MONTGOMERY COUNTY
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Montgomery County
Planning Commission

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planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

July 21, 2026

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

RE: MCPC #26-0175-001
Plan Name: El Car Wash
(1 lot on 1.77 acres, proposed 11,773 SF)
Situate: 106 Black Rock Road and Egypt Road
Upper Providence Township

Dear Mr. Grace:

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 4, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Bainbridge Oaks LLC, has submitted a tentative land development plan proposing to place a commercial car wash facility (11,773 square feet) on Tax Parcel #61-00-00304-00-4 (106 Black Roack Road, 1.77 acres or 77,118 square feet). This parcel is located in the Neighborhood - Convenience Commercial (NC) District and has a Restrictive Covenant. The property is currently developed as an approximately 8,100-square-foot sit-down casual dining restaurant that since its construction has been operated as an Uno's Chicago Grill, which is the Existing Use. In June 2004, prior to development of the property for the Existing Use, the then owner of the property and Audubon Land Development (ALD) entered into a Restrictive Covenant prohibiting certain uses of the property and the ALD property. The Restrictive Covenant prohibits, among other uses, a "Car Wash", which at the time was a permitted use in the NC District. This issue will come before the Upper Providence Township Board of Supervisors in August 2026.

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 Community Mixed Use. As this property currently has a Restrictive Covenant placed on it against the proposed use the Montgomery County Planning Commission (MCPC) will not comment on its plan compliance.

RECOMMENDATION/COMMENTS

During our review, since this is only a sketch plan, we have not identified any significant planning, transportation, and design issues that need to be addressed by the township, but note that:

MISCELLANEOUS

The applicant, references §6.2.5.G of the Montgomery County Parking Standard. In Pennsylvania, Montgomery County doesn't dictate a single county-wide parking code.

CONCLUSION

We wish to reiterate that MCPC cannot support the applicants' land development plan proposal as it is not a permitted use under the township's existing zoning ordinance and is further encumbered by an underlying restrictive use covenant against said request.

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 subdivision 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 26-175-001 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: Bainbridge Oaks, LLC, Applicant
Craig Robert Lewis, Kaplin Stewart, Applicants' Representative
Tim Tieperman, Township Manager
Thomas Wright, Chair, Township Planning Commission

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



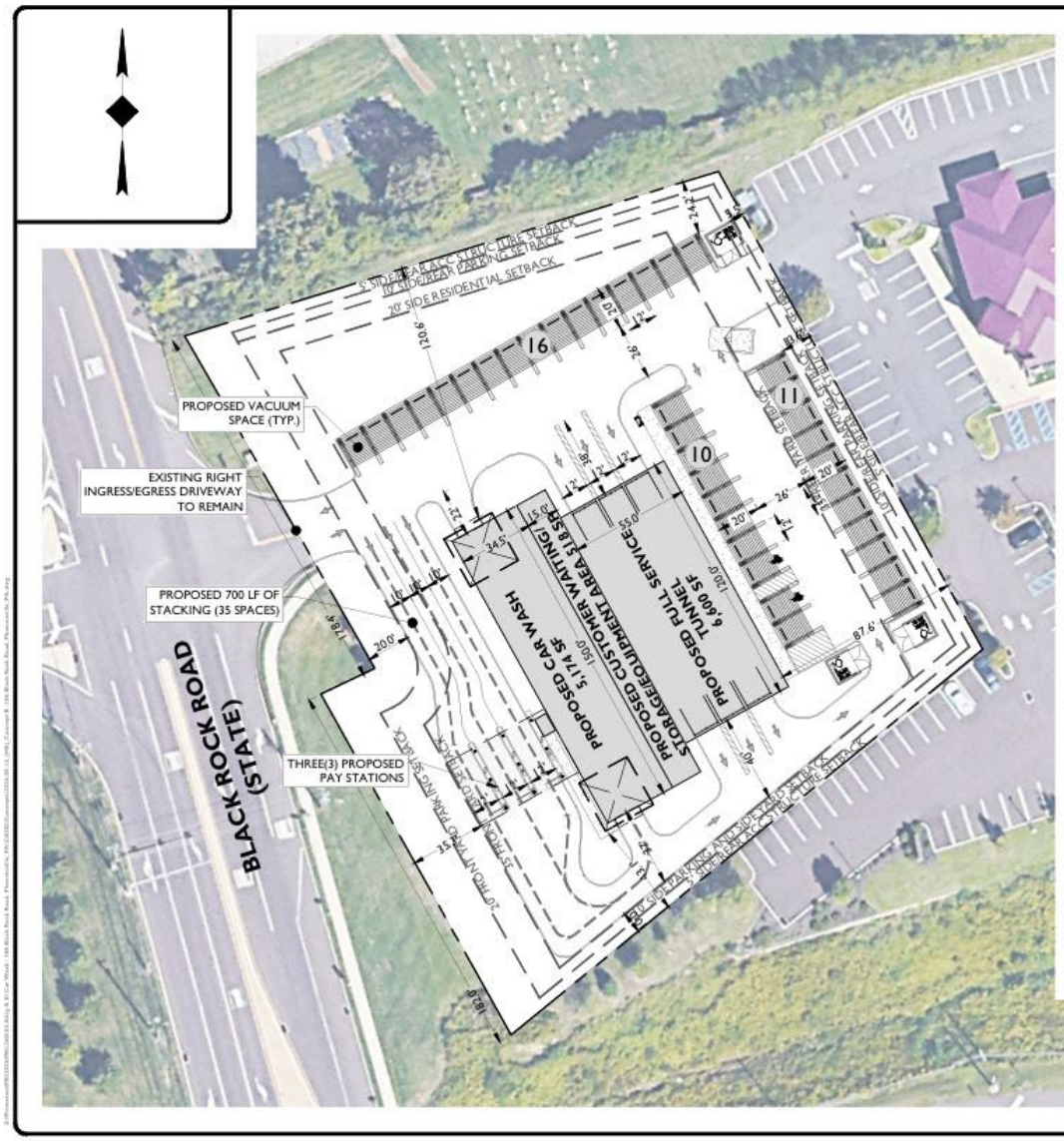
El Car Wash
MCPC#260175001

Montgomery County Planning Commission

0 50 100 200 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



LAND USE AND ZONING

PID: 610000304004

NEIGHBORHOOD-CONVENIENCE COMMERCIAL DISTRICT (NC)

PROPOSED USE

AUTO WASH	NON-PERMITTED USE(V)

ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	21,780 SF (0.5 AC)	81,751 SF (1.88 AC)
MINIMUM LOT FRONTAGE	150 FT	360.4 FT
MAXIMUM IMPERVIOUS COVERAGE	75% (61,313 SF)	62.9% (51,432 SF)
MAXIMUM BUILDING COVERAGE	25% (20,437 SF)	15.0% (12,265 SF)
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT
MINIMUM FRONT YARD SETBACK	35 FT	35.3 FT
MINIMUM SIDE YARD SETBACK	10 FT	43.1 FT
MINIMUM SIDE RESIDENTIAL SETBACK	20 FT	120.6 FT
MINIMUM SPACE BETWEEN BUILDINGS	25 FT	PROVIDED
MINIMUM REAR YARD SETBACK	35 FT	87.6 FT
MINIMUM FRONT PARKING SETBACK	20 FT	20.0 FT
MINIMUM SIDE PARKING SETBACK	10 FT	10.0 FT
PERMITTED PARKING YARDS	ANY YARD NOT ABUTTING RESIDENTIAL	YARD ABUTTING RESIDENTIAL (EN)
MINIMUM REAR PARKING SETBACK	10 FT	13.6 FT
MAXIMUM ACC STRUCTURE % IN LOT	2% (1,635 SF)	11.4% (9,339 SF)(V)
PERMITTED ACC BLDG LOCATION	SIDE/REAR	SIDE/REAR
MINIMUM ACC STRUCTURE SIDE/REAR SETBACK	5 FT	PROVIDED
MAXIMUM NUMBER OF ACC. STRUCTURES ON LOT	3	6 (V)

(V) VARIANCE
(EN) EXISTING NON-CONFORMITY

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
N/A	**CAR WASH PARKING:** N/A	34 VACUUMS
N/A	**CAR WASH STACKING:** N/A	35 SPACES
§ 6.2.5.G	**90° PARKING:** 10 FT X 20 FT W/20 FT AISLE(1)	12 FT X 20 FT W/26 FT AISLE
§ 300-581.A	LOADING: 1 SPACE, ENOUGH ROOM FOR STANDARD DELIVERY TRUCK	TO OCCUR OFF HOURS

(1) § 6.2.5.G - MONTGOMERY COUNTY PARKING STANDARD

50' 0' 50' 100'
GRAPHIC SCALE IN FEET
1" = 50'

STONEFIELD ENGINEERING & DESIGN

DEVELOPER: ALRIG USA
30555 TELEGRAPH ROAD, SUITE 205
BINGHAM FARMS, MI 48025
OFFICE 248.646.9998
FAX 248.646.9998

CONCEPT PLAN
PROPOSED AUTO WASH
PID: 610000304004
1556 BLACK ROCK ROAD
TOWNSHIP OF UPPER PROVIDENCE
MONTGOMERY COUNTY, PENNSYLVANIA

DRAFT

NOT APPROVED FOR CONSTRUCTION

DRAWN BY:	MA
CHECKED BY:	MCA
DATE:	05/13/2026
SCALE: (H)	1" = 50'
PROJECT ID:	PRI-260104

TITLE: CONCEPT B

SHEET: B-1