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**MONTGOMERY COUNTY  
PLANNING COMMISSION**

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JODY L. HOLTON, AICP  
EXECUTIVE DIRECTOR

October 15, 2018

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

Re: MCPC #17-0266-003  
Plan Name: 9 Presidential Boulevard  
(1 lot/173 du and 12,649 sq. ft. commercial on approximately 2.74 acres)  
Situate: Presidential Boulevard (east)/City Avenue (north)  
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 September 14, 2018. We forward this letter as a report of our review and recommendations.

## BACKGROUND

The applicant, Commerce Pursuit Capital, LP, proposes to demolish all existing structures on the 2.74-acre site and construct a 4-story, 173-unit apartment building with 12,649 square feet of commercial space facing Presidential Boulevard and two vehicular access points off of Presidential Boulevard. Additional improvements shown at this time include a combination of surface, underground, and structured parking with a total of 229 parking spaces. The property is located in the Township's CAD-RCA - City Avenue District-Regional Center Area zoning district. This proposal was previously reviewed in review letters dated December 14, 2017 and July 23, 2018.



According to information provided by Township staff, the applicant's request for conditional use approval to permit two driveway curb cuts, as permitted by §155-217.D.(1)(d) of the Township's zoning ordinance, was granted on June 20, 2018.

## RECOMMENDATION

The Montgomery County Planning Commission generally supports the proposed construction of a mixed use building along Presidential Boulevard without comment as we have not identified any additional significant issues.

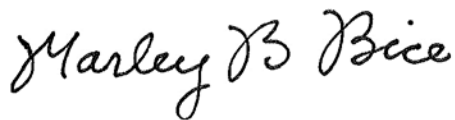
## CONCLUSION

We wish to reiterate that the Montgomery County Planning Commission generally supports the proposed construction of a mixed use building along Presidential Boulevard without comment as we have not identified any additional 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.

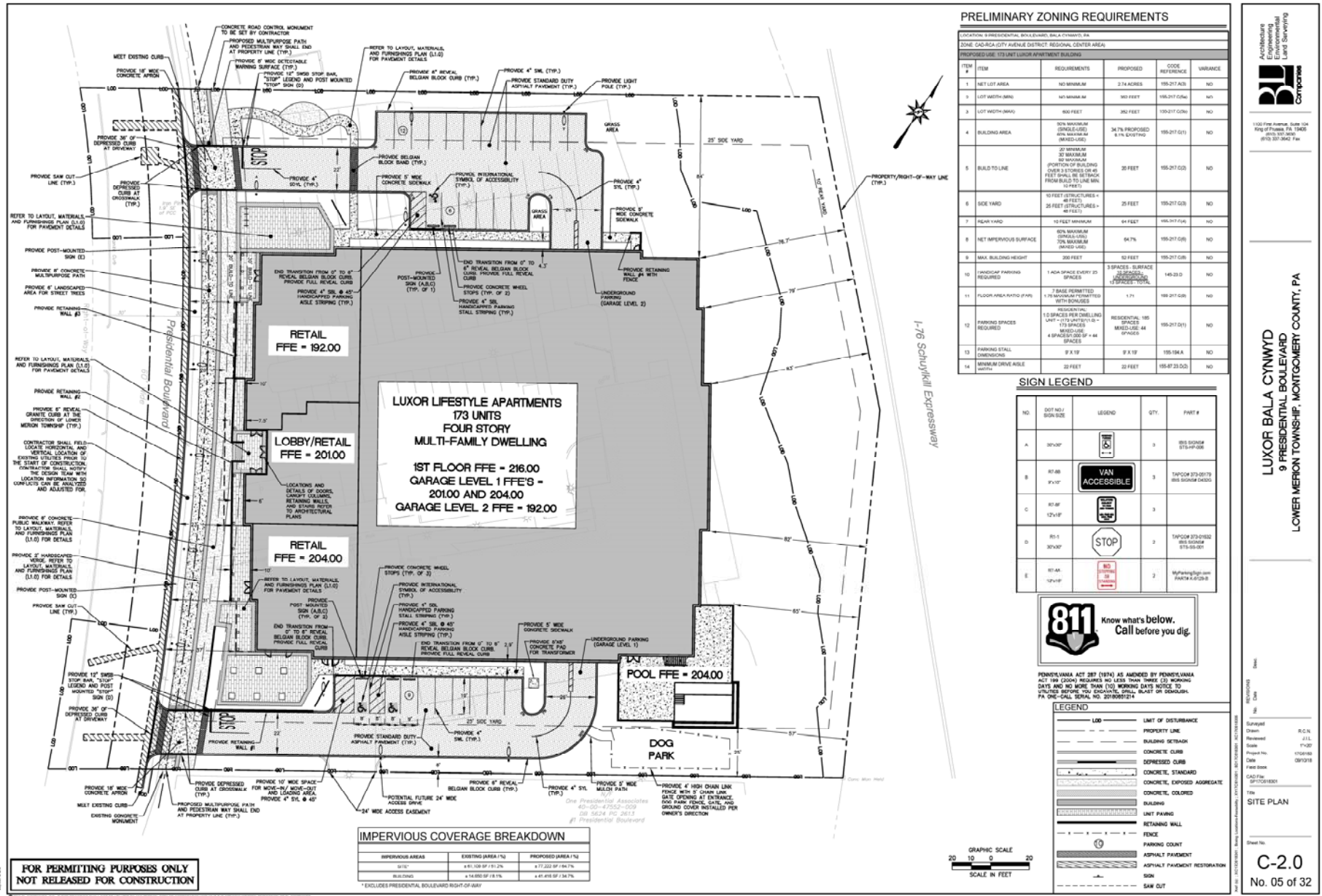
Sincerely,



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

c: Commerce Pursuit Capital, LP c/o John Tallman, Applicant  
James S. Ettelson, Esq., Applicant's Representative  
BL Companies, 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







Luxor  
170266003

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

0 50 100 200 Feet

