MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV

MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 28, 2026

Mr. Christopher S. Christman, Manager
Abington Township
1176 Old York Road
Abington, Pennsylvania 19001-3713

Re: MCPC #26-0002-001
Plan Name: 1900 Kenmore Ave (SPS Technologies)
(348,734 square feet on 1 lot of 19.88 acres)
Parcel ID: 300035584008
Situate: Kenmore Avenue (south)/east of Highland Avenue
Abington Township

Dear Mr. Christman:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 7, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Precis Engineering, Inc., is proposing to rebuild the SPS Technologies manufacturing building that was destroyed by a fire in February 2025. Zoning addresses nonconforming buildings destroyed by fire: where use of such structure prior to the fire conformed to the use regulations of the district, such building or structure may be restored or rebuilt up to 75% of the gross floor area, provided it does not increase the extent of any of the prior nonconformities. The applicant is requesting a waiver of land development. The proposed development is on a 19.88-acre parcel and totals 348,734 square feet, consisting of: a 332,312-square foot manufacturing building, a 12,484-square foot central utility plant, and a 3,938-square foot wastewater treatment plant. Additional proposed improvements include a new access drive that connects the entrance on Highland Avenue to that on Kenmore Avenue, a plaza on the Highland Avenue frontage, new parking areas, and stormwater management (including an aboveground bioretention pond). The applicant has submitted plans entitled “Waiver of Land Development Plans” dated December 19, 2025.

COMPREHENSIVE PLAN COMPLIANCE

In *MONTCO 2040: A Shared Vision, The Montgomery County Comprehensive Plan* (2015), the development site is located in the “Business Areas” future land use area. These areas are for concentrations of employment-oriented uses, including large industrial uses. Development should be designed to

accommodate significant automobile and truck trips, make it easy for employees to walk to public transportation, and control the impact of potential noise, light, and pollution on nearby residences. The proposal is consistent with the plan.

In Abington's *Comprehensive Plan Update* (2007) the site is located in the *Industrial Use* future land use area. The plan update recommends encouraging industrial users to preserve open space for passive or active recreation. The proposal is consistent with the 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 township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

DIMENSIONAL REQUIREMENTS

A. Zoning Table. The zoning table provided on the plan lists numerous dimensional requirements of the SI-G Suburban Industrial-Glenside District. It should include the proposed and required building length, green area, and building separation distance.

LANDSCAPING

A. A planting requirements table shall be provided [§146-11.H].

B. Parking Lot Perimeter Buffer. A medium-intensity buffer is required for parking lots [§162-2402.A]. We recommend Option A, which includes a variety of trees and shrubs. Additional buffering is needed for the proposed two lots on the south side of the building. Since the applicant proposes two small parking lots between the building and the street (and the SI District encourages parking to be located to the side and rear, when feasible) [§162-1203.G]. Given that the proposed lot locations are most feasible for the applicant, we recommend that proposed plantings fully surround these lots (the proposed parking lot between the building and Highland Avenue would have a gap in it).

C. Site Element Screening [§162-2403.C]. There are three elements of the proposed development that require site element screening: two loading docks, a central utility plant, and a wastewater treatment facility. It appears as if the proposed buildings and existing vegetation may screen these elements from locations off-site, with the exception of the central utility plant. Existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required site element screen plant material, provided that the Township Code Official agrees that the minimum quantities and visual effect of the existing vegetation shall be equal to or exceed that of what is required.

D. Building Foundation Landscaping, [§162-2403.D]. Building foundation landscaping includes landscaping between the building foundation and any sidewalks, access drives, or parking areas. The plan shows some landscaping along the south side of the building foundation, but in other locations it appears as if the proposed landscaping is intended to meet the street tree and buffer requirements rather than the

building foundation landscaping requirement. The applicant should clarify this on a planting requirements table.

E. Ground Cover Areas. In addition to other planting requirements, nonresidential uses are required to have a minimum of one deciduous or evergreen tree for each 1,000 square feet of ground cover area [§162-2403.E].

F. Trash Containment. Where will trash containers be kept? If located outside the building, these require a medium-intensity site element screen [§146-11.G].

TRANSPORTATION, PARKING, AND LOADING

A. New Parking Lots. There is a proposed parking lot located less than 100 feet from the intersection of Highland and Kenmore Avenues. This may be a traffic safety concern; we defer to the township transportation engineer. Additionally, "campus uses" on lots 2 acres or greater must be located not less than 200 feet from the intersection of any public street line [§162-2310.F]. The proposed use might be construed as a campus use.

B. Loading. Industrial uses are required to provide one loading berth for the first 3,000 square feet of gross floor area, one for the next 7,000 square feet, and one for each additional 20,000 square feet. The applicant proposes 13 loading docks.

C. Interconnections. All parking areas on the same lot must be interconnected [§162-2310.F] unless existing buildings prevent this.

D. Crosswalks. We recommend that highly-visible crosswalks be painted over all vehicular access points to the development [§146-29.D]. As seen in the image from July 2025, there was a crosswalk over an internal access drive, but not at the main entrance where the street front sidewalk would cross.



E. Electric Vehicles. In parking lots with over 100 spaces, at least 3 spaces out of each 100 spaces shall be reserved for electric or hybrid vehicles [§162-2308].

F. Sidewalk. The existing sidewalk on the applicant's frontage on Kenmore Avenue runs from the intersection with Highland Avenue to the east approximately 120 feet. We recommend extending that sidewalk across the full frontage of the SPS site on Kenmore and the short connecting SPS frontage on Stewart Avenue. The surrounding area includes a mix of uses, with employment, retail, services, park, and residential uses nearby and should have sidewalks. Additionally, the site is located not far from the proposed Tookany Trail, which will be a Circuit Trail; constructing sidewalk would make it easier to walk there in the future as well. Note that uses with defined pedestrian walkway systems leading to surrounding residential neighborhoods are permitted a 3% reduction in the required number of automobile parking spaces.

G. Will the applicant support or sponsor a private transportation system such as a shuttle to nearby SEPTA stations? Such an amenity allows a 4% reduction in required parking spaces [§162-2309.A.4].

H. Employee parking areas for uses greater than 10,000 square feet must be separately identified on the site [§162-2310.F].

RIPARIAN CORRIDOR AND STREAMBANK

A. Riparian Corridor Conservation District [§162-1502, 1503]. The riparian corridor, Zones 1 and 2, regulated by zoning shall be shown on the plans. Driveways and naturalized stormwater management are permitted by conditional use in the district.

B. Riparian Corridor. We suggest that the applicant work with the township and Tookany/Tacony/Frankford Watershed Partnership to replenish the riparian corridor vegetation, and, where the stream is located on the applicant's property, restore the streambank.



Baeder Creek (gold line is approximate property boundary)

C. Community Input. We understand that local residents from Abington, Jenkintown, and Cheltenham have recommended to the applicant that improvements be made to environmental and pathway amenities near Baeder Creek, including but not limited to riparian restoration, bioswales, bioretention basins, and

a new walking path along the stream, where feasible. We note that the applicant proposes substantial plantings between the development area and the Tookany/Baeder Creek, as well as in and around the stormwater basin, among other locations. We encourage continued dialogue on the other topics and hope that they might be accommodated in the development. Note that uses with defined pedestrian walkway systems leading to surrounding residential neighborhoods are permitted a 3% reduction in the required number of automobile parking spaces.

TENTATIVE ARCHITECTURAL PLANS

Front, side, and rear elevations of proposed buildings shall be shown. The applicant provided a view of the front elevation on Highland Avenue but not the other facades [§146-11.L].

RECREATIONAL FACILITIES PLAN

A. The plan shall provide the location and size of all parks, playgrounds, public buildings, or other areas proposed to be dedicated or reserved for public use.

B. When deemed acceptable by the applicant, a statement shall be provided addressing the provision of contribution of fees in lieu of recreational facilities, according to resolution established by the Board of Commissioners [§146-11.J].

OTHER PLAN INFORMATION

The following information is required for plan submission:

A. Complete Boundary Survey. A complete boundary survey of the property to be subdivided or developed, showing all courses, distances, areas and tie-ins to all adjacent street intersections [§146-11]. The applicant's plans do not show much of the western part of the property on the west side of Highland Avenue.

B. Stream. The edge of bank of Baeder/Tookany Creek is unclear on much of the plans and there is no symbol for "stream" in the legend [§146-11.B].

C. Information within 400 Feet. The names of landowners and property acreage within 400 feet of any part of the site. Limited information is provided for some properties (owner names and tax parcel identification numbers) [§146-11B].

D. Watersheds. Mapping of the watershed areas in which the site is located (United States Geological Survey Quadrangle Map or similar) [§146-119F].

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Abington's planning objectives for industrial 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 (#26-0002-001) on any plans submitted for final recording.

Sincerely,



Mike Narcowich, AICP, Community Planning Assistant Manager II
610.278.5238 – michael.narcowich@montgomerycountypa.gov

c: Craig Robert Lewis, Esq., Precis Engineering, Inc.
Nicholas Brown, Chair, Township Planning Commission
Khaled R. Hassan, P.E., Pennoni, Township Engineer
Allison A. Lee, P.E., Pennoni, Township Engineer
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor
Greg R. Heleniak, Esq., Rudolph Clarke, LLC, Township Solicitor

Attachments: A. Aerial of Site
B. Reduced Copy of Applicant's Proposed Site Plan



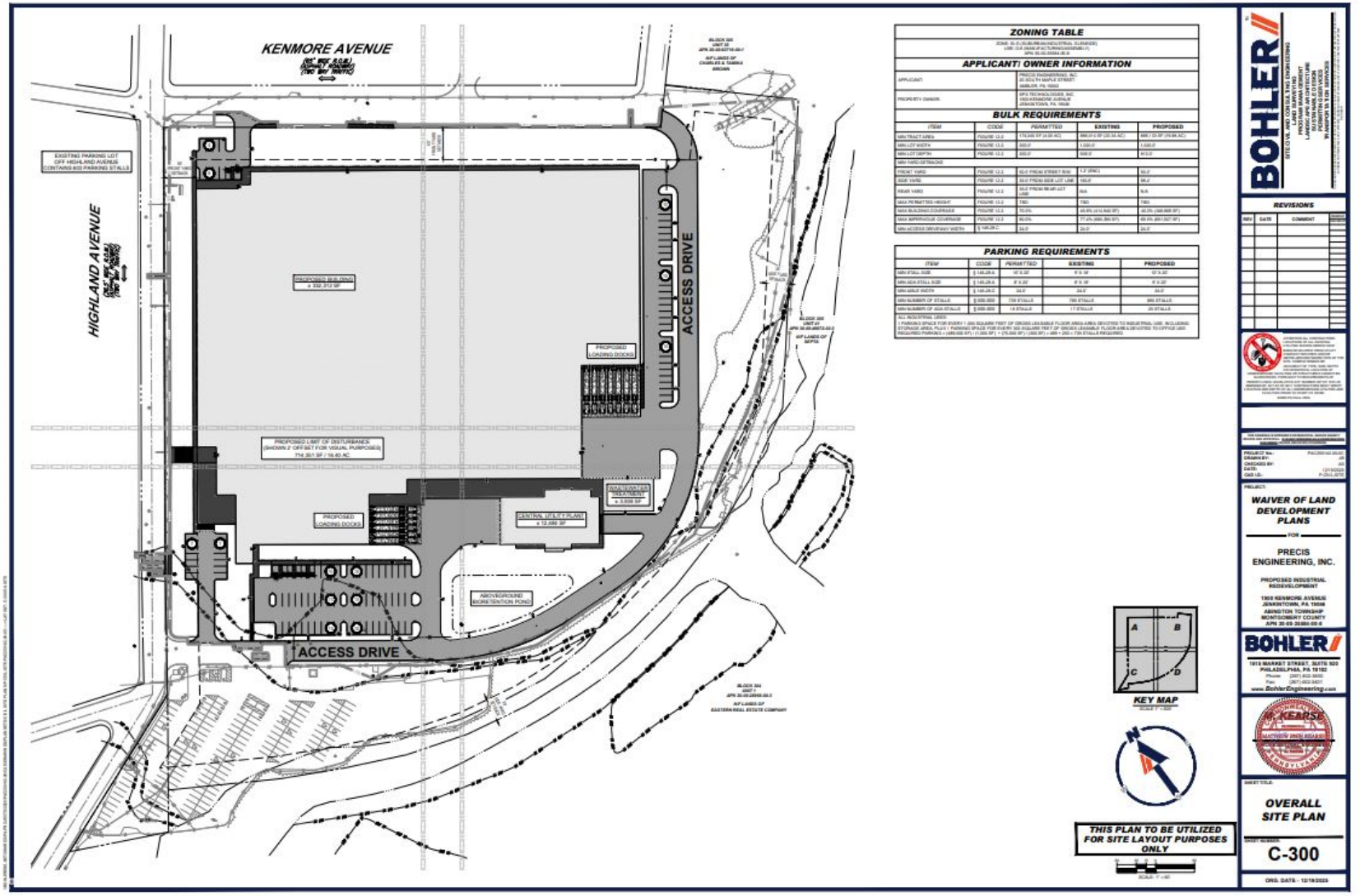
1900 Kenmore Avenue (SPS Technologies)
MCPC#260002001

Montgomery County Planning Commission

0 100 200 400 Feet

N

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap


KENMORE AVENUE
HIGHLAND AVENUE
EXISTING PARKING LOT
OFF HIGHLAND AVENUE
CONTAINS 603 PARKING STALLS
PROPOSED BUILDING
± 332,312 SF
ACCESS DRIVE
PROPOSED
LOADING DOCKS
PROPOSED LIMIT OF DISTURBANCE
(SHOWN 2' OFFSET FOR VISUAL PURPOSES)
714,351 SF / 16.40 AC
PROPOSED
LOADING DOCKS
CENTRAL UTILITY PLANT
± 12,000 SF
ABOVEGROUND
BIORETENTION POND
ACCESS DRIVE
ZONING TABLE
APPLICANT/ OWNER INFORMATION
BULK REQUIREMENTS
PARKING REQUIREMENTS
KEY MAP
THIS PLAN TO BE UTILIZED
FOR SITE LAYOUT PURPOSES
ONLY
BOHLER
REVISIONS
WAIVER OF LAND
DEVELOPMENT
PLANS
FOR
PRECIS
ENGINEERING, INC.
PROPOSED INDUSTRIAL
REDEVELOPMENT
1900 KENMORE AVENUE
JENKINTOWN, PA 19046
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
www.BohlerEngineering.com
OVERALL
SITE PLAN
C-300