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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

July 28, 2026

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

Re: MCPC #21-0114-002
Plan Name: 158 Allendale Road
(1 lot comprising 0.28 acres)
Situate: 158 Allendale Road
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 23, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, M Q 2 Properties, LLC, has proposed the redevelopment of an existing two-story residential house with the addition of a new structure to be integrated with the existing house. The applicant also proposes the demolition of an existing detached garage. The new development is intended to be used as a commercial venture on a 0.28-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

STORMWATER

1. The applicant is proposing an underground stormwater management system. There needs to be a plan for inspection of the underground stormwater management system to ensure proper operation.

2. The applicant is proposing the installation of a level spreader. There needs to be a plan for inspection of the level spreader to ensure proper operation.

3. This is an area that has historically experienced flooding. Stormwater release rates should be appropriate, so they do not disturb the floodplain hydrology.

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 (#21-0114-002) on any plans submitted for final recording.

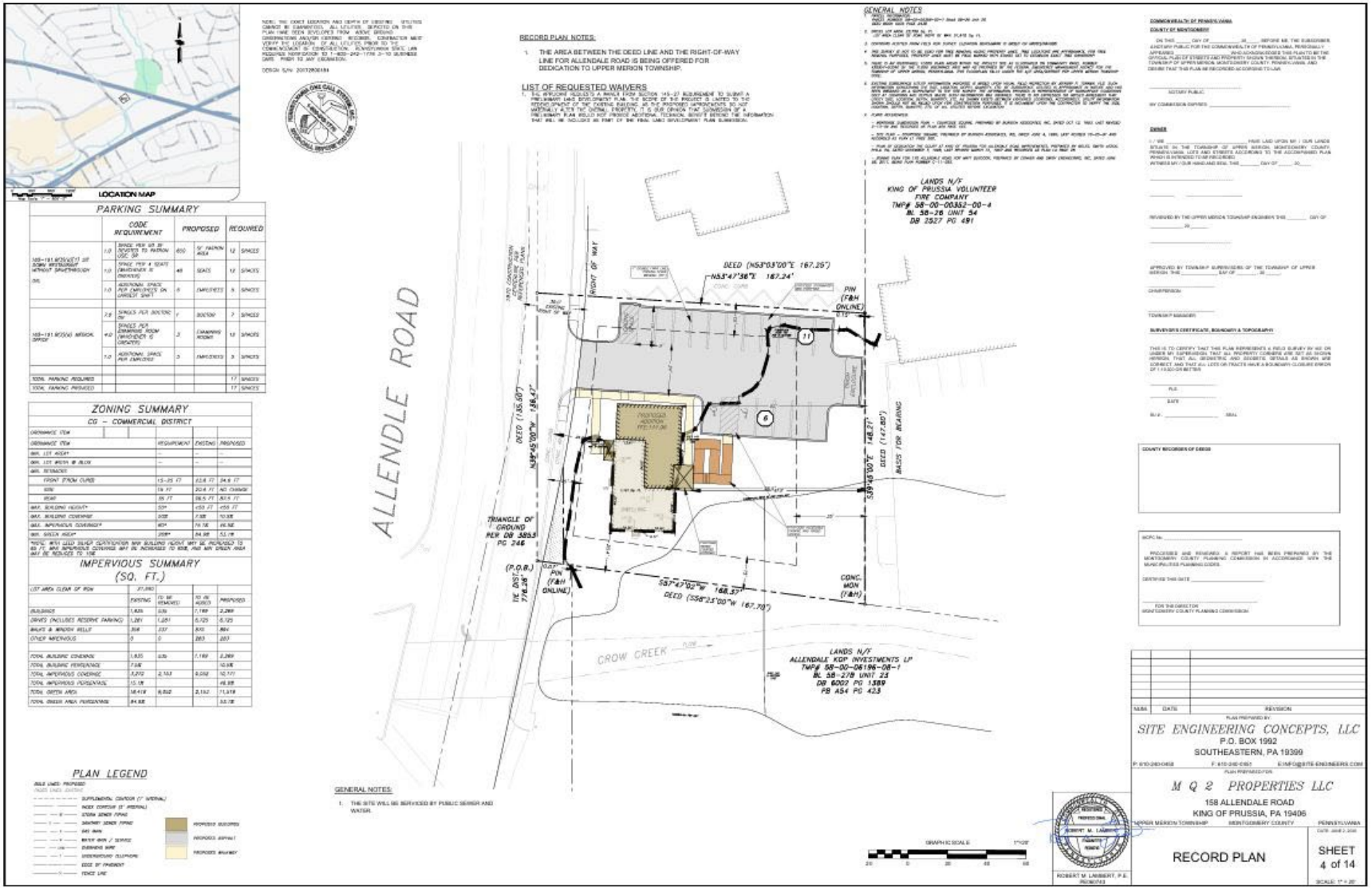
Sincerely,



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

c: MQ2 Properties, LLC, Applicant
Andrew Malmstrom, 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


LOCATION MAP
PARKING SUMMARY
ZONING SUMMARY
CG – COMMERCIAL DISTRICT
IMPERVIOUS SUMMARY
(SQ. FT.)
PLAN LEGEND
RECORD PLAN NOTES:
1. THE AREA BETWEEN THE DEED LINE AND THE RIGHT-OF-WAY LINE FOR ALLENDALE ROAD IS BEING OFFERED FOR DEDICATION TO UPPER MERION TOWNSHIP.
LIST OF REQUESTED WAIVERS
GENERAL NOTES
1. THE SITE WILL BE SERVICED BY PUBLIC SEWER AND WATER.
GENERAL NOTES
LANDS N/F KING OF PRUSSIA VOLUNTEER FIRE COMPANY TMP# 58-00-00352-00-4 BL. 58-26 UNIT 54 DB 2527 PG 491
LANDS N/F ALLENDALE KOP INVESTMENTS LP TMP# 58-00-06196-08-1 BL. 58-278 UNIT 23 DB 6002 PG 1389 PB A54 PG 423
ALLENDLE ROAD
CROW CREEK
TRIANGLE OF GROUND PER DB 5853 PG 246
DEED (N53°03'00"E 167.25')
N53°47'58"E 167.24'
DEED (185.60')
N39°45'00"W 148.47'
DEED (147.80')
S39°43'00"E 148.27'
BASIS FOR BEARING
S37°47'02"W 168.37'
DEED (S38°23'00"W 167.70')
(P.O.B.)
PIN (F&H ONLINE)
CONC. MON (F&H)
SITE ENGINEERING CONCEPTS, LLC
P.O. BOX 1992
SOUTHEASTERN, PA 19399
M Q 2 PROPERTIES LLC
158 ALLENDALE ROAD
KING OF PRUSSIA, PA 19406
UPPER MERION TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA
RECORD PLAN
SHEET 4 of 14



158 Allendale Road
MCPC#210114002

Montgomery County Planning Commission

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Aerial photography provided by Nearmap