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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 28, 2024

Ms. Jayne Musonye, Director of Planning and Development
Municipality of Norristown
235 East Airy Street
Norristown, Pennsylvania 19401-5048

Re: MCPC #24-0028-001
Plan Name: 1020 Violet Street
(5 lots comprising 0.34 acres)
Situate: Violet Street (W) and E. Basin St. (S)
Municipality of Norristown

Dear Ms. Musonye:

We have reviewed the above-referenced subdivision/land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 1, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, ABP Investments, Inc., proposes to redevelop a parcel located within the Municipality's R-2 Residential Zoning District that currently features a single-family detached dwelling. The proposal would subdivide the lot to accommodate five rowhouses.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and Municipality may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

DWELLING TYPE

The applicant proposes to construct Rowhouse units, however the units proposed meet the definition of Townhouse, which is defined in Article II of the Municipal Zoning Code as being "not less than 20 feet in width." Townhouse is not a permitted use in the R-2 Residential zoning district.

Additionally, because this block of Violet Street is short in length and features only two parcels, it is not possible to comply with the allowable housing type provisions of Section 320-41, which requires that "not less than 3 residential buildings of the same housing type…must currently exist on the block," or that other housing types of 2 or fewer buildings on the block are not permitted.

In light of these issues, we recommend that the Municipality consider requiring the applicant to seek a variance for Section 320-41.A., Permitted Uses.

LANDSCAPING

Section 282-433.1.A of the Municipal Subdivision and Land Development Ordinance (SALDO) requires a landscaping plan to be submitted as part of the Preliminary Plan submission. The plan cover sheet indicates that a landscape will be provided for future review. Since the county is not likely to have another opportunity to review the plan, we provide the following comments for the Municipality's consideration prior to final plan approval.

A. BUFFERS

SALDO Section 282-433.2.A.3) and 4) require a buffer planting for all residential infill and single-family attached development. We suggest that the Municipality require a softening buffer be incorporated between this property and the adjacent property on East Basin Street to reduce the visual impact of this proposal's rear parking area. A variety of native shrubs could serve as an alternative if tree roots compromise the proposed retaining wall.

B. STREET TREES

We encourage the Municipality to require that the applicant provide street trees along Violet Street and East Basin Street in accordance with SALDO Section 282-433.3.

SIDEWALK

The proposal includes the addition of sidewalk along Violet Street, however, it is unclear whether the applicant will connect the new sidewalk to the existing sidewalk that ends at the corner of East Basin Street and Violet Street. The plan notes the presence of a sanitary sewer manhole near this corner. We recommend that the Municipality require that the new sidewalk connects to the existing sidewalk.

SHARED DRIVEWAY ACCESS

Because all tenants will take access from a common driveway, we strongly recommend that measures are put in place to convey access rights for all users.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's proposal, but we believe that our suggested revisions will better achieve Norristown's objectives redevelopment.

Please note that the review comments and recommendations contained within 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. Please print the assigned MCPC number #24-0028-001 on any plans submitted for final recording.

Sincerely,

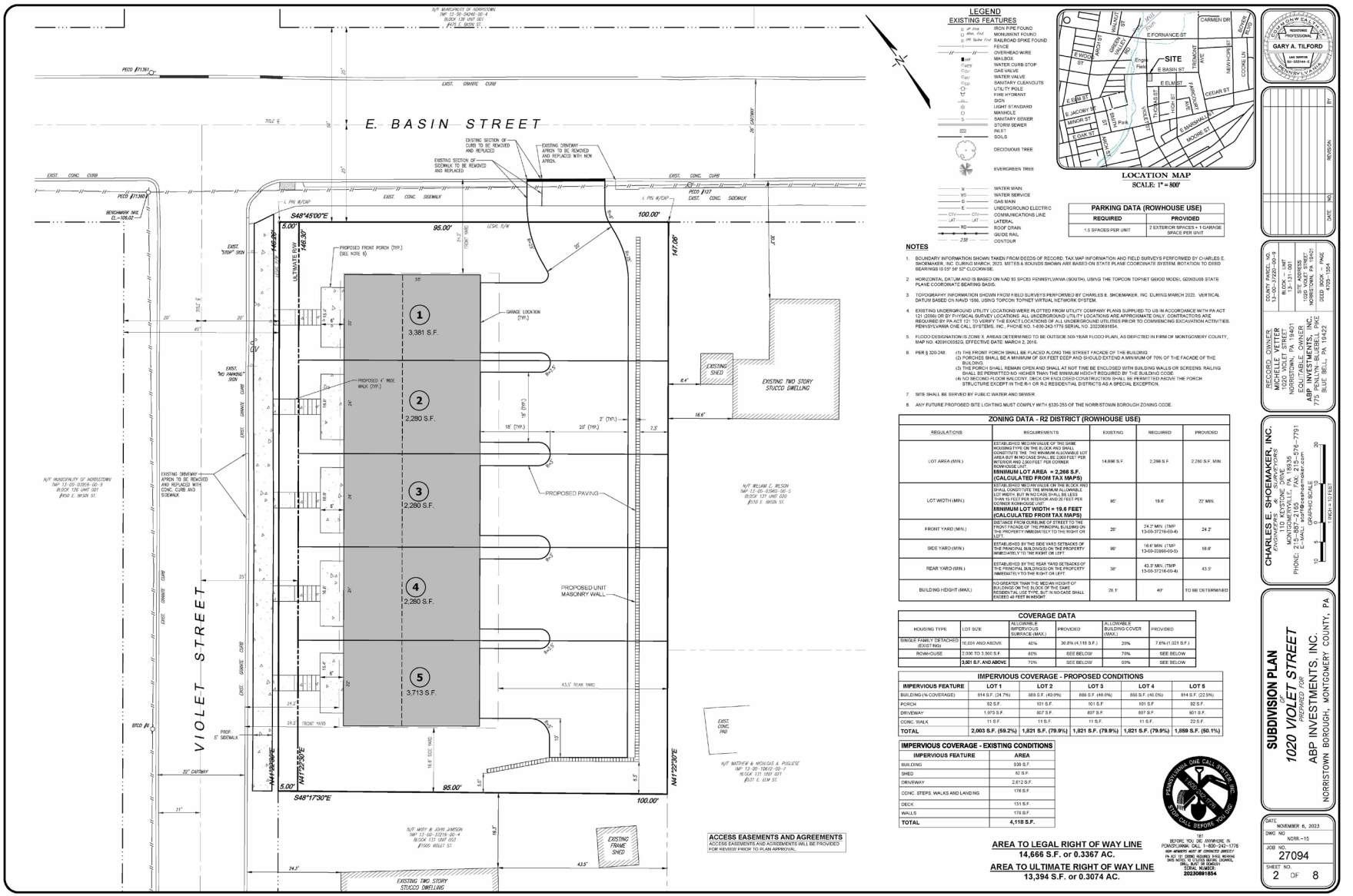
Donna Fabry, CFM, Principal Open Space Planner
dfabry@montcopa.org – 610-278-3445

c: Rashad Bates, Chair, Municipal Planning Commission
Sean Kilkenny, Municipal Solicitor
Khaled Hassan, PE, Municipal Engineer

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENTS




E. BASIN STREET
VIOLET STREET
PROPOSED 5' SIDEWALK
PROPOSED 4' WIDE WALK (TYP.)
PROPOSED FRONT PORCH (TYP.) (SEE NOTE 6)
GARAGE LOCATION (TYP.)
PROPOSED PAVING
PROPOSED UNIT MASONRY WALL
EXISTING DRIVEWAY APRON TO BE REMOVED AND REPLACED WITH CONC. CURB AND SIDEWALK
EXISTING SECTION OF CURB TO BE REMOVED AND REPLACED
EXISTING DRIVEWAY APRON TO BE REMOVED AND REPLACED WITH NEW APRON.
EXISTING SECTION OF SIDEWALK TO BE REMOVED AND REPLACED
EXISTING SHED
EXISTING TWO STORY STUCCO DWELLING
EXISTING FRAME SHED
1 3,381 S.F.
2 2,280 S.F.
3 2,280 S.F.
4 2,280 S.F.
5 3,713 S.F.
S48°45'00"E 100.00'
S48°17'30"E 95.00'
N41°22'30"E 147.08'
N41°22'30"E 146.80'
S41°22'30"W 146.80'
5.00'
95.00'
100.00'
147.08'
146.80'
20' DRIVEWAY
11'
24.3'
43.5'
16.8'
16.4'
14.6'
N/F MUNICIPALITY OF NORRISTOWN TMP 13-00-04740-00-4 BLOCK 139 UNIT 001 #415 E. BASIN ST.
N/F MUNICIPALITY OF NORRISTOWN TMP 13-00-03956-00-9 BLOCK 135 UNIT 001 #430 E. BASIN ST.
N/F WILLIAM E. WILSON TMP 13-00-03940-00-3 BLOCK 131 UNIT 020 #150 E. BASIN ST.
N/F MATTHEW A. MCKAIG & A. PUGLIESE TMP 13-00-10672-00-7 BLOCK 131 UNIT 001 #331 E. ELM ST.
N/F MARY & JOHN JAMISON TMP 13-00-37216-00-4 BLOCK 131 UNIT 053 #1060 WALT ST.
PECO #71361
PECO #71360
PECO #137
BENCHMARK NAIL EL=106.02
EXIST. CONC. CURB
EXIST. CONC. SIDEWALK
EXIST. GRANITE CURB
EXIST. "STOP" SIGN
EXIST. "NO PARKING" SIGN
EXIST. CV
EXIST. UTILITY POLE
EXIST. FIRE HYDRANT
EXIST. SIGN
EXIST. LIGHT STANDARD
EXIST. MANHOLE
EXIST. SANITARY SEWER
EXIST. STORM SEWER
EXIST. INLET
EXIST. SOILS
EXIST. DECIDUOUS TREE
EXIST. EVERGREEN TREE
EXIST. WATER MAIN
EXIST. WATER SERVICE
EXIST. GAS MAIN
EXIST. UNDERGROUND ELECTRIC
EXIST. COMMUNICATIONS LINE
EXIST. LATERAL
EXIST. ROOF DRAIN
EXIST. GUIDE RAIL
EXIST. CONTOUR
LEGEND
EXISTING FEATURES
IRON PIPE FOUND
MONUMENT FOUND
RAILROAD SPIKE FOUND
FENCE
OVERHEAD WIRE
MAILBOX
WATER CURB STOP
GAS VALVE
WATER VALVE
SANITARY CLEANOUTS
UTILITY POLE
FIRE HYDRANT
SIGN
LIGHT STANDARD
MANHOLE
SANITARY SEWER
STORM SEWER
INLET
SOILS
DECIDUOUS TREE
EVERGREEN TREE
WATER MAIN
WATER SERVICE
GAS MAIN
UNDERGROUND ELECTRIC
COMMUNICATIONS LINE
LATERAL
ROOF DRAIN
GUIDE RAIL
CONTOUR
LOCATION MAP
SCALE: 1" = 800'
E FORNANCE ST
CARMEN DR
E BASIN ST
E ELM ST
E OAK ST
E JACOBY ST
E MARSHALL ST
MOORE ST
CEDAR ST
SITE
Engine Park
Park
PARKING DATA (ROWHOUSE USE)
REQUIRED
PROVIDED
1.5 SPACES PER UNIT
2 EXTERIOR SPACES + 1 GARAGE SPACE PER UNIT
NOTES
1. BOUNDARY INFORMATION SHOWN TAKEN FROM DEEDS OF RECORD, TAX MAP INFORMATION AND FIELD SURVEYS PERFORMED BY CHARLES E. SHOEMAKER, INC. DURING MARCH, 2023. MITES & BOUNDS SHOWN ARE BASED ON STATE PLANE COORDINATE SYSTEM. ROTATION TO DEED BEARINGS IS 05° 56' 52" CLOCKWISE.
2. HORIZONTAL DATUM AND IS BASED ON NAD 83 SPCS5 PENNSYLVANIA (SOUTH), USING THE TOPCON TOPNET GEOID MODEL G2003U08 STATE PLANE COORDINATE BEARING BASIS.
3. TOPOGRAPHY INFORMATION SHOWN FROM FIELD SURVEYS PERFORMED BY CHARLES E. SHOEMAKER, INC. DURING MARCH 2023. VERTICAL DATUM BASED ON NAVD 1988, USING TOPCON TOPNET VIRTUAL NETWORK SYSTEM.
4. EXISTING UNDERGROUND UTILITY LOCATIONS WERE PLOTTED FROM UTILITY COMPANY PLANS SUPPLIED TO US IN ACCORDANCE WITH PA ACT 121 (2009) OR BY PHYSICAL SURVEY LOCATIONS. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE ONLY. CONTRACTORS ARE REQUIRED BY PA ACT 121 TO VERIFY THE EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION ACTIVITIES. PENNSYLVANIA ONE CALL SYSTEMS, INC., PHONE NO. 1-800-242-1776 SERIAL NO. 20230891854.
5. FLOOD DESIGNATION IS ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS DEPICTED IN FIRM OF MONTGOMERY COUNTY, MAP NO. 42091C0332G, EFFECTIVE DATE: MARCH 2, 2016.
6. PER § 320-248: (1) THE FRONT PORCH SHALL BE PLACED ALONG THE STREET FACADE OF THE BUILDING.
(2) PORCHES SHALL BE A MINIMUM OF SIX FEET DEEP AND SHOULD EXTEND A MINIMUM OF 70% OF THE FACADE OF THE BUILDING.
(3) THE PORCH SHALL REMAIN OPEN AND SHALL AT NOT TIME BE ENCLOSED WITH BUILDING WALLS OR SCREENS. RAILING SHALL BE PERMITTED NO HIGHER THAN THE MINIMUM HEIGHT REQUIRED BY THE BUILDING CODE.
(4) NO SECOND-FLOOR BALCONY, DECK OR ENCLOSED CONSTRUCTION SHALL BE PERMITTED ABOVE THE PORCH STRUCTURE EXCEPT IN THE R-1 OR R-2 RESIDENTIAL DISTRICTS AS A SPECIAL EXCEPTION.
7. SITE SHALL BE SERVED BY PUBLIC WATER AND SEWER.
8. ANY FUTURE PROPOSED SITE LIGHTING MUST COMPLY WITH §320-253 OF THE NORRISTOWN BOROUGH ZONING CODE.
ZONING DATA - R2 DISTRICT (ROWHOUSE USE)
REGULATIONS | REQUIREMENTS | EXISTING | REQUIRED | PROVIDED
LOT AREA (MIN.) | ESTABLISHED MEDIAN VALUE OF THE SAME HOUSING TYPE ON THE BLOCK AND SHALL CONSTITUTE THE THE MINIMUM ALLOWABLE LOT AREA, BUT IN NO CASE SHALL BE 2,200 FEET PER OWNER ROWHOUSE UNIT. MINIMUM LOT AREA = 2,266 S.F. (CALCULATED FROM TAX MAPS) | 14,696 S.F. | 2,266 S.F. | 2,280 S.F. MIN.
LOT WIDTH (MIN.) | ESTABLISHED MEDIAN VALUE ON THE BLOCK AND SHALL CONSTITUTE THE MINIMUM ALLOWABLE LOT WIDTH, BUT IN NO CASE SHALL BE LESS THAN 19.6 FEET FOR AN INTERIOR AND 30.1 FEET PER CORNER ROWHOUSE UNIT. MINIMUM LOT WIDTH = 19.6 FEET (CALCULATED FROM TAX MAPS) | 95' | 19.6' | 22' MIN.
FRONT YARD (MIN.) | DISTANCE FROM CURBLINE OF STREET TO THE FRONT FACADE OF THE PRINCIPAL BUILDING ON THE PROPERTY IMMEDIATELY TO THE RIGHT OR LEFT | 25' | 24.3' MIN. (TMP 13-03-37216-00-4) | 24.2'
SIDE YARD (MIN.) | ESTABLISHED BY THE SIDE YARD SETBACKS OF THE PRINCIPAL BUILDING(S) ON THE PROPERTY IMMEDIATELY TO THE RIGHT OR LEFT. | 99' | 16.6' MIN. (TMP 13-03-03960-00-5) | 16.6'
REAR YARD (MIN.) | ESTABLISHED BY THE REAR YARD SETBACKS OF THE PRINCIPAL BUILDING(S) ON THE PROPERTY IMMEDIATELY TO THE RIGHT OR LEFT. | 38' | 43.3' MIN. (TMP 13-03-37216-00-4) | 43.5'
BUILDING HEIGHT (MAX.) | NO GREATER THAN THE MEDIAN HEIGHT OF BUILDINGS ON THE BLOCK OF THE SAME RESIDENTIAL USE TYPE, BUT IN NO CASE SHALL EXCEED 45 FEET IN HEIGHT | 28.1' | 45' | TO BE DETERMINED
COVERAGE DATA
HOUSING TYPE | LOT SIZE | ALLOWABLE IMPERVIOUS SURFACE (MAX.) | PROVIDED | ALLOWABLE BUILDING COVER (MAX.) | PROVIDED
SINGLE FAMILY DETACHED (EXISTING) | 10,001 AND ABOVE | 40% | 30.8% (4,118 S.F.) | 20% | 7.6% (1,021 S.F.)
ROWHOUSE | 2,000 TO 3,500 S.F. | 80% | SEE BELOW | 70% | SEE BELOW
| 3,501 S.F. AND ABOVE | 70% | SEE BELOW | 60% | SEE BELOW
IMPERVIOUS COVERAGE - PROPOSED CONDITIONS
IMPERVIOUS FEATURE | LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5
BUILDING (% COVERAGE) | 914 S.F. (24.7%) | 569 S.F. (43.9%) | 569 S.F. (49.0%) | 569 S.F. (40.0%) | 914 S.F. (22.5%)
PORCH | 92 S.F. | 101 S.F. | 101 S.F. | 101 S.F. | 92 S.F.
DRIVEWAY | 1,975 S.F. | 807 S.F. | 807 S.F. | 807 S.F. | 901 S.F.
CONC. WALK | 11 S.F. | 19 S.F. | 11 S.F. | 11 S.F. | 22 S.F.
TOTAL | 2,003 S.F. (59.2%) | 1,821 S.F. (79.9%) | 1,821 S.F. (79.9%) | 1,821 S.F. (79.9%) | 1,859 S.F. (50.1%)
IMPERVIOUS COVERAGE - EXISTING CONDITIONS
IMPERVIOUS FEATURE | AREA
BUILDING | 939 S.F.
SHED | 92 S.F.
DRIVEWAY | 2,612 S.F.
CONC. STEPS, WALKS AND LANDING | 176 S.F.
DECK | 131 S.F.
WALLS | 176 S.F.
TOTAL | 4,118 S.F.
ACCESS EASEMENTS AND AGREEMENTS
ACCESS EASEMENTS AND AGREEMENTS WILL BE PROVIDED FOR REVIEW/ PRIOR TO PLAN APPROVAL.
AREA TO LEGAL RIGHT OF WAY LINE
14,666 S.F. or 0.3367 AC.
AREA TO ULTIMATE RIGHT OF WAY LINE
13,394 S.F. or 0.3074 AC.
PENNSYLVANIA ONE CALL SYSTEM, INC. 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.
811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA, CALL 1-800-242-1776
NOW MEMBERS MUST BE CONTACTED DIRECTLY
PA ACT 181 (2008) REQUIRES THAT, BEGINNING JUNE 1, 2009, ALL MEMBERS SHALL BE CONTACTED DIRECTLY, NOT BY PENNSYLVANIA ONE CALL SYSTEM, INC. BUT BY DESIGN. SERIAL NUMBER: 20230891854
GARY A. TILFORD
REGISTERED PROFESSIONAL
COMMONWEALTH OF PENNSYLVANIA
REVISION | BY | DATE | NO.
RECORD OWNERS: MICHELLE VETTER 1020 VIOLET STREET NORRISTOWN, PA 19401
EQUITABLE OWNER: ABP INVESTMENTS, INC. 775 PENLYN-BLUEBELL PIKE BLUE BELL, PA 19422
COUNTY PARCEL NO. 13-00-37220-00-9 | UNIT BLOCK 131 - 001 | SITE ADDRESS NORRISTOWN, PA 19401 | DEED BOOK - PAGE 4705 - 1954
CHARLES E. SHOEMAKER, INC. ENGINEERS & SURVEYORS 925 OLD ROUTE 202 MONTGOMERYVILLE, PA 18936 PHONE: 215-857-2160 FAX: 215-576-7791 E-MAIL: info@shoemakerconsultants.com
GRAPHIC SCALE 1 INCH = 10 FEET
SUBDIVISION PLAN
1020 VIOLET STREET
PREPARED FOR:
ABP INVESTMENTS, INC.
NORRISTOWN BOROUGH, MONTGOMERY COUNTY, PA
DATE: NOVEMBER 6, 2023
DWG NO: NORR-15
JOB NO: 27094
SHEET NO: 2 OF 8