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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

July 7, 2026

Mr. Geoffrey Grace, Director of Planning and Zoning
Upper Providence Township
1286 Black Rock Road
Phoenixville, Pennsylvania 19460

RE: MCPC #26-0155-001
Plan Name: Spring-Ford School District Health Center
(1 lot comprising 4.70 acres)
Situate: 199 Bechtel Road near Old State Road
Upper Providence Township

Dear Mr. Grace:

We have reviewed the above-referenced conditional use plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 4, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Spring Ford Area School District (SFASD), has submitted a conditional use plan and proposes to construct a Health Clinic to provide patient healthcare services to all eligible SFASD employees and their family members. This lot is located in the IN - Institutional District. The proposed clinic is a 60-foot x 42-foot modular building (2,520 square feet). The project includes 13 proposed parking spaces with ADA access and related site improvements including stormwater management and landscape buffers per the township ordinance requirements. The site is located at 199 Bechtel Road, Collegeville, Upper Providence Township, Montgomery County, PA. The property originally served as a school building/use and was last used as the Administration Building for SFASD. The former building was demolished in the early 2000s when the administration offices were relocated to 857 South Lewis Road, Royersford, PA. This lot will be served by public sewer and water.

This project will require a Conditional Use Application with Upper Providence Township for the proposed clinic use in the Institutional Zoning District (IN). Per Section 300-341.B of the Zoning Code, all proposals within the IN - Overlay District shall include a Community Impact Statement and a Traffic Impact Statement, which have been included with their conditional use application. Section 300-399.A requires a lot within the Institutional District to be a minimum of 5.0 acres—this lot is non-conforming at 4.70 acres. Section 300-398.C.(1) of the zoning ordinance requires direct access and a minimum of 300 feet of continuous frontage on a feeder or higher classified road. The site has roadway frontage of 233.44 feet. The lots' frontage is an existing non-conformity. This lot conforms to all other IN requirements.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this area on its Development Potential map as Designated Growth Area – Developed Land, and on its Future Land Use map as Suburban Residential Area. As this request is for the conditional use of a small health clinic to support school district employees, we find this an acceptable use for this area.

Upper Providence Township shows this land in its Proposed Land Use map from the *2010 Comprehensive Plan-Adopted 2024* as IN-Institutional. The Montgomery County Planning Commission (MCPC) believes that this conditional use plan is compatible with the township's expressed intent.

RECOMMENDATION/COMMENTS

Based on *Montco 2040,* MCPC supports the applicant's proposed conditional use as a health clinic with no comment. During our review of the sketch plan, we have not identified any significant planning, transportation, issues that need to be addressed by the township, and note only one design issue, that there is no room for loading/deliveries, garbage, truck turnarounds, etc. on the plan submitted.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's conditional use plan contingent on the township's approval.

Please note that the recommendation contained in this report is advisory to the municipality and the municipality will make final disposition of the approval of any proposal.

Should the governing body approve a final plat of this health clinic plan, 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 26-155-001 on any plans submitted for final recording.

Sincerely,



Laureen G. Sendel-Grant, Principal Transportation Planner II
Laureen.sendel-grant@montgomerycountypa.gov - 610-278-3734

c: Spring Ford Area School District, James Fink, jfink@spring-ford.net
Tim Tieperman, Township Manager
Thomas Wright, Chair, Township Planning Commission

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



Spring-Ford School District Health Center
MCPC#260155001

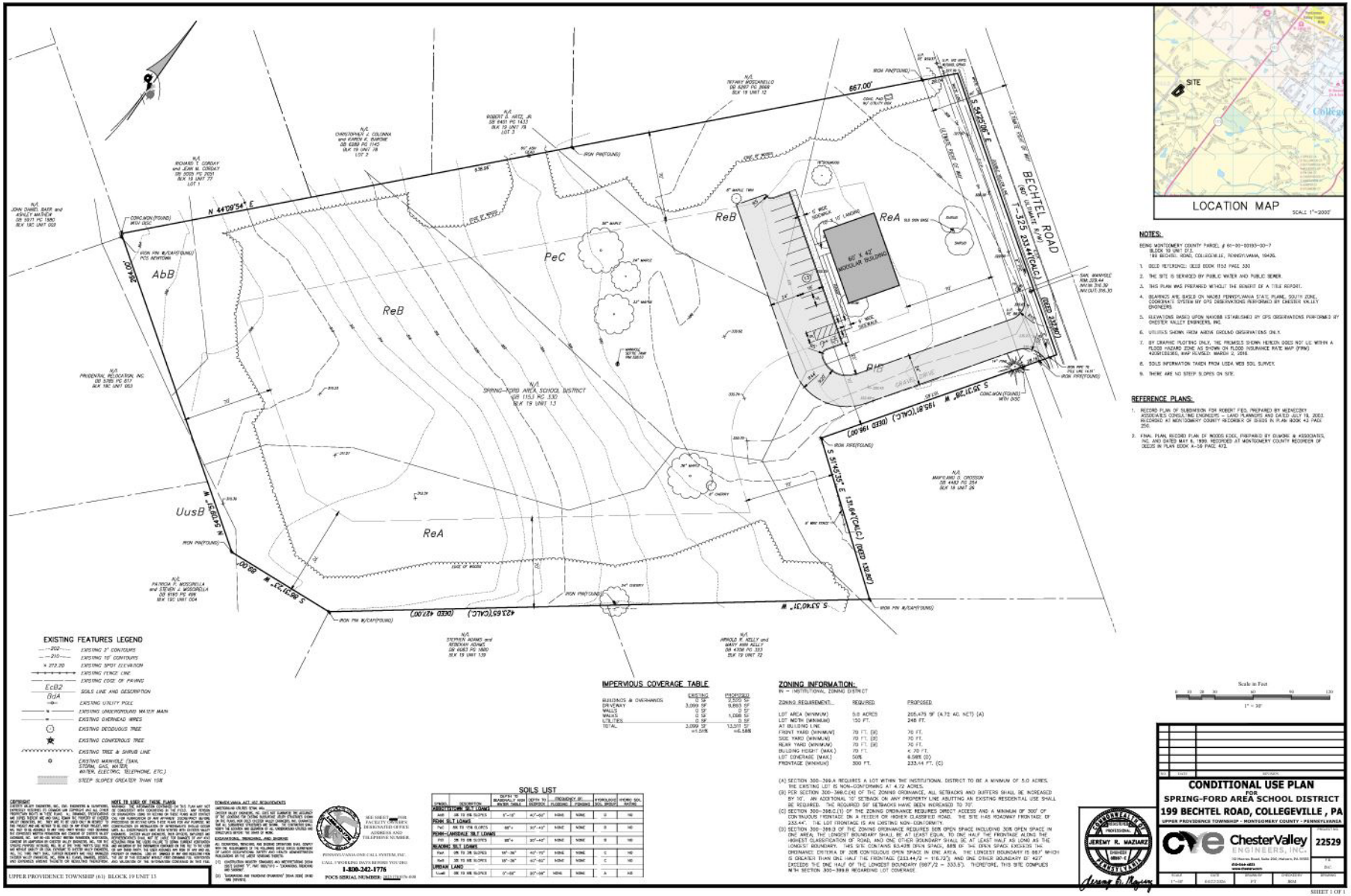
Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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Aerial photography provided by Nearmap


LOCATION MAP
SCALE 1"=2000'
SITE
NOTES:
REFERENCE PLANS:
BECHTEL ROAD
667.00'
N 44°09'54" E
S 35°31'28" W 195.81'(CALC.) (DEED 196.00')
S 51°45'25" E 131.64'(CALC.) (DEED 132.00')
S 37°40'31" W 423.65'(CALC.) (DEED 422.00')
N 52°19'29" W 200.00'
N 35°08'54" W 200.00'
AbB
PeC
ReB
ReA
UusB
BfB
60' X 42' MODULAR BUILDING
SPRING-FORD AREA SCHOOL DISTRICT
EXISTING FEATURES LEGEND
IMPERVIOUS COVERAGE TABLE
ZONING INFORMATION:
SOILS LIST
CONDITIONAL USE PLAN
FOR
SPRING-FORD AREA SCHOOL DISTRICT
199 BECHTEL ROAD, COLLEGEVILLE , PA
UPPER PROVIDENCE TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA
ChesterValley ENGINEERS, INC.
22529
SHEET 1 OF 1