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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

November 21, 2018

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

Re: MCPC #18-0258-001
Plan Name: Holy Child Rosemont
(1 lot/63,050 sq. ft. institutional on approximately 11 acres)
Situate: West Montgomery Avenue (S); Wendover Street (E)
Township of Lower Merion

Dear Mr. Leswing:

We have reviewed the above-referenced tentative sketch plan as you requested on October 22, 2018. We forward this letter as a report of our review.

BACKGROUND

The applicant, Holy Child School at Rosemont, proposes to consolidate the existing campus parcel at 1344 Montgomery Avenue with eight adjacent parcels to create an approximately 11-acre tract. All existing improvements on those parcels not currently used as part of the school are proposed to be removed, including six single-family detached dwellings and associated structures. Two of the single-family homes proposed to be demolished at 1309 Wendover Avenue and 1320 West Montgomery Avenue are listed on the Township's Historic Resource Inventory as Class II historic resources.

The applicant proposes to construct a 77,400-square foot multipurpose artificial turf field with bleachers and a scoreboard, a new building with a footprint of 27,270 square feet to house an addition to the gymnasium, an addition to the existing school building, a new academic building, and a new carriage house style building to house equipment; 58 new parking spaces; a play area to also serve as 26 auxiliary parking spaces; underground stormwater management facilities; new and reconfigured pedestrian pathways and plazas; and landscaping.



The property is located in the Township's R1 Residence zoning district. The applicant has submitted a special exception application to expand the existing institutional use and construct an extension of an existing driveway within the front 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 subdivision and land development. Our review comments are as follows:

REVIEW COMMENTS

VEHICULAR CIRCULATION

The northern driveway off of Wendover Avenue is proposed to be one-way into the parking lot, while the southern driveway off of Wendover Avenue is proposed to be one-way out of the site. Due to the location of the proposed parking lot extending more than 400 feet further south along Wendover Avenue, we encourage the applicant to consider making the southern driveway off of Wendover Avenue two-way to allow vehicles to enter the site centrally from Wendover Avenue and access either parking lot more conveniently. Further, the applicant may wish to consider whether the existing central driveway that connects Montgomery Avenue and Wendover Avenue could be made two-way to provide for safer left turns out of the site on to Montgomery Avenue at the current traffic signal.

PEDESTRIAN CIRCULATION

Section 135-28.A. of the township's Subdivision and Land Development Ordinance requires that sidewalks be provided along heavily traveled streets, or where the Board of Commissioners determines that sidewalks are needed for the public's safety and convenience. We encourage the applicant to incorporate a sidewalk along the Wendover Avenue frontage of their combined site to increase safe pedestrian access to nearby walking destinations such as the Rosemont Train Station.

WOODED LOT CALCULATIONS

The wooded lot calculations provided on the Conservation Inventory Plan (Sheet 2 of 9) calculate the wooded lot threshold based on the proposed combined lot area and determined that no replacement trees are required. However, it is our understanding that the wooded lot threshold should be calculated based on the nine existing lots individually.

STORMWATER MANAGEMENT

The applicant is proposing to construct several large underground stormwater management systems under the new multi-purpose artificial turf field and southern parking area. We encourage the applicant to explore opportunities to incorporate additional above-ground, vegetated stormwater best management practices, such as rain gardens, if site conditions allow.

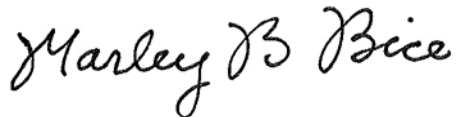
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal to expand an existing institution; however we feel that clarification of the proposed circulation and landscaping may be beneficial when moving forward with the subdivision and land 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.

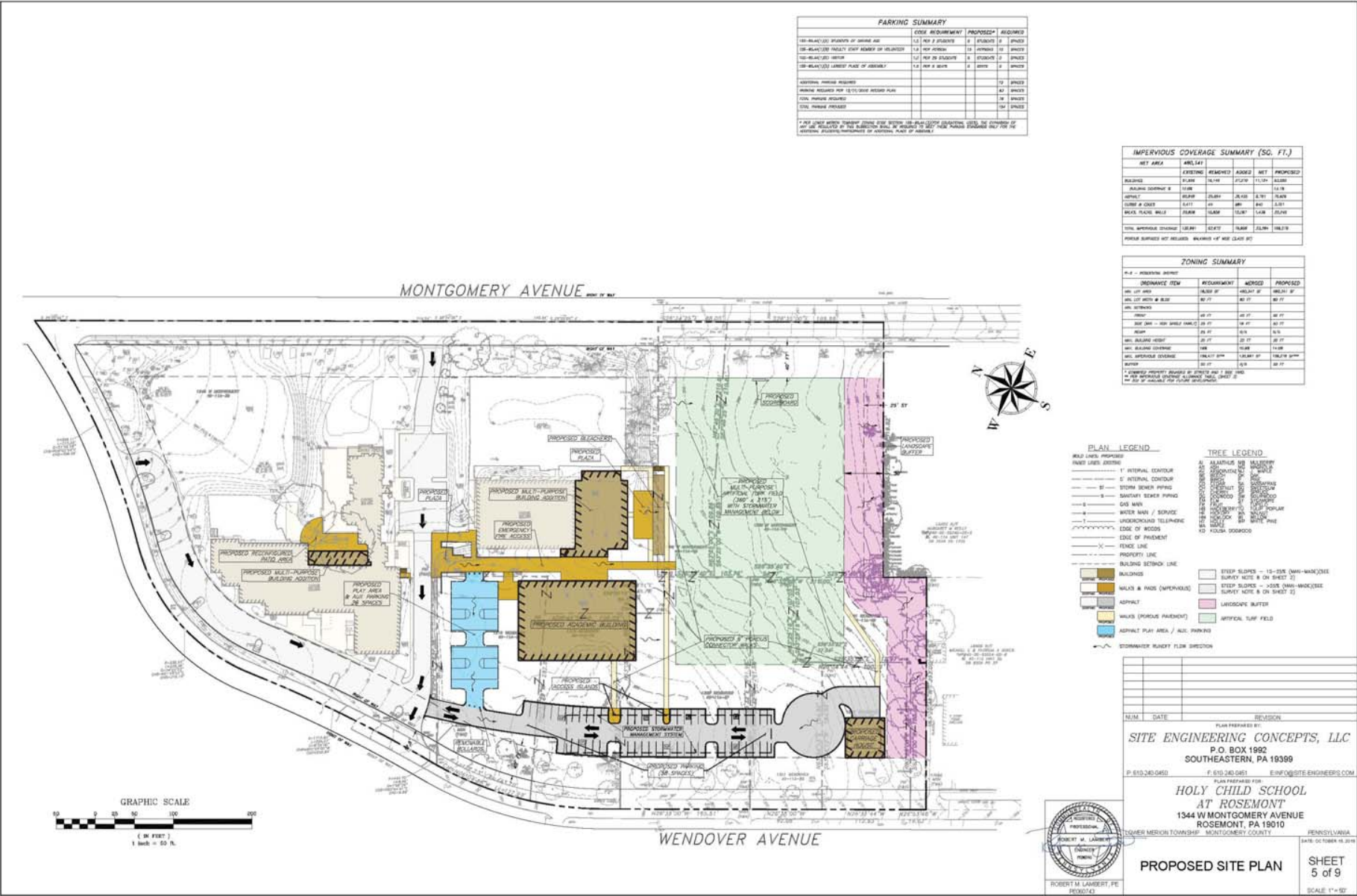
Sincerely,

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: George Broseman, Applicant's Representative
Site Engineering Concept, 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
Attachment B: Aerial Image of Site





Holy Child Rosemont
180258001

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

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