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PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 3, 2025

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

RE: MCPC #25-0179-001
Plan Name: Spotless Car Wash
(1 lot comprising 1.19 acres)
Situate: 1851 E. Ridge Pike
Upper Providence Township

Dear Mr. Grace:

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 September 3, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Flagship Pennsylvania Propco, LLC, proposes to demolish the existing residential building and adjacent auto repair shop to build this car wash facility. This proposed residential development is in the NC Neighborhood Commercial District. This commercial property will have public sewer and water.

The applicant received a zoning hearing decision on June 24, 2025 and the following relief was granted:

1. A car washing facility in the zoning district
2. The waiver of the loading space requirement
3. A minimum front parking setback of no less than three (3) feet
4. Modified landscaping requirements pursuant to the request for the front yard setback
5. A minimum side yard setback of 6.5 feet for the buffer area
6. Allow a fence height up to 8 feet to buffer adjoining

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this area on its Development Potential map as Designated Growth Area – Developed Land, and on its Future Land Use map as Community Mixed Use. As this request is for a commercial car wash land development use, 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 shows this land in its Proposed Land Use map from the *2010 Comprehensive Plan-Adopted 2024* as being in a focus area for development. The Montgomery County Planning Commission (MCPC) believes that this project is compatible with the township's expressed intent.

RECOMMENDATION/COMMENTS

Based on *Montco 2040* the Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal but notes:

STORMWATER: We recommend that an operations and maintenance agreement be signed by the applicant with the township for the maintenance of the underground detention basin. Too often after these facilities are constructed the maintenance of them is forgotten.

STREET TREES: We recommend street and sidewalk trees.

TRANSPORTATIION/PEDESTRIAN CIRCULATION: We recommend continuation of the sidewalk from the shopping center to the east across the front of this property.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's subdivision proposal contingent on the Township's approval. 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 #25-0179-001 on any plans submitted for final recording.

Sincerely,

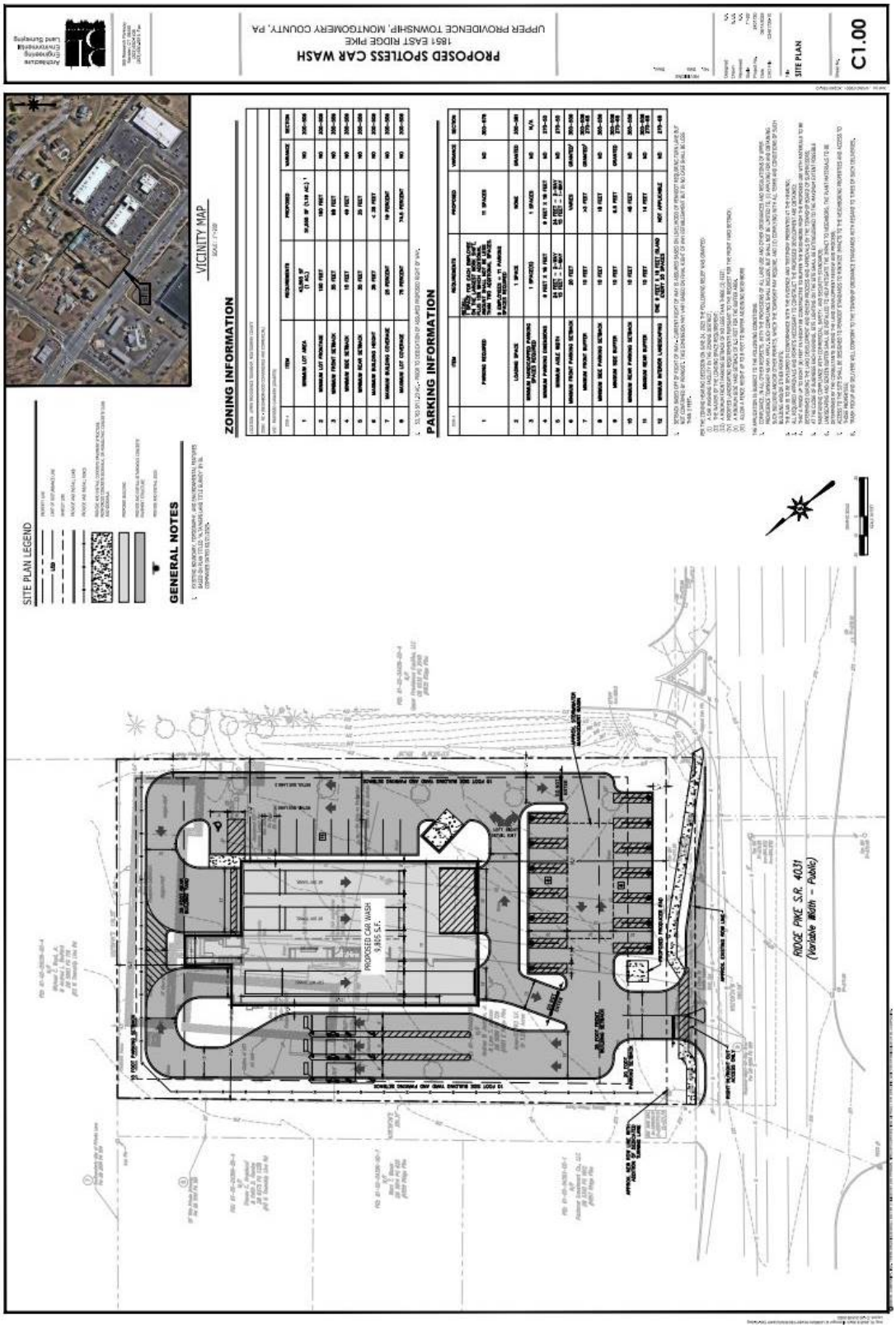
Laureen G. Sendel-Grant, Principal Transportation Planner II
laureen.sendel-grant@montgomerycountypa.gov - 610-278-3734

c: Flagship Pennsylvania Propco, LLC, Applicant
Bernadette A. Kearney, Esq., Applicant's Representative
Kestra Kelly, Applicant's Engineer
Thomas Wright, Chair, Township Planning Commission

Attachments: 1) Aerial View of Site
2) Reduced Copy of Applicant's Site Plan



Spotless Car Wash
MCPC#250179001


PROPOSED SPOTLESS CAR WASH
1851 EAST RIDGE PIKE
UPPER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PA
C1.00
SITE PLAN
VICINITY MAP
ZONING INFORMATION
PARKING INFORMATION
SITE PLAN LEGEND
GENERAL NOTES
PROPOSED CAR WASH
9,855 S.F.
RIDGE PIKE S.R. 4031
(Variable Width – Public)