



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

June 23, 2025

File No. 2024-00923

David Boelker, Zoning Officer
Borough of Phoenixville
351 Bridge Street, 2nd FL
Phoenixville, PA 19460

Reference: Preliminary/Final Land Development Plans
Spotless Car Wash – 200 Kimberton Road
Tax Map Parcel Number: 15-7-2

Dear Mr. Boelker:

As requested, Gilmore & Associates, Inc. has reviewed the Preliminary/Final Land Development plans for Spotless Car Wash, dated October 10, 2024, last revised March 31, 2025, prepared by BL Companies for Flagship Pennsylvania Propco, LLC.

The site, consisting of TMP No. 15-7-2, is approximately 1.75 acres and is located in the Corridor Development (CD) District. The site contains an existing building, previously a Rite-Aid Pharmacy. The plan proposes to repurpose the existing building into a car wash. The site has frontage along Nutt Road (SR 23) and Kimberton Road (SR 113) and has two (2) existing accessways, one (1) accessway onto Nutt Road, and one (1) accessway onto Kimberton Road. The site is currently served by public water and public sewer.

The Borough Council granted Preliminary/Final Plan approval on March 11, 2025. The plans have been revised to address our planning and zoning comments.

If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

Judith Stern Goldstein, R.L.A., ASLA
Senior Project Manager
Gilmore & Associates, Inc.

Stacy Yoder, AICP
Community Planner
Gilmore & Associates, Inc.

JSG/sjy/sl

cc: David Boelker, Zoning Officer
E. Jean Krack, Borough Manager
Kelly Getzfread, Assistant Borough Manager
Scott Denlinger, Borough Solicitor
Owen Hyne, Borough Engineer