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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

January 4, 2019

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

Re: MCPC #18-0169-002
Plan Name: Gladwyne Montessori School
(2,668 sq. ft. institutional on approximately 5.35 acres)
Situate: Youngs Ford Road (W); Merion Square Road (N)
Township of Lower Merion

Dear Mr. Leswing:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 6, 2018. We forward this letter as a report of our review and recommendations.

BACKGROUND

The applicant, Gladwyne Montessori School, owns several properties in the vicinity of Youngs Ford Road and Merion Square Road in Lower Merion Township. The applicant proposes to improve the properties in two phases:

- Phase 1 (see Attachment A): Subdivide Parcel 3, demolish all improvements on Parcel 2, and consolidate the rear portion of Parcel 3 with Parcels 1 and 2 to create an approximately 4.5 acre lot. Construct a 2,268 sq. ft. expansion of the rear school building, a proposed nature play area, an open play area, and an orchard garden with greenhouse. Additional improvements shown in Phase 1 include underground stormwater management facilities and a five-foot wide nature trail.



- Phase 2 (see Attachment B): Consolidate the merged parcel from Phase 1 with Parcels 4 and 5 to create an approximately 5.35 acre lot. Demolish all improvements on Parcel 4 (except some portions of existing driveway as noted) and construct an expanded surface parking lot with additional vehicle queuing space, playgrounds, and a hard surface play area and overflow parking. Additional improvements shown in Phase 2 include modifications to the vehicular driveway onto Youngs Ford Road, underground stormwater management facilities, and a continuation of the nature trail.

The property is located in the Township's R1 Residence zoning district. This proposal was previously reviewed in a review letter dated August 28, 2018.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal. However, in the course of our review we identified the following issues that we feel should be addressed prior to moving forward with the subdivision and land development. Our review comments are as follows:

REVIEW COMMENTS

STORMWATER MANAGEMENT

Two large underground stormwater management facilities are shown as part of Phase 2 of the proposed development: one under the hard surface play area/overflow parking and one under the northernmost part of the expanded surface parking lot. The discharge locations for the stormwater management facilities appear to be located upslope from and in close proximity to the driveway to 939 Black Rock Road. These stormwater discharge points should be located and designed to minimize the potential for stormwater runoff to pond or cause icing on the driveway to the neighboring property. We defer to the Township engineer to review the proposed stormwater management system.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal to construct an expanded parking lot, playing fields, and other improvements to the Gladwyne Montessori School; however, we feel that the design of the proposed stormwater management system should be evaluated to ensure potential impacts on neighboring properties are being minimized.

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,

A handwritten signature in black ink that reads "Marley Bice". The signature is written in a cursive, flowing style.

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

c: Gladwyne Montessori School, Applicant
Site Engineering Concepts, LLC, 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 Proposed Site Plan for Phase 1
Attachment B: Reduced Copy of Applicant's Proposed Site Plan for Phase 2
Attachment C: Aerial Image of Site