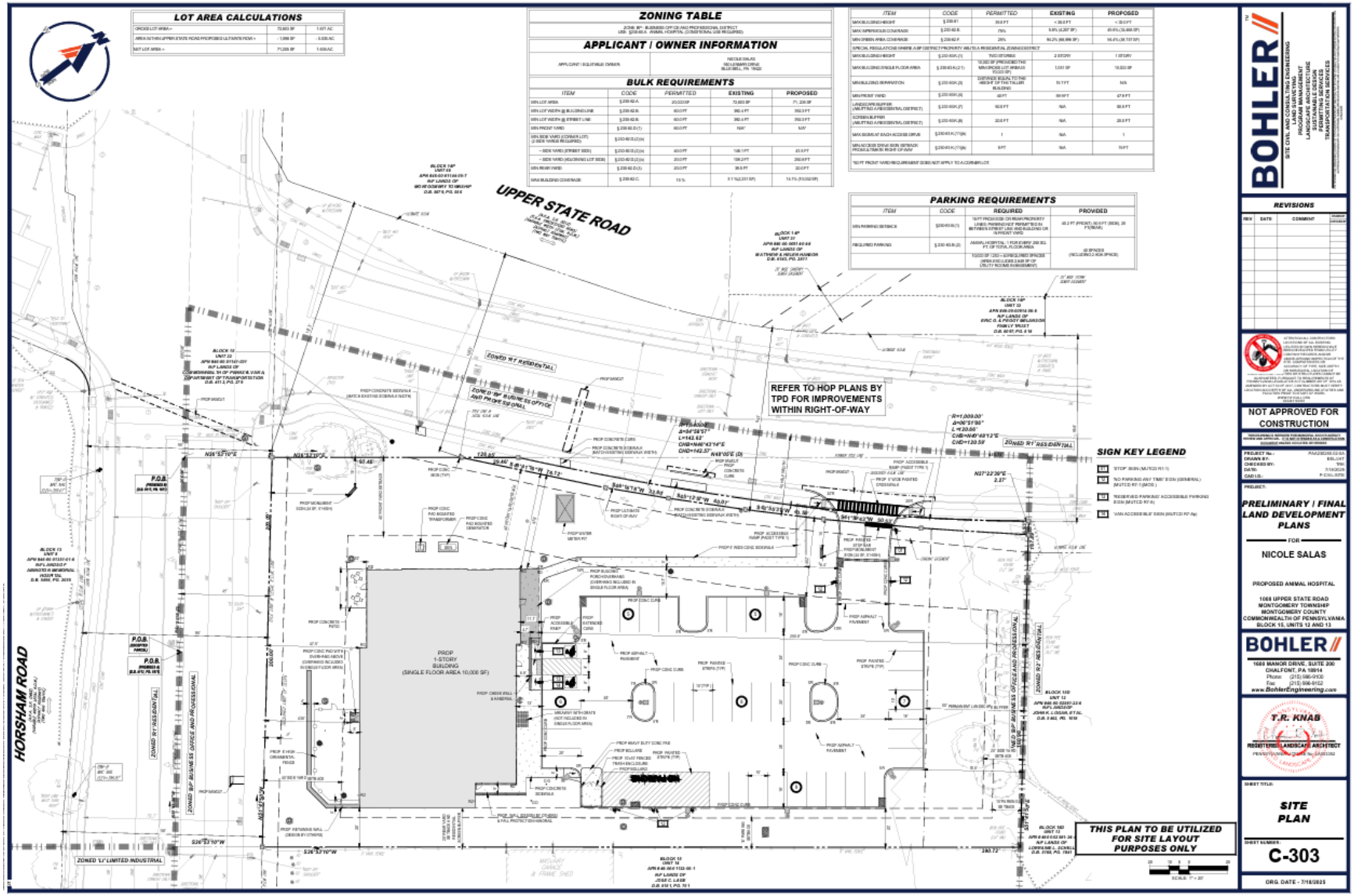
Matthew Popek

Matthew Popek, AICP
Transportation Planning Manager
Matthew.Popek@montgomerycountypa.gov - 610-278-3730

c: Carolyn McCreary, Twp. Manager
Jim Rall, Chrm., Twp. Planning Commission

Attachments: (1) Site Plan
(2) Aerial

Site Plan – 1008 Upper State Road, Montgomery Township



Aerial – 1008 Upper State Road, Montgomery Township



Proposed Animal Hospital
Connect Vet
MCPC#240195004

Montgomery County Planning Commission

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Aerial photography provided by Nearmap