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Scott France, AICP
Executive Director

July 2, 2026

Mr. Paul Purtell, Director, Planning, Zoning & Inspections
Upper Moreland Township
117 Park Avenue
Willow Grove, Pennsylvania 19090-3215

Re: MCPC #26-0164-001
Plan Name: 31 Easton Road
(1 lot comprising approximately 1.47 acres)
Situate: 31 Easton Road (cross street: Davisville Road (east))
Upper Moreland Township

Dear Mr. Purtell:

We have reviewed the above-referenced conditional use proposal as requested on June 11, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Building Blocks LLC, has submitted a conditional use application for a proposed childcare/education center, a use permitted by conditional use approval, to be located in an existing shopping center. Based on the information provided, the proposed use appears to be most similar to Use C-4 Daycare center, adult/child, as defined in the Use Regulations (Article IV Use Regulations, § 350-19.C.). The shopping center has main frontage along Easton Road and rear frontage along Davisville Road. Parking and driveway access is provided on both frontages. The submission includes a sketch of a proposed outdoor play area that would be located on the Davisville Road (rear) side of the building. The property is in the TC-1 Zoning District and within one-quarter mile from the Willow Grove Regional Rail Station.

COMPREHENSIVE PLAN COMPLIANCE

The proposed conditional use is generally consistent with *MONTCO 2040: A Shared Vision*, which designates the Town Center District area as "Regional Mixed-Use Center" future land use category. Regional Mixed-Use centers typically generate an abundance of traffic, jobs, and overall activity. These centers are intensely developed suburban cores with significant retail, office, and residential land uses. Land uses should be mixed, and developments and public improvements should make it easier to walk

to public transportation and other parts of the center. The proposal is also generally consistent with the *Upper Moreland 2040* Comprehensive Plan, which identifies the area as the Town Center future land use category. Development in the Town Center should be dense, transit-and pedestrian-oriented, and exhibit high-quality design.

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 conditional use approval. Our comments are as follows:

REVIEW COMMENTS

OVERALL COMMENTS ON PROPOSED USE

In general, we are supportive of the use; however, due to truck and car circulation and garbage truck pick-up, we have safety concerns regarding the placement of a play area in the proposed location. A more robust plan for the pay area (including landscaping, bollards, etc.) should be incorporated in future submissions for the township to review. We recommend that the applicant ensure that the outdoor play area would be protected from vehicle damage.

USE REGULATIONS

Based on the information provided, the proposed use appears to be most similar to Use C-4 Daycare center, adult/child, as defined in the Use Regulations (Article IV Section 350-19.C.). The zoning ordinance includes use-specific regulations for daycare centers that must be met in all zoning districts. We recommend the following be addressed.

A. Fencing and Safety. We recommend the applicant consider additional measures to improve the safety of the outdoor play area, bollards, cement planters, or other protective measures, in addition to the required fence for the outdoor play area. According to the Use Regulations, any outdoor play area for a day-care center must be "enclosed by fencing four feet to six feet in height," and play equipment shall not be "located closer than 10 feet from any property line" (§ 350-19.C.(4)(e)). Due to the location of the driveway curb cut in relation to the back of the building where the outdoor play area is proposed to be located, we are concerned that the play area is vulnerable to being hit by moving cars without any additional protection beyond the vinyl fence. Vinyl siding is proposed, but this material alone may not provide sufficient protection in the case of a vehicle crash.

B. Pickup/Drop Off. We recommend the applicant verify there would be sufficient drop-off area. Per Article IV, the daycare center must have a drop-off/pick-up area with sufficient capacity, which may be accommodated by an existing driveway and parking lot (§ 350-19.C.(4)(g)).

CONDITIONAL USE STANDARDS IN TC DISTRICT

In addition to the Use Regulations for Use C-4, the Town Center District requires additional standards be met as a part of all conditional use approval processes (§§ 350-70 – 350-71).

A. General Standards. We recommend that the applicant and township consider the impacts of this use on the surrounding area and how the site could be improved with those potential impacts in mind. Considering the multifamily that is currently within Willow Grove, the proposed future development at the nearby Willow Grove Shopping Center, and the other residential neighborhoods that may have young children, the proposed use is appropriate in this location (§ 350-71). The proximity of the train station also supports this use as parents using the train to commute may be able to drop their children off before and pick them up after work.

B. Design Standards. Conditional uses must also meet certain design standards as part of the conditional use approval in the TC District (§ 350-71). We understand that the use is proposed to be within an existing building that is a part of the shopping center, and that there are some changes to the building that could improve design but may not be feasible. With that in mind, there are design elements that could be considered when reviewing the conditional use, such as the following.

1. *Vehicle and Pedestrian Circulation (§ 350-70.E).* We recommend the applicant and township consider the effects on traffic and pedestrian activity and ensure adequate circulation arrangements to protect roads from congestion and safety hazard. There are existing sidewalks along Easton Road, but not along Davisville Road, which is where the play area would be located. The existing sidewalk is narrow and not buffered from the street or parking areas.

    a. We suggest the applicant considers traffic flow and pedestrian circulation to minimize conflict (§ 350-70.E). In addition, we recommend adding a buffer between the fenced play area and parking lot circulation to reduce the potential crash hazard. The back entrance of the building is in-line with an existing driveway curb cut, the drop-off is next to the play area, and there may be there may be stacking in parking area. With so much of the surrounding area devoted to vehicular circulation, there could be more opportunities for pedestrian-vehicle conflicts.

    b. For those who may be walking to daycare for child drop-off, it is not clear on the plan provided if the main entrance would be at the front or back of the building. A clear pedestrian walkway and entrance should be made for all building entrances.

    c. Dumpster storage areas for all businesses in the shopping center are located at the back of the property, adjacent to the proposed play area. We suggest the applicant consider where the dumpster will be located and how it will be accessed for trash pick-up.

2. *Willow Grove Revitalization (§ 370-70.G.).* We recommend the township and applicant consider the streetscape and how the use can benefit the Willow Grove environment. The design and plantings should contribute to the built environment and reflect the intent of the district.

    We recommend the applicant include streetscape design improvements to enhance the Town Center District in a manner consistent with Article XIII Additional Design Standards for Town Center (per § 350-71.G). The property has no shade or greenery for the play area, which would provide for enrichment and shade to help keep the area cool. Improvements could include trees, shade sails, large planters, or similar features to add shade and greenery, as well as to define the parking lot access locations.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Upper Moreland's planning objectives for the Town Center District.

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. Please print the assigned MCPC number 26-0164-001 on any plans submitted for final recording.

Sincerely,

Claire Warner, Principal Community Planner I
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: John Fenningham, Applicant's Representative
Patrick Stasio, Township Manager
Sean Kilkenny, Township Solicitor
George Hartman Jr., Chrm., Township Planning Agency

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



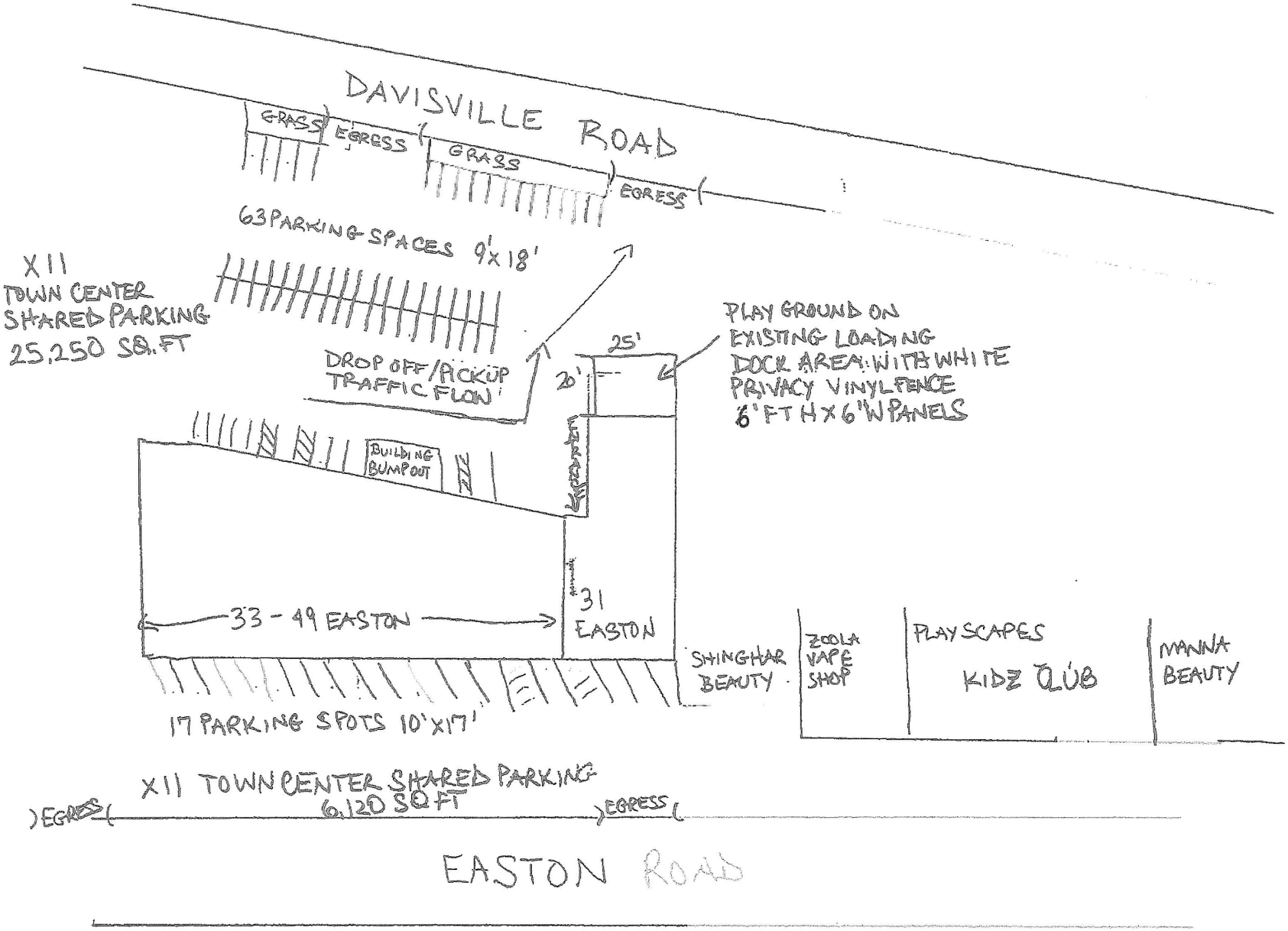
31 Easton Road
MCPC#260164001

Montgomery County Planning Commission

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Aerial photography provided by Nearmap


DAVISVILLE ROAD
GRASS
EGRESS
GRASS
EGRESS
63 PARKING SPACES 9'x18'
X11 TOWN CENTER SHARED PARKING 25,250 SQ. FT
DROP OFF/PICKUP TRAFFIC FLOW
25'
20'
PLAY GROUND ON EXISTING LOADING DOCK AREA WITH WHITE PRIVACY VINYL FENCE 6'FT H x 6"W PANELS
BUILDING BUMPOUT
33 - 49 EASTON
31 EASTON
SHINGHAR BEAUTY
ZOOLA VAPE SHOP
PLAY SCAPES KIDZ CLUB
MANNA BEAUTY
17 PARKING SPOTS 10'x17'
X11 TOWN CENTER SHARED PARKING 6,120 SQ FT
EGRESS
EGRESS
EASTON ROAD