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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

REVISED
October 7, 2025

Mr. Paul Purtell, Director, Planning, Zoning & Inspections
Upper Moreland Township
117 Park Avenue
Willow Grove, Pennsylvania 19090-3215

Re: MCPC #25-0184-001
Plan Name: 601 Davisville Road
(79,000 sq ft on 1 lot comprising approximately 6.18 acres)
Situate: Davisville Road (cross streets: New Street (S) and Ball Road (N))
Upper Moreland Township

Dear Mr. Purtell:

We have reviewed the above-referenced conditional use plan as you requested on September 12, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Fred Beans, is seeking conditional use approval to locate an auto repair facility with accessory office and parts storage within an existing building. The applicant proposes to use approximately 58,500 square feet of the existing building for Automobile Service facility to serve their nearby dealerships. The proposed use would include the storage of tow trucks and box truck deliveries.

In addition to the existing building, there are approximately 144 parking spaces. The applicant is proposing to add 10,250 square feet of new asphalt for vehicle storage and an additional 137 parking spaces. Other exterior modifications proposed are improvements to existing loading facilities and the creation of vehicle entrances for the repair shop along the rear of the building. Access to the property is currently from one shared driveway from Davisville Road and will remain.

The property is in the CC-Commercial Core Zoning District, where the automobile service use is permitted by conditional use.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with *MONTCO 2040: A Shared Vision*, which designates the area as "Suburban Residential Area" future land use category. The property on Davisville Road is in a dynamic area

where diverse land uses converge. To the east is a residential neighborhood, to the north area industrial uses under the "Business Area" future land use category, and to the west and south are the "Regional Mixed-Use Center", "Town Center", and "Town Residential" future land use categories. The varying land uses create an area in Willow Grove that serves the needs of diverse users. Land uses in this area should be mixed, and new developments should respect pedestrians with appropriate design that supports walking, especially within one mile of a train station.

The property is in the Employment Center future land use area and abuts the Town Transition area identified in the Upper Moreland 2040 Comprehensive Plan. Sidewalks and pedestrian connections are important in this area, in particular because of the proximity of the train station and bus stops. Appropriate uses in this area include retail and flex space that can easily be adapted to small industrial, or office uses, co-working space and storage. Design elements of buildings and streetscape are important for this corridor to protect the abutting residential uses.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal for auto service and accessory office use in the Commercial Core District on Davisville Road. However, in the course of our review we have identified the following issues that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

CONDITIONAL USE

The applicant is proposing an auto repair facility with accessory offices and parts storage in the CC District where the Automobile Service Use is permitted by conditional use. In the proposed plans, there appear to be loading docks for what we assume would be used for auto parts delivery. Based on the definition of the use, tractor trailers shall not be stored on premises (§ 350-19.B(3)).

A. Commercial Core District. The intent of the CC District is to encourage development and revitalization of the area near the train station and to enhance the design and walkability of the corridors in Willow Grove. We understand that the proposed use would be in an existing building that had previously been used for industrial uses. While this submission is for conditional use approval, we recommend that the applicant and township consider the intent of the district and what improvements could be made to this property to contribute to the Davisville Road corridor. For example, the improvements could be a safe street crossing to the existing sidewalk and painted walkways to delineate pedestrian movements within the site. The applicant may also want to consider additional improvements to the streetscape, such as street trees, with the understanding that a sidewalk may be installed in the future.

LANDSCAPING

The proposed parking lot expansion would require cutting into the slope and building a retaining wall at the rear of the property abutting a wooded area. As a condition for the proposed use, the applicant is proposing buffer plantings to be installed adjacent to the parking lot expansion. No landscape plan was submitted with the conditional use application for the county to review, therefore our comments are based on best practices rather

than in conversation with a proposed plan. To create the most resilient landscaped buffer and improve the appearance of the industrial building for the area, we suggest the following recommendations.

A. Buffer Plantings. We recommend that on the top of the retaining wall, the applicant plant a naturalized border along the cleared edge that would be created with the expansion of the parking lot. The wooded area east of the site, which currently creates a buffer between the commercial and industrial uses and the residential neighborhoods, appears to consist of deciduous trees. We recommend that the applicant plant buffer evergreens to screen the abutting residences (as per the SALDO §300-43.C(4)). Integrating evergreens with the established wooded area, in combination with shrubs and other planting along the new edge at the top of the wall, will enhance the buffer while improving the visual appeal of the property.

B. Street Trees. We recommend that the applicant and township consider planting street trees to enhance the Davisville Road streetscape.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Upper Moreland's planning objectives for the Commercial Core District along Davisville Road.

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 (25-0184-001) on any plans submitted for final recording.

Sincerely,



Claire Warner, Principal Community Planner I
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: Craig R. Lewis, Applicant's Representative
Patrick Stasio, Township Manager
Jennifer Mullen, Chair, Township Advisory Planning Agency
Alex Baumler, Township Solicitor

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



601 Davisville Road
MCPC#250184001

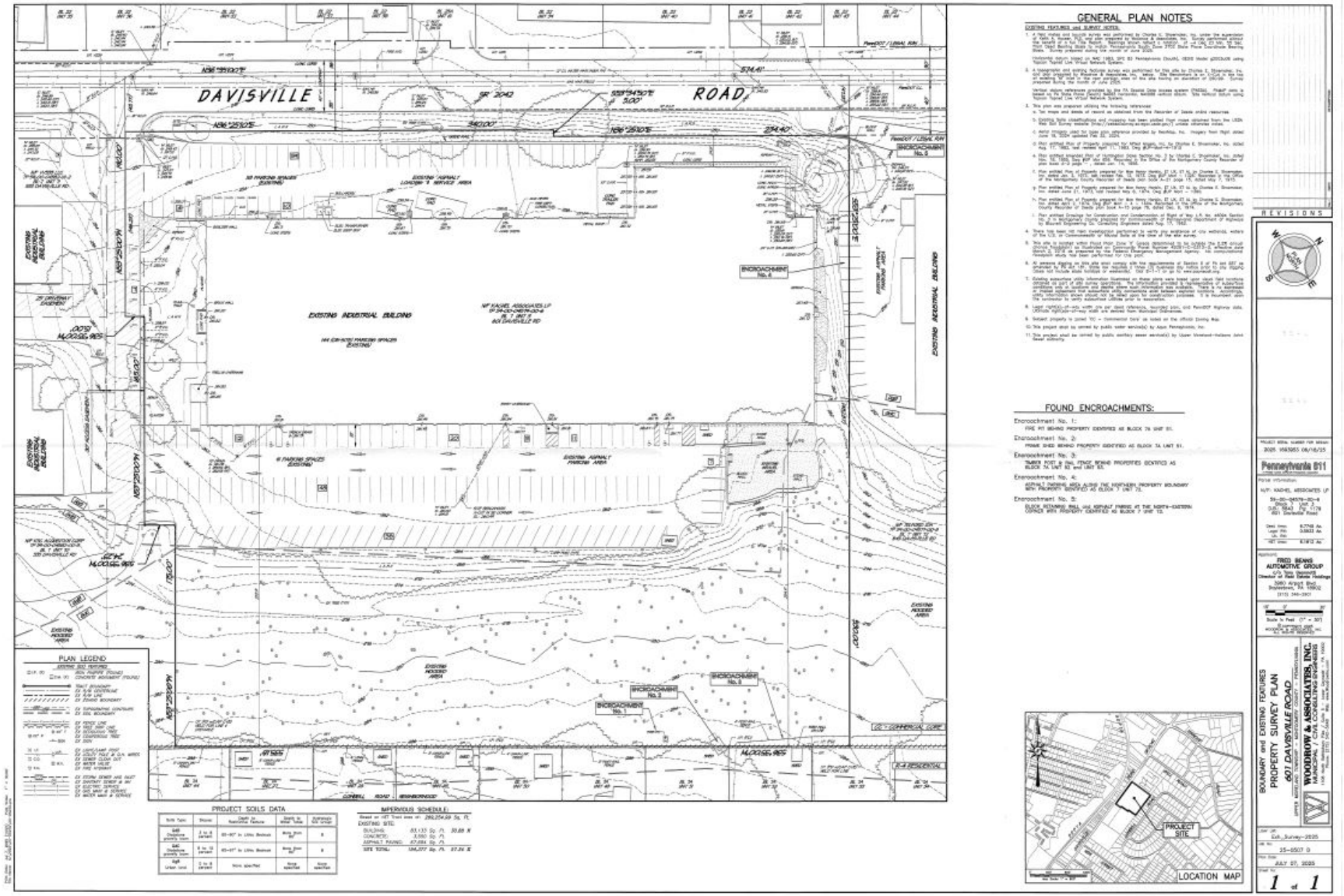
Montgomery County Planning Commission

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Aerial photography provided by Nearmap


DAVISVILLE ROAD
SR 2042
EXISTING INDUSTRIAL BUILDING
EXISTING ASPHALT PARKING AREA
MOOSIC RD
GENERAL PLAN NOTES
FOUND ENCROACHMENTS:
PLAN LEGEND
PROJECT SOILS DATA
IMPERVIOUS SCHEDULE:
LOCATION MAP
PROJECT SITE
PROPERTY SURVEY PLAN
601 DAVISVILLE ROAD
WOODROW & ASSOCIATES, INC.
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