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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

October 18, 2019

Mr. Rich Manfredi, Manager
Abington Township
1176 Old York Road
Abington, Pennsylvania 19001-3713

Re: 19-0239-001
Willow Grove Outparcel
Tract Size: 9.38 Acres
2620 West Moreland Road
Abington Township

Dear Mr. Manfredi:

We have reviewed the above-referenced land subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 19, 2019. We forward this letter as a report of our review.

BACKGROUND

Willow Grove, PA Retail, LLC, the applicant, has submitted a subdivision plan. The proposal would subdivide a 9.38 acre tract into two lots. Lot 1 would be 8.35 acres and Lot 2 would be 1.03 acres. This tract lies between Moreland Road and the Willow Grove Park Mall. The site is located in the BC Business Center District and is served by public sewer and water. The applicant has submitted a preliminary plan dated June 24, 2019.

CONSISTENCY WITH COMPREHENSIVE PLAN

The proposed improvements are generally consistent with *MONTCO2040: A Shared Vision, The Montgomery County Comprehensive Plan*. The plan shows the subject property as located in the future land use categories of "Regional Mixed Use Center" and "Rail Station 1/2 Mile Walkshed." The Abington Comprehensive Plan (2007) shows the site located in the "retail, commercial, office use" land use category.



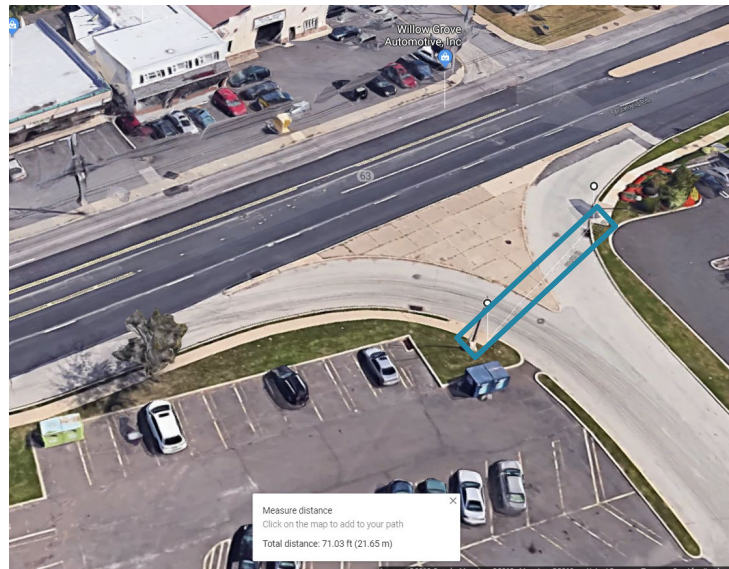
COMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant’s proposal, however, in the course of our review we have identified the following issue that the applicant and township may wish to consider. Our comment is as follows:

REVIEW COMMENTS

PEDESTRIAN ACCOMMODATIONS

- A. We recommend the applicant construct sidewalk and crosswalk so that it is possible to walk along a continuous sidewalk and highly-visible crosswalk alongside Moreland Road, over the shopping center access drive on the applicant’s property. This would connect the two segments of sidewalk on Moreland Road that are currently separated by a 70 foot-long missing crosswalk.



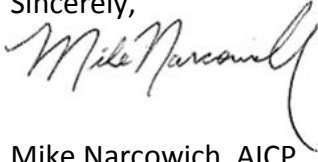
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant’s proposal but we believe that our suggested revisions will better achieve the township’s planning objectives for commercial 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,

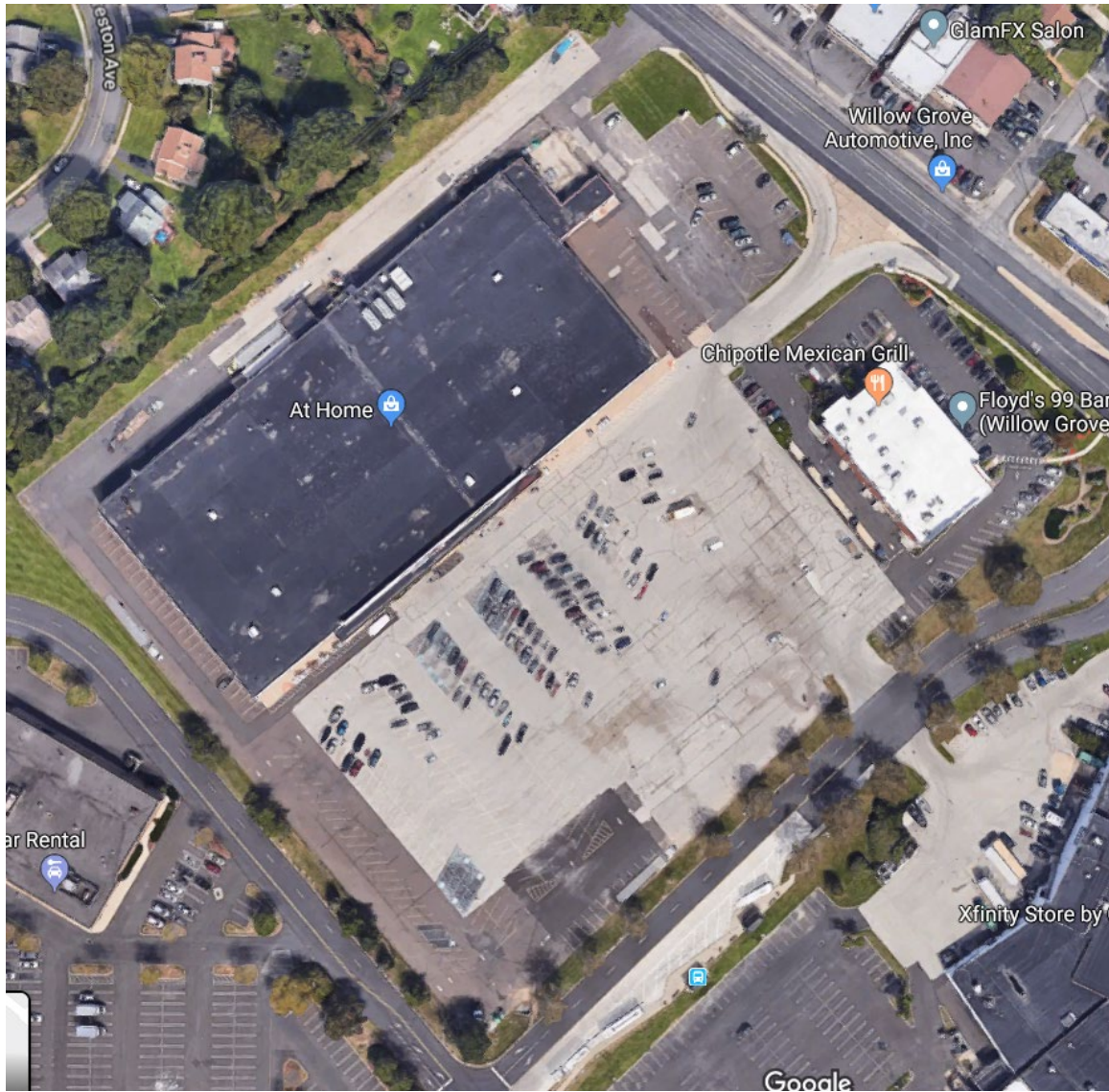
A handwritten signature in black ink that reads "Mike Narcowich". The signature is written in a cursive style with a long, sweeping tail on the letter "h".

Mike Narcowich, AICP
Assistant Section Chief: Community Planning
610.278.5238 - mnarcowi@montcopa.org

c: Willow Grove, PA Retail, LLC, Applicant
Marc Kaplin, Esq., Applicant's Representative
Amy Montgomery, P.E., Township Engineer
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor

Attachments: Aerial Image, Project Site
 Applicant's Plan

Appendix 1: Aerial Image, Project Site



Appendix 2: Site Plan

