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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

June 16, 2026

Ms. Riley McGrath, Zoning Officer & Planning Coordinator
Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, Pennsylvania 19034

Re: MCPC #26-0131-001
Plan Name: Parking Lot Bethlehem Pike
(4 lots comprising 0.76 acres)
Parcel ID: 54-00-02188-00-8, 54-00-02191-00-5, 54-00-02194-00-2, and 54033-010
Situate: Bethlehem Pike and Pennsylvania Avenue
Upper Dublin Township

Dear Ms. McGrath:

We have reviewed the above-referenced special review in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 18, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Presidential Realty Partners, LP, has submitted a special review and preliminary/final land development plan for the proposed Parking Lot Bethlehem Pike at 101 and 105 Bethlehem Pike in Upper Dublin Township. The proposal involves four parcels totaling approximately 0.76 acres and would formalize an existing previously developed area for vehicle dealer parking/storage associated with the adjoining Volvo dealership. The site is currently occupied by an existing Volvo car dealership/auto showroom and a vacant lot. The proposed work includes paving and parking area improvements, lighting, landscaping, utilities, and stormwater management facilities. The property is located in the Commercial Retail – Class I (CR-I) District and the Fort Washington Village District Overlay. Because the proposal involves parking and associated site improvements without new building square footage, it has been submitted to the Montgomery County Planning Commission (MCPC) as a special review.

RECOMMENDATION

MCPC generally supports the applicant's proposal; however, in the course of our review we have identified the following issue(s) that the applicant and Upper Dublin Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

SITE DESIGN AND LANDSCAPING

We recognize that the Fort Washington Village Overlay District, of which this lot is a part, permits the use of a vehicle storage lot pursuant to Section 255-246.A(15). However, that use is subject to the provision that parking spaces in a vehicle dealer storage lot shall measure 9 1/2 feet in width and 17 feet in length, with an area of not less than 161.5 square feet. The plans submitted indicate parking spaces measuring only 9 feet by 17 feet. The plan also notes that this dimension is representative of a proposed zoning ordinance text amendment, which would require county review. Because that amendment has not yet been approved by Upper Dublin Township, this review letter should be considered contingent upon approval of the proposed zoning text amendment.

LANDSCAPING AND SCREENING

On the landscape plan, the applicant is requesting a waiver from Section 212-32F2(A)(3), which requires a buffer area to be 25 feet in width and used for no purpose other than the planting of trees and shrubs necessary to meet the planting requirements. The applicant is also requesting a waiver from Section 212-32F3(B)(1), which requires the screen buffer to provide a visual barrier that is 30 feet in width between adjacent land uses. The applicant proposes only a 5.5-foot-wide tree buffer of Norway Spruce along the northern property line, which abuts a multifamily residential parcel. We believe that a 5.5-foot-wide buffer is not adequate to effectively screen the vehicular storage lot from the residential area with only plantings. A larger tree buffer should be considered to better buffer the residential use from the proposed parking area.

In addition, the proposed landscaping buffer along Bethlehem Pike, Pennsylvania Avenue, and Fort Washington Avenue are comprised largely of Yoshino Japanese Cedar, Otto Luyken English Laurel, and Japanese Zelkova. We recommend that the applicant consider a more diverse mix of evergreen shrubs and trees that serve as a buffer between the parking lot and the sidewalk.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that the suggested revisions above will better achieve Upper Dublin Township's planning objectives.

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 (*26-0131-001*) on any plans submitted for final recording.

Sincerely,

Douglas Maisey, Senior Planner
douglas.maisey@montgomerycountypa.gov - 610-278-3737

c: Justin A. Geonnotti, Applicant
Kurt Ferguson, Township Manager
Michael Cover, Chairman., Township Planning Commission
Jonathan Blemmer, Assistant Township Manager
Thomas Fountain, Township Engineer

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



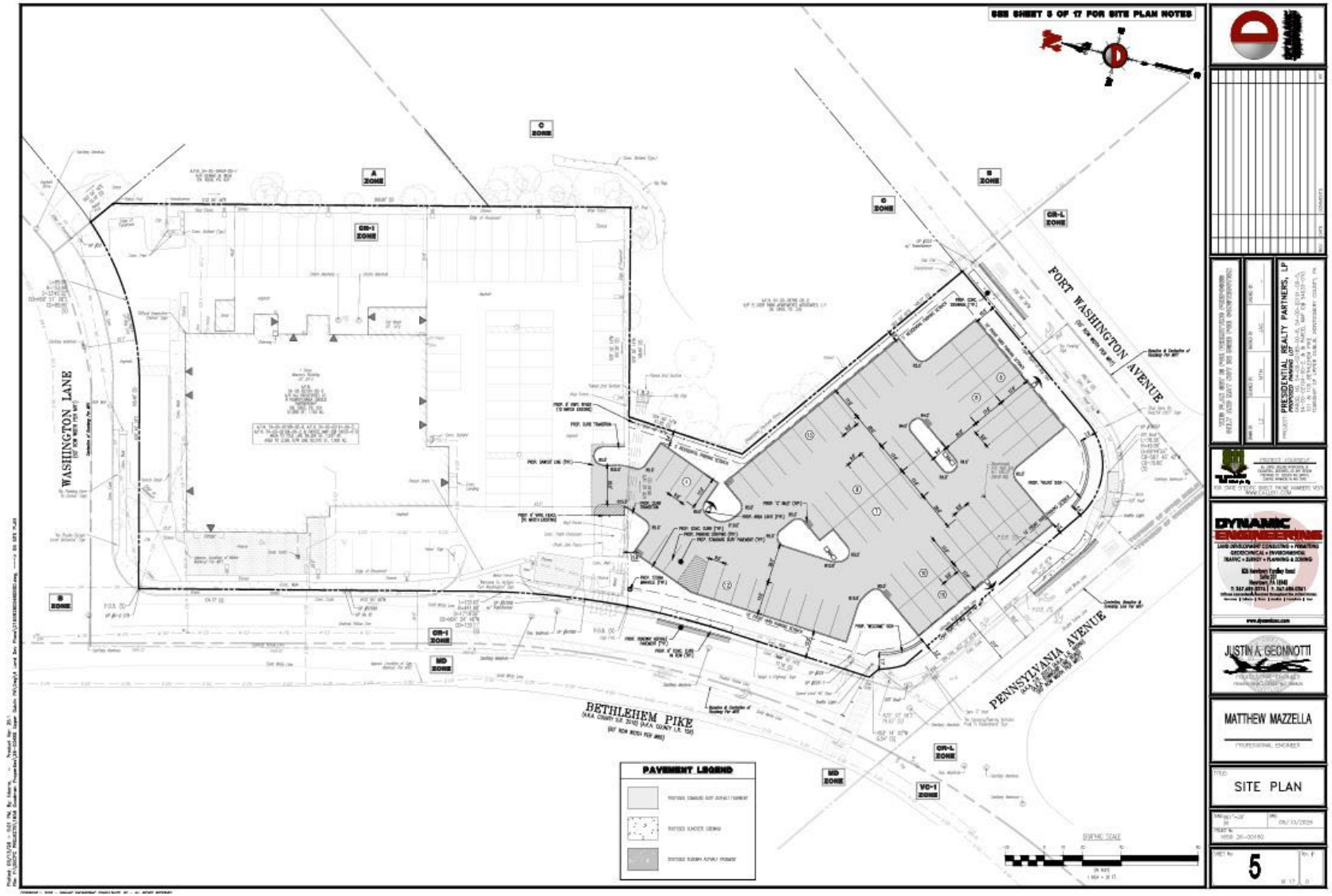
Parking Lot Bethlehem Pike
MCPC#260131001

Montgomery County Planning Commission

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Aerial photography provided by Nearmap


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WASHINGTON LANE
FORT WASHINGTON AVENUE
PENNSYLVANIA AVENUE
BETHLEHEM PIKE
PAVEMENT LEGEND
PRESIDENTIAL REALTY PARTNERS, LP
DYNAMIC ENGINEERING
JUSTIN A. GEONNOTTI
MATTHEW MAZZELLA
PROFESSIONAL ENGINEER
SITE PLAN
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