

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**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

August 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 #18-0007-002
Plan Name: Aqua Lab Expansion
(2 lots and 14,900 sq. ft. on approximately 5.88 acres)
Situate: Old Lancaster Road (N)/Elliott Avenue (E)
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 July 5, 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 West 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 14,900 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 West Lancaster Avenue to eliminate the existing gas pumps and a net of 11 additional parking spaces for a new total count of 323 parking spaces. Additional landscaping and pedestrian pathways are also shown on the combined 9 & 11 Elliott Avenue parcel. This proposal was previously reviewed in a review letter dated February 9, 2018.

The properties at 9 & 11 Elliott Avenue are zoned BMV4 - Bryn Mawr Village District 4. The property at 762 West 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 without comment as we have not identified any significant issues.

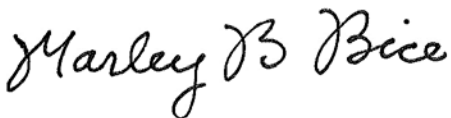
CONCLUSION

We wish to reiterate that MCPC generally supports the proposed expansion of an existing building without comment as we have not identified any 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 tour 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
Attachment B: Aerial Image of Site