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**MONTGOMERY COUNTY  
PLANNING COMMISSION**

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JODY L. HOLTON, AICP  
EXECUTIVE DIRECTOR

August 28, 2017

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

Re: MCPC #14-0037-003  
Plan Name: Ardmore Avenue Mixed Use Building  
(1 lot/35 du and 32,000 sq. ft. retail on approximately 0.84 acres)  
Situate: Ardmore Avenue (W); Lancaster Avenue (S)  
Township of Lower Merion

Dear Mr. Leswing:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 31, 2017. We forward this letter as a report of our review.

## BACKGROUND

The applicant, Lancaster Western Properties, LP, proposes to consolidate six lots on the southwestern corner of Lancaster Avenue and Ardmore Avenue and demolish the existing structures. A mixed use building is proposed to be constructed with a total of 32,000 square feet of retail space on the 1<sup>st</sup> and 2<sup>nd</sup> floors and a total of 35 apartment units on the 3<sup>rd</sup>, 4<sup>th</sup>, and 5<sup>th</sup> floors. Additional improvements shown at this time include a total of 84 parking spaces (28 at-grade parking spaces and 56 underground parking spaces).

The proposed development of this site as a pharmacy was reviewed in a previous review letter dated March 28, 2014. Subsequently, a tentative sketch plan for a mixed-use development was reviewed in a review letter dated January 26, 2017.



The property is located in the Township's ASSD1 – Ardmore Special Services District; however, the developer proposes to develop the site under the Mixed Use Special Transportation (MUST) zoning overlay which applies to commercially-zoned properties within 1,500 feet of the Ardmore Train Station.

## 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

### PREVIOUS REVIEW LETTER COMMENTS

We commend the applicant for addressing several of the comments in our previous review letter dated January 26, 2017, including proposed traffic controls at the driveway locations, the addition of a bus shelter on Lancaster Avenue, and the incorporation of bike parking.

### VEHICULAR CIRCULATION

Previous versions of the site plan showed a 43-foot wide depressed curb along Ardmore Avenue associated with a driveway ramp to the underground parking and an adjacent driveway to the at-grade parking from Ardmore Avenue. The current version of the site plan indicates that the driveway ramp to the underground parking has been relocated to the interior of the site. Therefore, the 43-foot wide depressed curb along Ardmore Avenue should be reduced so that it is more properly sized for the single driveway now shown off of Ardmore Avenue. The reduction in width of the proposed depressed curb would also create additional space along the Ardmore Avenue frontage of the site for street trees and other streetscape amenities.

The truck turning templates provided on Sheet 22 show delivery vehicles needing to exit the site via a circuitous route through the adjacent property and down West Athens Avenue to Ardmore Avenue. We feel that additional improvements may be needed to the off-site truck route to ensure large vehicles can safely exit the site, however, we defer to the Township Engineer to determine if adequate turning space is provided.

### HANDICAPPED PARKING

The two handicapped parking spaces shown on the current site plan have been shifted closer to the driveway off of Lancaster Avenue than was shown on previous site plans. We encourage the applicant to evaluate alternate locations for the handicapped parking spaces so that people loading and unloading wheelchairs are further away from the exit and entrance driveways.

## OFF-SITE PARKING

The applicant is proposing to provide nearly half of the required parking spaces off-site in public parking areas as provided for in the MUST – Mixed Use Special Transportation zoning district overlay. We encourage the applicant to continue to coordinate with the Township to determine whether any additional pedestrian safety or wayfinding signage improvements need to be implemented to ensure the off-site parking can be safely and efficiently used by employees and visitors to the site.

## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal to construct a mixed use building; however, we feel that more information is needed to ensure that the off-site parking will be safely accessible to pedestrians.

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.

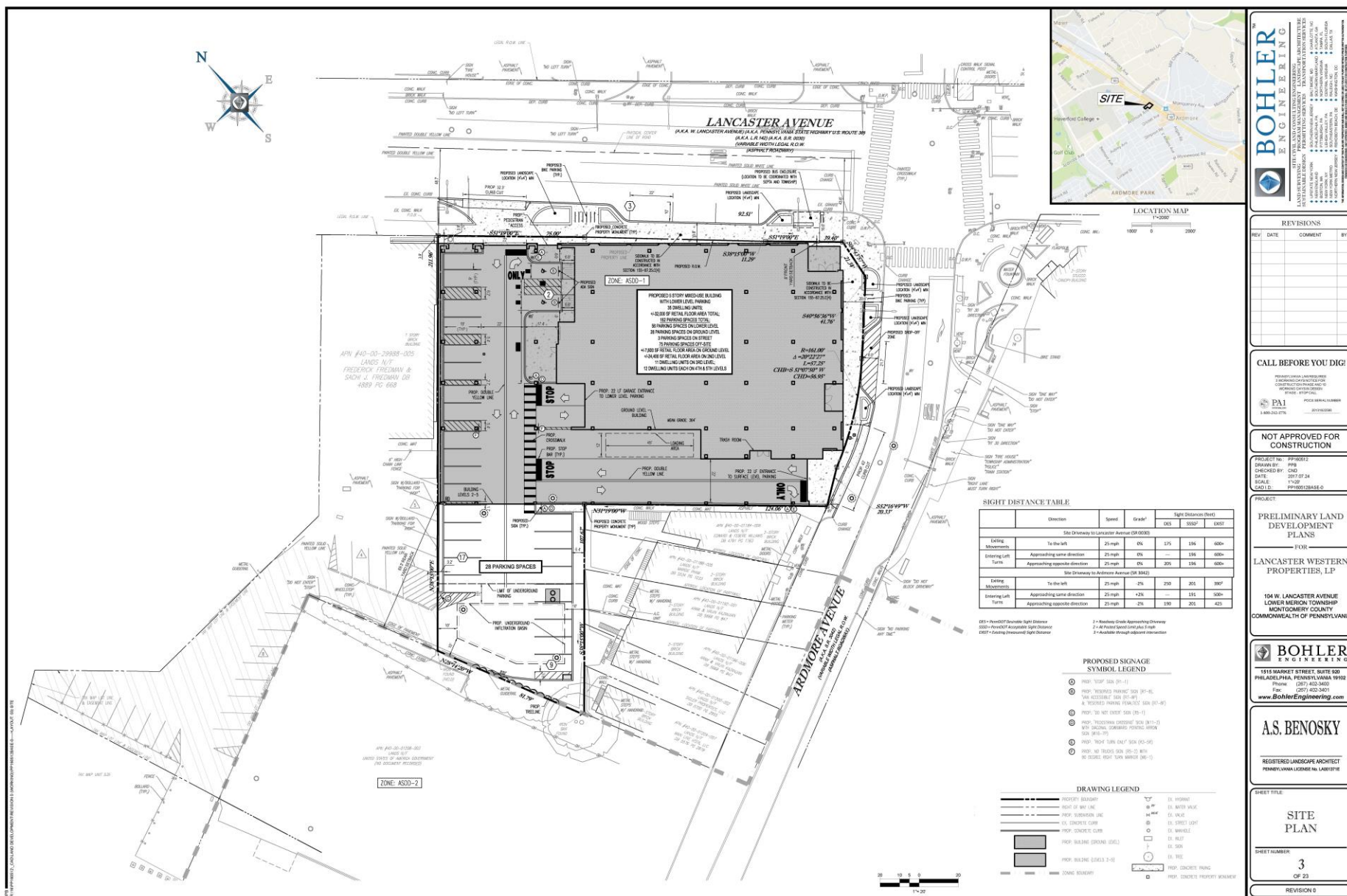
Sincerely,



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

c: Lancaster Western Properties, LP, Applicant  
Bohler Engineering, 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 Plans  
Attachment B: Aerial Image of Site







**Ardmore Avenue Mixed Use Building**  
MCPC #14-0037-002

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

