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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

October 6, 2026

Mr. Christopher Leswing, Director of Building and Planning
Lower Merion Township
75 East Lancaster Avenue
Ardmore, Pennsylvania 19003

Re: MCPC #26-0229-001
Plan Name: Gladwyne Square – Pharmacy, Tentative Sketch Plan
(1 lot comprising of .45 acres)
Situate: 359 Righters Mill Road, Gladwyne
Lower Merion Township

Dear Mr. Leswing:

We have reviewed the above-referenced tentative sketch plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as requested by Lower Merion Township on September 8, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Haldon House (c/o Andre Golsorkhi), proposes to convert an existing building at 359 Righters Mill Road into a pharmacy and construct an addition of approximately 921 square feet at the northeast corner of the structure. The property is owned by RMR Property Holdings, LLC and is identified as Tax Parcel 40-00-50168-00-3, recorded in Deed Book 6399, Page 696. The site contains 19,796 square feet gross and 12,076 square feet net and occupies the corner of Righters Mill Road and Youngs Ford Road in the Gladwyne Village Center. The parcel consists of two separate conjoined designations that are shown on the site plans as 'Premises A' to the north and Premises B' to the south. Plans prepared by Yohn Engineering LLC are dated August 28, 2026.

Accompanying site work includes a covered walkway along the west elevation, proposed walkways and pervious walkways, a generator pad, equipment and trash pad, a separate pad for trash bins, and four bicycle parking spaces. Parking is reconfigured from 14 existing spaces to 12 parking lot spaces and 5 pull-up spaces along Righters Mill Road, with 3 additional on-street spaces created along Youngs Ford Road. Total impervious coverage decreases from 8,624 square feet (71.4 percent) to 8,611 square feet (71.3 percent), a net reduction of 13 square feet. No tree removal is proposed with the expansion of the building or improvements to the parking lot area on either premises.

The property is zoned NC Neighborhood Center. The subdivision and land development application identifies the parcel as lying within the Historic Resource Overlay District and within the Gladwyne Historic District.

COMPREHENSIVE PLAN COMPLIANCE

COUNTY

Montgomery County advocates for appropriate land use and development practices in collaboration with local municipalities and developers. Montco 2040: A Shared Vision emphasizes that as the County continues to grow and urbanize, opportunities for infill development and redevelopment will become increasingly important, and that such development should respect and complement the character of surrounding neighborhoods. The adaptive reuse of an existing building within an established neighborhood center, accompanied by a net reduction in impervious coverage and no tree removal, is generally consistent with the Montgomery County Comprehensive Plan, provided that all applicable municipal requirements are satisfied.

MUNICIPAL

Section 155-4.3 of the Zoning Code describes the NC Neighborhood Center District as a small commercial area serving the immediate residential neighborhood, characterized by small-scale commercial buildings and local retail and services. A pharmacy falls within the Article II definition of Retail, which expressly includes pharmaceuticals among retail goods, and Retail is permitted by right in the NC District under Table 5.1, Uses. The proposed use is therefore consistent with the stated purpose of the district and with the village-center land use pattern reflected in the 2016 Lower Merion Comprehensive Plan.

RECOMMENDATION

The Montgomery County Planning Commission generally supports the applicant's proposal to reuse an existing building in the Gladwyne Village Center, and notes favorably that the plan reduces both driveway area and total impervious coverage while removing no trees. In the course of our review, however, we identified several items that we believe should be resolved before preliminary plan approval. Our comments are as follows:

REVIEW COMMENTS

CIRCULATION

A. Accessible Parking Location: The proposed handicap space walking area crosses near the site entrance and is located away from the building. Consider pedestrian features such as high-visibility signage and a wider crosswalk at the entrance to address the potential for a pedestrian conflict.

B. Parking Arrangement: Confirm whether the 17 spaces shown are required and consider converting the frontage parking spaces into parallel spaces. While the proposed front-in design functions in most settings, the steady traffic volume along Righters Mill Road means vehicles would continue backing directly into oncoming traffic.

C. Bus Stop Accommodation: Although the bus stop is no longer connecting to this location, the existing bench is a community asset for the area residents and should remain if possible.

D. Bicycle Parking Location: The bicycle parking appears to be located at the rear of the building. As micromobility becomes more prevalent, the placement of bike racks in the rear creates an unnecessary vehicular movement, increasing the potential for conflict between drivers and those using alternate modes of transportation.

E. Walkway Accessibility: ADA accessibility for the proposed walkway should be verified. A ramp issue arises if the slope is greater than 5 percent, which would require railings. A modal system for accessibility should be considered.

SITE DESIGN

Retaining Wall: A retaining wall will be needed along the southeastern side of the property fronting Youngs Ford Road, where three parking spaces are proposed. Construction will require cutting the grade to street elevation, with the spaces extending into the hillside. The applicant should provide a structural engineer's design and certification for the wall and slope stabilization.

ENVIRONMENTAL CONSIDERATIONS

Stormwater Management: Where feasible, consider incorporating rain gardens or bio-retention swales in open space areas to bring the property up to current stormwater standards. Better stormwater infrastructure at this site will help offset the increased pollutant loading due to the property consolidation and prevent the potential for flooding.

CONCLUSION

Please note that the recommendations contained in this report are advisory to the municipality, and final disposition for 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; and the assigned MCPC number should be printed on any plans submitted for final recording.

Sincerely,

Timothy DeSchepper

Timothy DeSchepper, Sr. Environmental Planner
tim.deschepper@montgomercountypa.gov – (610)278-3733

c: Andre Golsorhi, Haldon House
Christopher Yohn, Yohn Engineering
Ernie McNeely, Twp. Manager
Jody Kelley, Twp. Secretary
Joseph Mastronardo, P.E., Twp. Engineer
Gilbert P. High Jr., Twp. Solicitor
Charlie Doyle, Twp. Asst. Dir. of Planning
Colleen Hall, Twp. Senior Planner
Holly Colello, Twp. Planner
Greg Prichard, Twp. Historic Preservation Planner

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



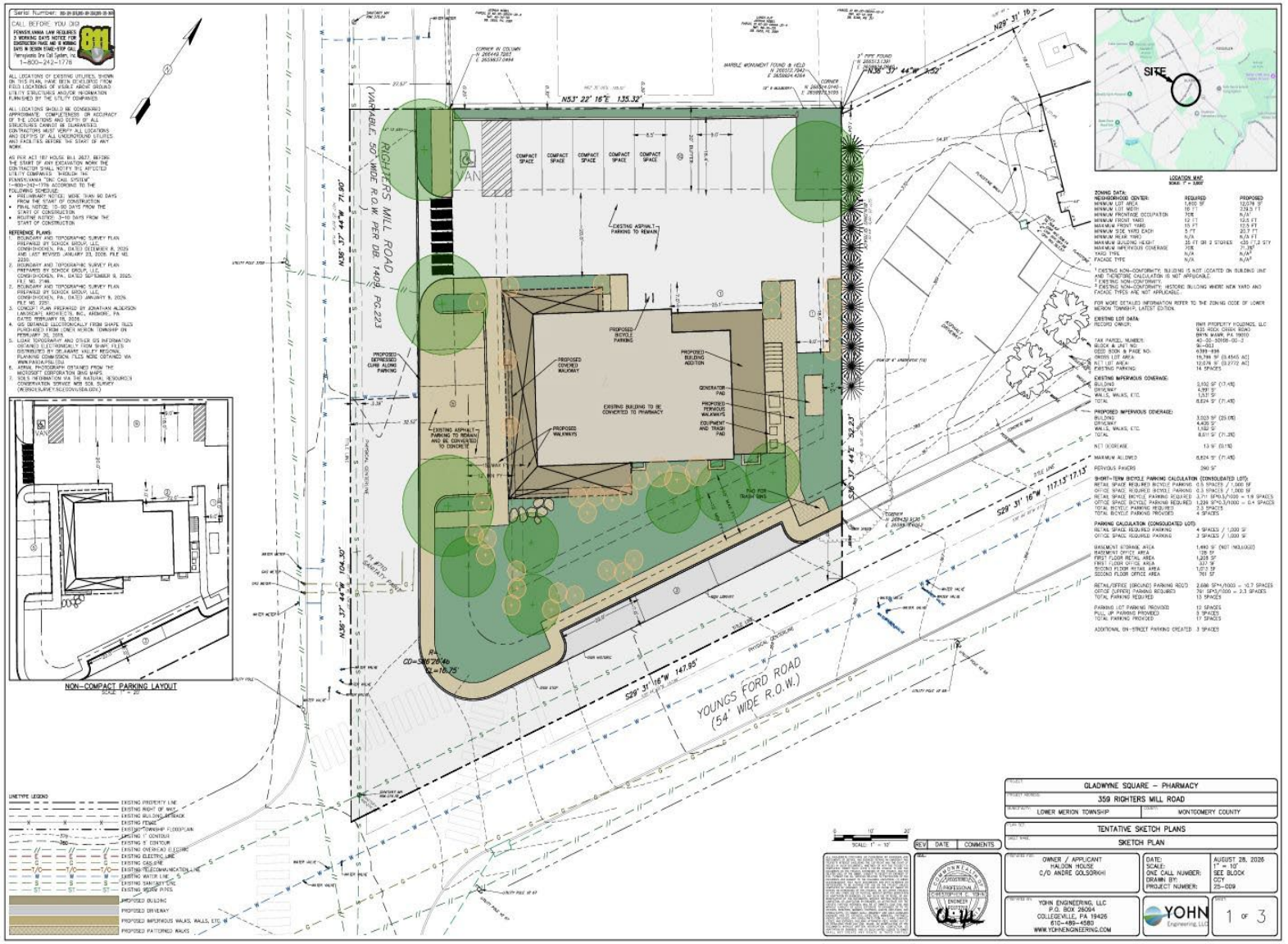
359 Righters Mill Road
MCPC#260229001

Montgomery County Planning Commission

Montgomery County Courthouse - Planning Commission
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www.montcopa.org/planning
Aerial photography provided by Nearmap

0 50 100 200 Feet

N


RIGHTERS MILL ROAD
(VARIABLE 50' WIDE R.O.W. PER DB. 1409 PG. 223)
YOUNGS FORD ROAD
(54' WIDE R.O.W.)
N53° 22' 16"E 135.32'
S29° 31' 16"W 147.95'
N36° 37' 44"W 71.90'
N36° 37' 44"W 104.30'
S29° 31' 16"W 117.13'
S36° 37' 44"E 32.23'
N29° 31' 16"E
N36° 37' 44"W 3.52'
PROPOSED BUILDING ADDITION
EXISTING BUILDING TO BE CONVERTED TO PHARMACY
EXISTING ASPHALT PARKING TO REMAIN
EXISTING ASPHALT PARKING TO REMAIN AND BE CONVERTED TO CONCRETE
PROPOSED DEPRESSED CURB ALONG PARKING
PROPOSED CONCRETE WALKWAY
PROPOSED BICYCLE PARKING
GENERATOR PAD
PROPOSED PERVIOUS WALKWAYS
EQUIPMENT AND TRASH PAD
PROPOSED WALKWAYS
COMPACT SPACE
VAN
NON-COMPACT PARKING LAYOUT
SCALE: 1" = 10'
SITE
LOCATION MAP
SCALE: 1" = 2,000'
ZONING DATA:
NEIGHBORHOOD CENTER:
REQUIRED
PROPOSED
EXISTING LOT DATA:
RECORD OWNER:
RWR PROPERTY HOLDINGS, LLC
930 HOCH CREEK ROAD
BETH MARK, PA 19010
TAX PARCEL NUMBER:
BLOCK & UNIT NO:
DEED BOOK & PAGE NO:
GROSS LOT AREA:
NET LOT AREA:
EXISTING PARKING:
EXISTING IMPERVIOUS COVERAGE:
PROPOSED IMPERVIOUS COVERAGE:
NET DECREASE
MAXIMUM ALLOWED
PERVIOUS PAVERS
SHORT-TERM BICYCLE PARKING CALCULATION (CONSOLIDATED LOT):
PARKING CALCULATION (CONSOLIDATED LOT):
LINETYPE LEGEND
EXISTING PROPERTY LINE
EXISTING RIGHT OF WAY
EXISTING BUILDING SETBACK
EXISTING FENCE
EXISTING TOWNSHIP FLOODPLAIN
EXISTING 1' CONTOUR
EXISTING 5' CONTOUR
EXISTING OVERHEAD UTILITIES
EXISTING ELECTRIC LINE
EXISTING GAS LINE
EXISTING TELECOMMUNICATION LINE
EXISTING WATER LINE
EXISTING SANITARY SEWER
EXISTING STORM PIPES
PROPOSED BUILDING
PROPOSED DRIVEWAY
PROPOSED IMPERVIOUS WALKS, WALLS, ETC
PROPOSED PATTERNED WALKS
GLADWYNE SQUARE – PHARMACY
359 RIGHTERS MILL ROAD
LOWER MERION TOWNSHIP
MONTGOMERY COUNTY
TENTATIVE SKETCH PLANS
SKETCH PLAN
OWNER / APPLICANT
HALDON HOUSE
C/O ANDRE GOLSORKHI
AUGUST 28, 2026
1" = 10'
SEE BLOCK
CITY
25-009
YOHN ENGINEERING, LLC
P.O. BOX 26084
COLLEGEVILLE, PA 19426
610-489-4580
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