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

June 26, 2026

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

Re: MCPC #26-0150-001
Plan Name: 826 West Dekalb Pike
(1 lot comprising 1.05 acres)
Situate: 826 West Dekalb Pike
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 June 3, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, VMDT Partnership, L.P., has proposed the redevelopment of an existing site with the addition of a 4,500-square foot car wash, and the removal or reuse of a portion of an existing building for a 2,500-square foot office on a 1.05-acre lot in the CG zoning district of Upper Merion Township. The development will contain associated parking, utilities, landscaping, and stormwater management systems.

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

PARKING

There are several proposed parking spaces reserved as vacuum stalls; however, we note that there are no spaces proposed for employee parking, and it is not clear where they would be able to park. There are additional proposed parking spaces on the eastern side of the lot for the office building – this area is labeled “future development area” and it is not clear if these spots would be available for car wash employees to park in. The applicant should clearly label which parking spaces would be available for car wash employees to park in.

SITE CIRCULATION

The proposed site improvements include multiple curb cuts and access points onto Kirk Avenue from both the car wash and the proposed future development area. Due to the small size of the site and the anticipation of potentially large numbers of vehicles entering and exiting the site, we are concerned that this layout may create awkward vehicle interactions just outside of and within the site. We encourage the applicant to consider consolidating the number of curb cuts and access points to facilitate better vehicle circulation throughout the site.

WAIVERS

1. From §145-24.1.C.(4)(A) to permit fewer than the required replacement trees.

    a. The applicant is requesting a waiver to permit fewer than the required number of replacement trees. The landscaping plan shows several areas where additional trees could be included, in particular along the southern and eastern property lines. Because of this, we recommend this waiver request be denied.

2. From §145-24.1.F.(1)(A) to permit fewer than the required basin plantings due to limited allowable planting area as a result of required setbacks from rain garden spillway and outlet structure.

    a. The applicant is requesting a waiver to permit fewer than the required basin plantings due to limited planting area. It appears that the southern berm of the basin could accommodate additional plantings and should be included. Because of this, we recommend this waiver request be denied.

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 (#26-0150-001) on any plans submitted for final recording.

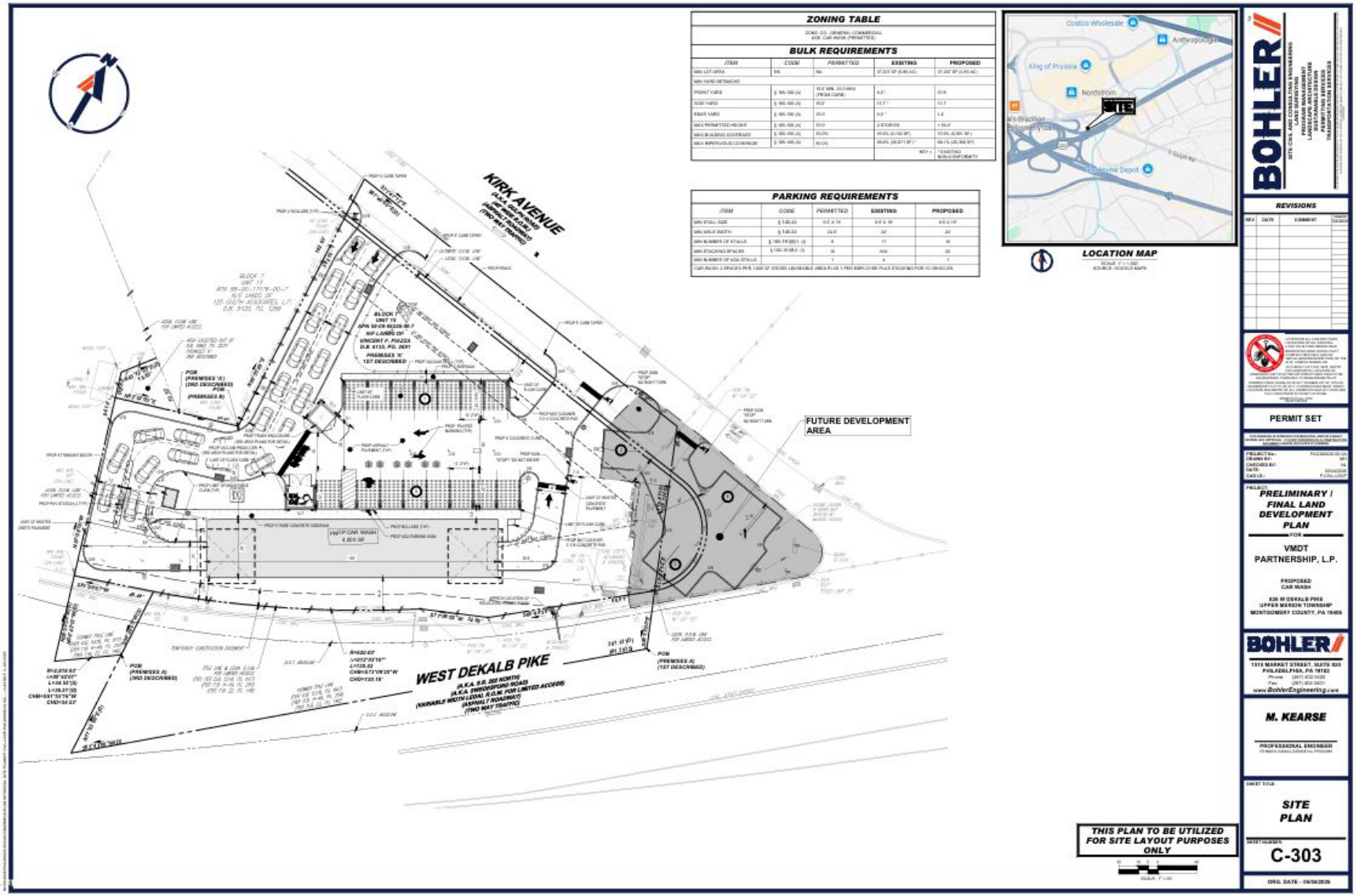
Sincerely,



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

c: Gregg I. Adelman, Esq., Applicant's Representative
Matthew Popek, Chair, Township Planning Commission
Jarrett Lash, Director of Township Planning
Geoff Hickman, Dir., Township Public Works
Al Vennettilli, Township Engineer
Mark Zadroga, Township Code Enforcement Officer

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


ZONING TABLE
BULK REQUIREMENTS
PARKING REQUIREMENTS
LOCATION MAP
KIRK AVENUE
WEST DEKALB PIKE
FUTURE DEVELOPMENT AREA
PROP CAR WASH 4,800 SF
THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY
BOHLER
REVISIONS
PERMIT SET
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
VMDT PARTNERSHIP, L.P.
PROPOSED CAR WASH
826 W DEKALB PIKE
UPPER MERION TOWNSHIP
MONTGOMERY COUNTY, PA 19406
1515 MARKET STREET, SUITE 933
PHILADELPHIA, PA 19102
M. KEARSE
PROFESSIONAL ENGINEER
SITE PLAN
C-303



826 West Dekalb Pike
MCPC#260150001

Montgomery County Planning Commission

0 50 100 200 Feet

N