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**MONTGOMERY COUNTY  
PLANNING COMMISSION**

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JODY L. HOLTON, AICP  
EXECUTIVE DIRECTOR

January 16, 2018

Mr. Christopher Leswing, Director of Building & Planning  
Building & Planning Department  
Township of Lower Merion  
75 East Lancaster Avenue  
Ardmore, PA 19003

Re: MCPC #17-0297-001  
Plan Name: 15 Kings Grant Drive  
(1 lot on approximately 1.59 acres)  
Situates: Kings Grant Drive (N); St Asaphs Road (E)  
Township of Lower Merion

Dear Mr. Leswing:

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 December 18, 2017. We forward this letter as a report of our review.

## BACKGROUND

The applicant proposes to construct a two-level parking deck over a portion of an existing surface parking lot at 15 Kings Grant Drive to serve an existing three-story office building located on the site. Parking lot circulation will be modified with the removal of one driveway from the Kings Grant Drive street frontage of the site. Additional improvements shown at this time include a wider sidewalk along the St Asaphs Road and Kings Grant Drive frontages of the site with a landscape verge between the sidewalk and curb, landscaping, and underground stormwater management facilities. The property is located in the Township's CAD-RCA – City Avenue District-Regional Center Area.



## RECOMMENDATION

The Montgomery County Planning Commission generally supports the proposed construction of a two-level parking deck to serve an existing office building without comment as we have not identified any significant issues.

## CONCLUSION

We wish to reiterate that the Montgomery County Planning Commission generally supports the proposed construction of a two-level parking deck to serve an existing office building without comment as we have not identified any significant issues.

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.

Sincerely,



Marley Bice, AICP, Senior Planner  
610-278-3740 – [mbice@montcopa.org](mailto:mbice@montcopa.org)

c: 15 Kings Grant Associates LP, Applicant  
Momenec, Inc., Applicant's Engineer  
Gilbert P. High, Jr., Esq., Twp. Solicitor  
Ernie B. McNeely, Twp. Manager  
Edward P. Pluciennik, P.E., Twp. Engineer

Attachment A: Reduced Copy of Applicant's Site Plan  
Attachment B: Aerial Image of Site







15 Kings Grant Drive  
170297001

Montgomery  
County  
Planning  
Commission

Montgomery County Courthouse - Planning Commission  
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Year 2015 aerial photography provided by the  
Delaware Valley Regional Planning Commission

0 50 100 200 Feet

