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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

September 11, 2018

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

Re: MCPC #16-0029-002
Plan Name: 39-41 East Montgomery Avenue & 108 Glenn Road
(1 lot/21 du on approximately 1.20 acres)
Situate: Montgomery Avenue (N); Glenn Road (W)
Township of Lower Merion

Dear Mr. Leswing:

We have reviewed the above-referenced tentative sketch plan as you requested on August 6, 2018. We forward this letter as a report of our review.

BACKGROUND

The applicant, Glenn-Montgomery Holdings, L.P., proposes to consolidate three parcels to create an approximately 1.20 acre lot and demolish all existing structures. A 4-story, 21-unit apartment building is proposed to be constructed on the consolidated lot. A total of 49 off-street parking spaces are proposed, 44 of which will be provided under the apartment building. Vehicular access to the parking spaces is provided off of Glenn Road. In addition, a one-way loop driveway is shown off of Montgomery Avenue to provide short-term loading and unloading space. Additional improvements shown at this time include sidewalks, a perimeter landscape wall, and underground stormwater management facilities. The properties are located primarily in the Township's R7 Residence zoning district and partially in the R2 Residence zoning district.



According to information provided as part of the application, the applicant received several special exceptions from the Township's Zoning Hearing Board on July 26, 2018 to locate five parking spaces and two driveways in the front yard, and to locate portions of the underground parking garage below open yard areas within a portion of the required side yard setback.

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 land development. Our review comments are as follows:

REVIEW COMMENTS

PEDESTRIAN CIRCULATION

We commend the applicant for adding a sidewalk along a portion of the site's Glenn Road frontage. We encourage the applicant to consider extending the proposed sidewalk along Glenn Road all the way to the property line in order to facilitate future expansion of the sidewalk network along Glenn Road. In addition, §135-28.B. of the Township's Subdivision and Land Development Ordinance requires that the sidewalk be continuous, in terms of paving material and grade, where it crosses the proposed driveway.

LANDSCAPE DESIGN

Future landscape plans should demonstrate compliance with all applicable landscaping requirements, including plant replacement standards. In particular, the large site and large landscaped setback areas provide an important opportunity for the applicant to provide usable outdoor gathering and relaxation spaces for residents on-site. We encourage the applicant to explore ways to provide additional amenities and visual interest in future versions of the landscape design for the site.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal to construct an apartment building on Montgomery Avenue; however, we feel that future versions of the plans should incorporate a sidewalk along the full length of the Glenn Road frontage and more information about the proposed landscaping on the site.

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,

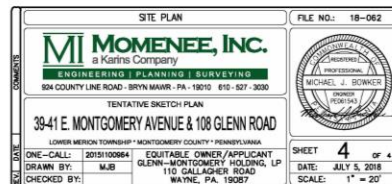
A handwritten signature in black ink that reads "Marley B Bice". The signature is written in a cursive, flowing style.

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

c: Glenn-Montgomery Holdings, L.P., Applicant
Momenee, 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





39-41 East Montgomery Ave &
108 Glenn Rd
160029002

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

0 50 100 200 Feet

