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**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

February 9, 2018

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

Re: MCPC #18-0007-001
Plan Name: Aqua Lab Expansion
(2 lots and 13,922 sq. ft. on approximately 5.88 acres)
Situate: Old Lancaster Road (N/Pennsylvania Avenue (E)
Township of Lower Merion

Dear Mr. Leswing:

We have reviewed the above-referenced tentative sketch plan as you requested on January 8, 2018. We forward this letter as a report of our review and recommendations.

BACKGROUND

The applicant, Aqua Pennsylvania, proposes to consolidate two lots at 9 & 11 Elliott Avenue into a 0.29 acre lot directly adjacent to the applicant's existing 5.59 acre property at 762 W. Lancaster Avenue. All existing structures and improvements on 9 & 11 Elliott Avenue, as well as the existing parking lot on the portion of 762 W. Lancaster Avenue fronting on Elliott Avenue, are proposed to be demolished. The applicant proposes to construct a two-story addition to their existing building, primarily located on the combined 9 & 11 Elliott Avenue parcel. The proposed addition totals 13,922 square feet and has frontage on Elliott Avenue.

Additional improvements shown at this time include a new surface parking lot fronting on Elliott Avenue with 40 parking spaces, a reconfiguration of the existing surface parking lot on 762 W. Lancaster Avenue to



eliminate the existing gas pumps, and a net of 6 additional parking spaces for a new total count of 321 parking spaces.

The properties at 9 & 11 Elliott Avenue are zoned BMV4 – Bryn Mawr Village District 4. The property at 762 W. Lancaster Avenue is partially zoned BMV3 – Bryn Mawr Village District 3, BMV4 – Bryn Mawr Village District 4, and R4 – Residence.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal to construct an expansion of an existing building. However, in the course of our review we have identified the following issues that the Township may wish to consider prior to plan approval. Our comments are as follows:

REVIEW COMMENTS

ZONING ORDINANCE COMMENTS

- A. Surface Parking Location and Screening. A new 40-space surface parking lot is proposed along a portion of the Elliott Avenue street frontage of the project site. Section 155-214.B.(2) of the Township's Zoning Ordinance states that "surface parking and exterior loading areas shall be placed between the structure and rear lot line." The proposed surface parking lot fronts directly onto Elliott Avenue with a total street frontage of over 110 feet. In addition, §155-214.B.(2)(d) requires that "off-street surface parking shall not extend more than 70 feet in width along any street frontage without being interrupted by an outdoor café, landscaped garden or public plaza with seating". A 15-foot deep landscaped island is shown along a portion of the Elliott Avenue street frontage to the north of the proposed building addition; however, it is unclear from the information provided whether this landscaped island meets the Township's definition of "an outdoor café, landscaped garden or public plaza with seating".

Future versions of the plans should also demonstrate how the surface parking lot along Elliott Avenue will be screened from the street and buffered from any adjacent pedestrian way as required by §155-214.B.(2)(c) and §155-214.B.(2)(e), respectively.

- B. Greening Standards. Future versions of the plans should demonstrate how the applicant proposes to comply with the greening standards, as required by §155-213.E. of the Township's Zoning Ordinance.
- C. Development Design Standards. Future versions of the plans should demonstrate how the applicant proposes to comply with all applicable development design standards, as required by §155-215 of the Township's Zoning Ordinance.

CONCLUSION

We wish to reiterate that MCPC generally supports the proposed expansion of an existing building; however, we feel that additional information is needed to ensure that the proposed surface parking lot and building expansion along Elliott Avenue meets the applicable zoning standards and fits into the existing neighborhood fabric.

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.

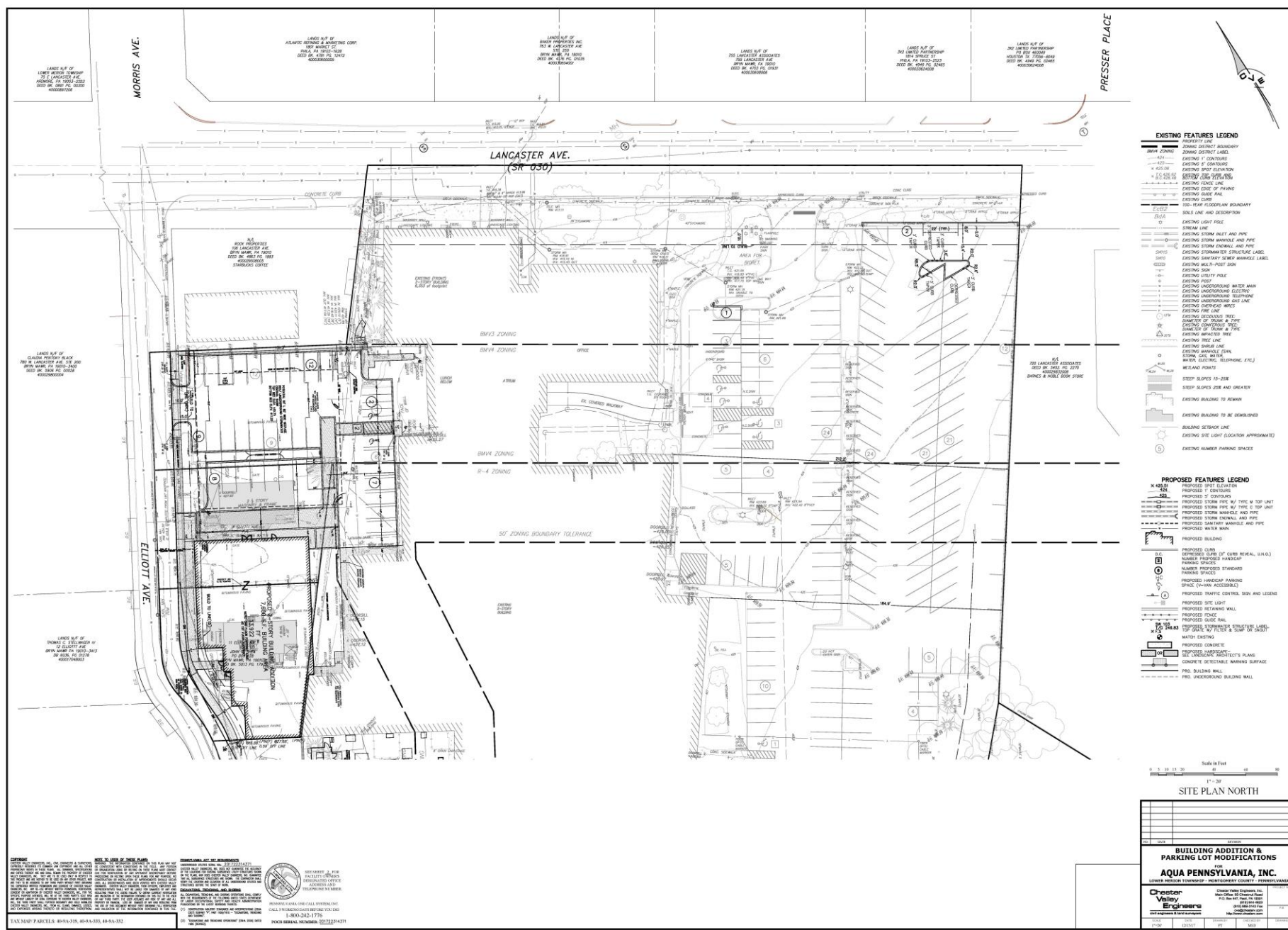
Sincerely,

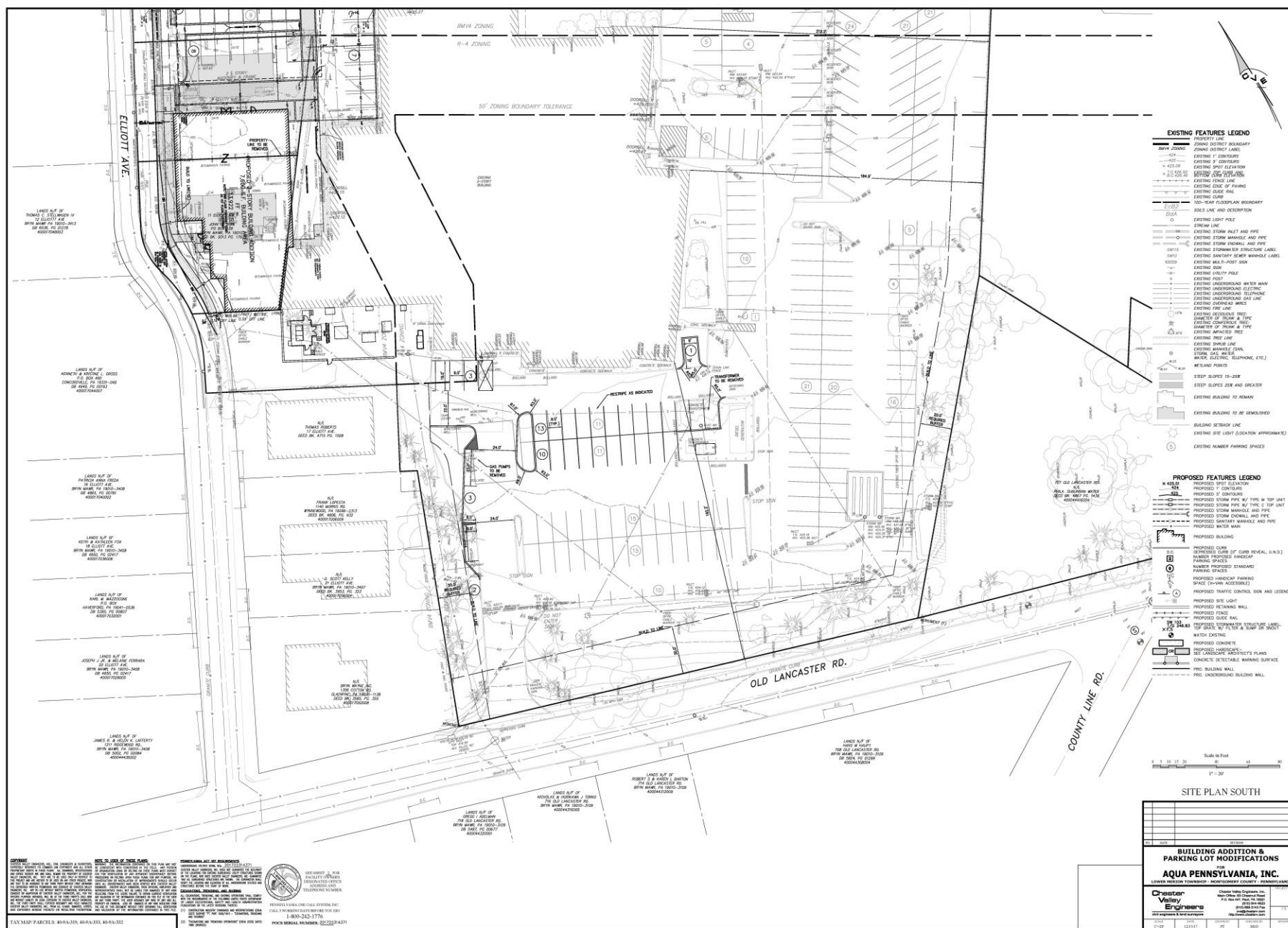


Marley Bice, AICP, Principal Planner
610-278-3740 – mbice@montcopa.org

c: Aqua Pennsylvania, Applicant
Chester Valley Engineers, 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 (Page 1)
Attachment B: Reduced Copy of Applicant's Site Plan (Page 2)
Attachment C: Aerial Image of Site







AQUA Lab Expansion
180007001

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 • Norristown PA 19384-0311
(p) 610.278.3722 • (f) 610.278.3941
www.montcopa.org/plancom
Year 2015 aerial photography provided by the
Delaware Valley Regional Planning Commission

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