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Montgomery County
Planning Commission

Montgomery County • PO Box 311
Norristown, PA 19404-0311

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

February 9, 2026

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

Re: MCPC #26-0015-001
Plan Name: 760 Moore Road
(1 lot comprising 21.43 acres)
Situate: 760 Moore Road
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 January 19, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Amazon.com Services, LLC, has proposed to demolish an existing warehouse and construct in its place a new, 98,500-square foot warehouse, storage, and distribution facility on one lot in Upper Merion Township. The site will contain associated utilities, stormwater management systems, parking, access drives, loading docks, and landscaping.

COMPREHENSIVE PLAN COMPLIANCE

This area of Upper Merion Township is identified as Regional Mixed-Use Center in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Regional Mixed-Use Centers are intensely developed suburban cores with significant retail, office, and residential land uses. We believe that this plan is compliant with *Montco 2040*.

Upper Merion's 2005 Land Use Plan is broadly supportive of the redevelopment of mixed-use centers.

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

On the east side of the site, between the access drive and the creek, the applicant has not proposed any vegetation. To beautify and naturalize this area, the applicant should consider planting shrubs or ornamental trees.

PEDESTRIAN CIRCULATION

The northeast corner of the site contains a SEPTA Route 125 bus stop. However, the area between the proposed warehouse and the bus stop in the development proposal lacks an accessible route for pedestrians. The applicant should include sidewalks and crosswalks between these two areas so pedestrians will have a safe route to walk to and from the bus stop.

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 (26-0015-001) on any plans submitted for final recording.

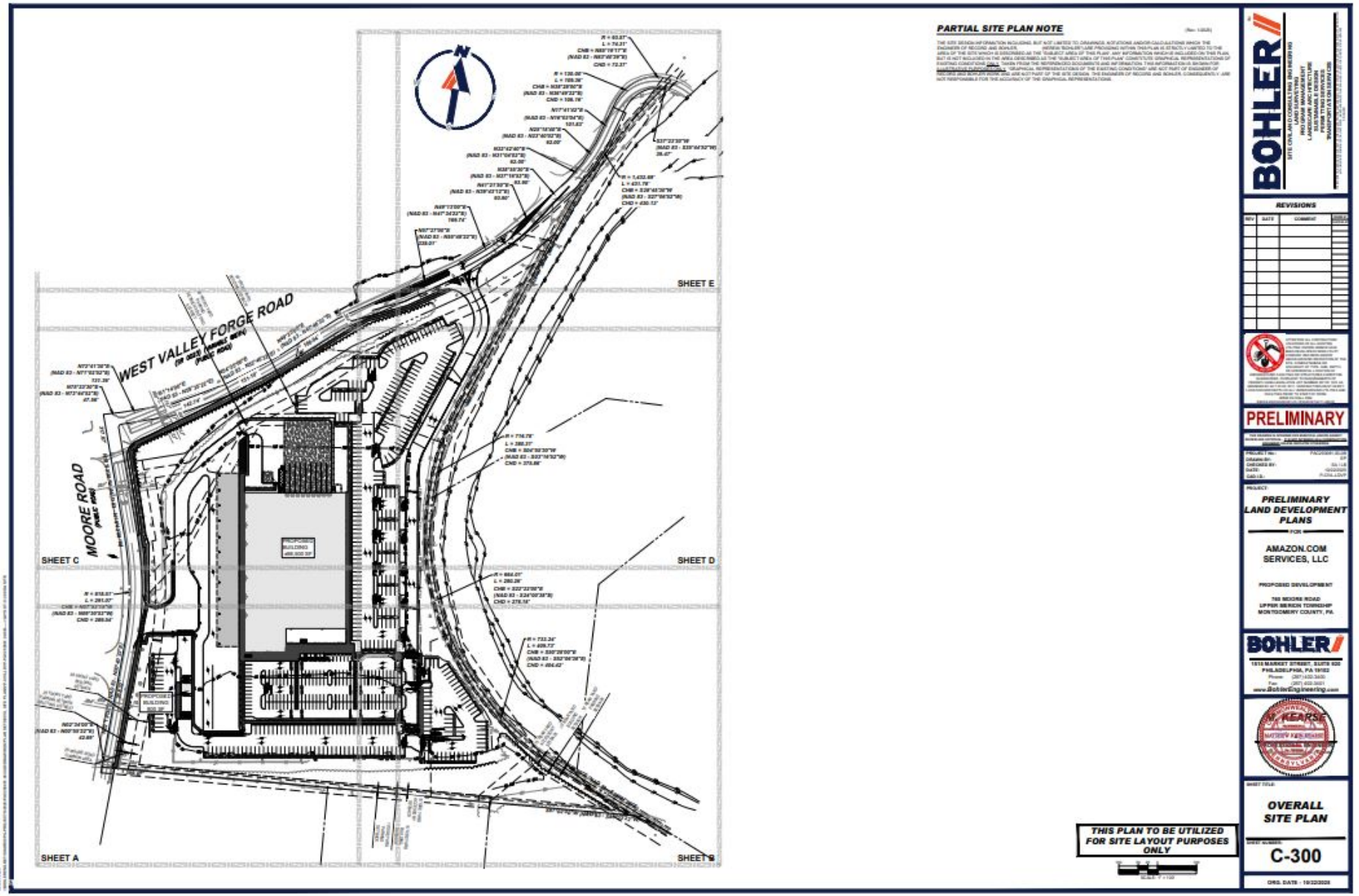
Sincerely,



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

c: Denise R. Yarnoff, Esquire, Applicant's Representative
Matthew Popek, Chair, Township Planning Commission
Jarrett Lash, Community Development & Planning Officer

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


WEST VALLEY FORGE ROAD
MOORE ROAD
SHEET A
SHEET C
SHEET D
SHEET E
PARTIAL SITE PLAN NOTE
BOHLER
REVISIONS
PRELIMINARY
PRELIMINARY LAND DEVELOPMENT PLANS
AMAZON.COM SERVICES, LLC
PROPOSED DEVELOPMENT
700 MOORE ROAD
UPPER MERION TOWNSHIP
MONTGOMERY COUNTY, PA.
BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
M. KEARSE
OVERALL SITE PLAN
C-300
THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



760 Moore Road
MCPC#260015001

Montgomery County Planning Commission

0 200 400 800 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/planning

Aerial photography provided by Nearmap