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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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JOHN COVER, AICP
INTERIM EXECUTIVE DIRECTOR

February 26, 2020

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

Re: MCPC #20-0026-001
Plan Name: Merion Elementary School
(1 lot/4,400 sq. ft. institutional on approximately 8.05 acres)
Situates: South Bowman Avenue (N); west of Baird Road
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 January 28, 2020. We forward this letter as a report of our review and recommendations.

BACKGROUND

The applicant, Lower Merion School District, proposes to install a 4,400 square foot modular classroom north of the existing Merion Elementary School building. The modular classroom addition will be surrounded by a six-foot high security fence and connected to the main school building via a six-foot wide pervious pavement walkway. In addition, the applicant proposes to install 16 parking spaces between the school building and South Bowman Avenue. Another parking lot with 62 parking spaces is shown east of the existing school building; however it appears that the applicant is seeking conditional use approval to hold in reserve some or all of the parking spaces in the 62-space parking lot. Additional improvements shown at this time include stormwater management facilities and landscaping. The property is located in the township's R4 Residence zoning district.

Revised plans were received on February 18, 2020. We noted that a six-foot high security fence is now shown along the Rockland Avenue frontage of the site and pedestrian lighting along a path from Rockland Avenue to the main school building has been added.



COMPREHENSIVE PLAN COMPLIANCE

The Land Use Element of the 2016 Lower Merion Township Comprehensive Plan identifies the Merion Elementary School site as Public Land. In addition, the site is identified as a Town Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Town Residential Areas are traditional residential areas that are oriented towards pedestrians and have a variety of housing types and institutions intermingled within neighborhoods.

RECOMMENDATION

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

REVIEW COMMENTS

PERVIOUS PAVEMENT

We commend the applicant for proposing to use pervious pavement for the new pedestrian walkway between the modular classroom and the main school building. The applicant may also wish to consider whether pervious pavement could be used for the proposed 16-space parking area between the school building and South Bowman Avenue.

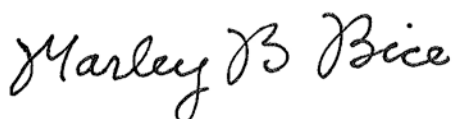
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal to install a modular classroom and parking on an existing school property; however we believe that our suggested revisions will better achieve the township's planning objectives for institutional development.

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 (#20-0026-001) on any plans submitted for final recording.

Sincerely,

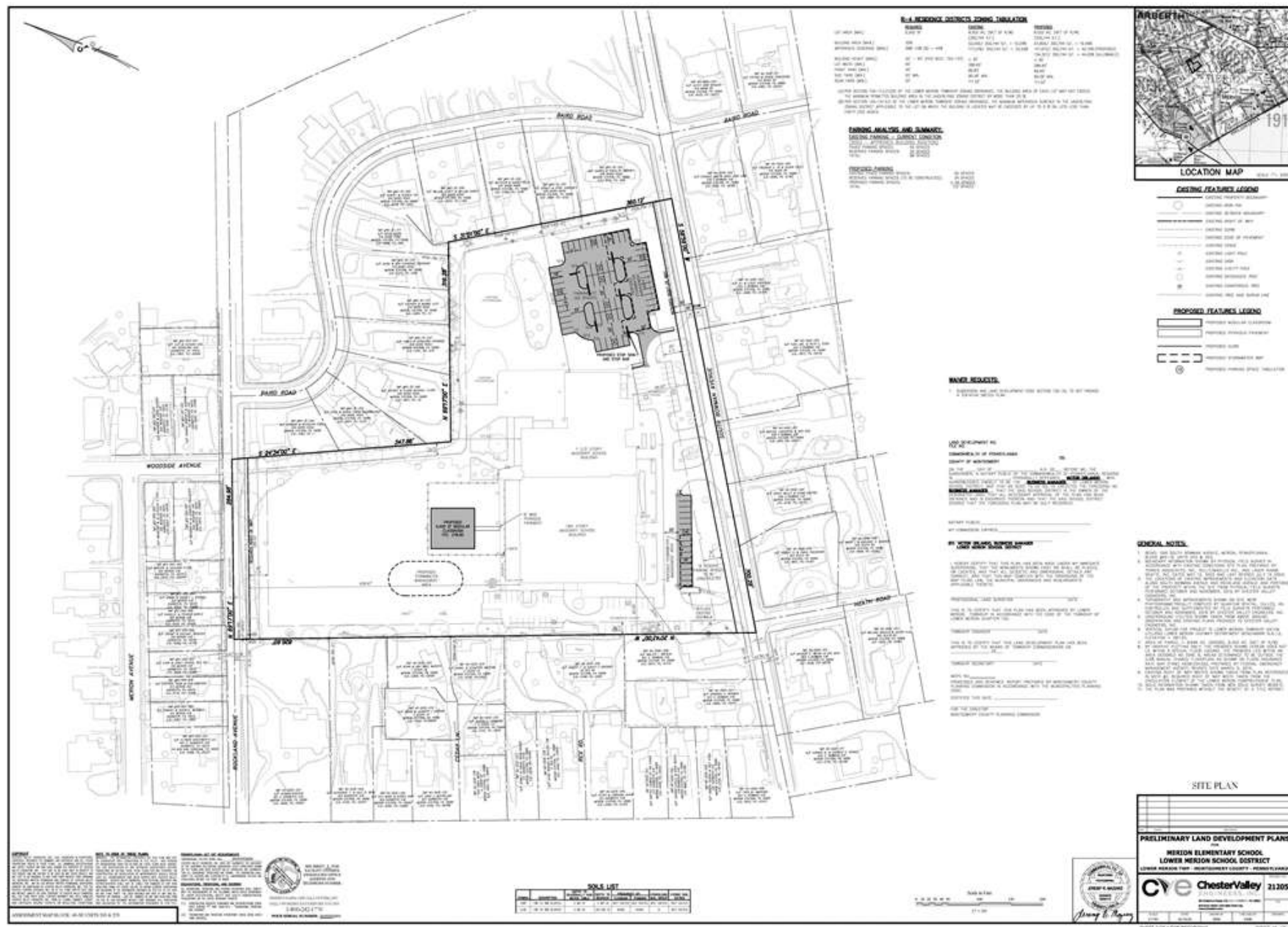


Marley Bice, AICP, Principal Planner II
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c: Lower Merion School District, Applicant
Fred Fromhold, Esq., Applicant's Representative
Chester Valley Engineers, Inc., Applicant's Engineer
Gilbert P. High, Jr., Esq., Twp. Solicitor
Ernie B. McNeely, Twp. Manager
Edward P. Pluciennik, P.E., Twp. Engineer

Attachment A: Reduced Copy of Applicant's Proposed Site Plan

Attachment B: Aerial Image of Site





Merion Elementary School
MCPC #200026001

Montgomery
County
Planning
Commission

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Year 2017 aerial photography provided by Pictometry

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