MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV

MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 18, 2024

Mr. Joseph Czajkowski, Manager
Lower Salford Township
379 Main Street
Harleysville, Pennsylvania 19438-2391

Re: MCPC #23-0101-003
Plan Name: 196 Main Street - Revised CU
(1 lot comprising approximately 5.19 acres)
Situate: Main Street (cross street: Quarry Road)
Lower Salford Township

Dear Mr. Czajkowski:

We have reviewed the above-referenced revised conditional use plan as you requested on March 12, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Mainland V. LLC, is proposing a mixed-use development consisting of 36 residential attached units, a one-story 3,366 square foot bank (Building A), and a one-story 7,400 square foot retail building (Building B). The property is located in the RO-Residential Office Zoning District.

The proposed conditional use plan would locate the non-residential buildings in the northern half of the property with frontage along Main Street (Sumneytown Pike) and the residential portion of the development in the southern half of the property. The property would be accessed by one driveway from Main Street and one driveway from Quarry Road, as well as an emergency access from Quarry Road. Internal vehicular and pedestrian circulation would connect the commercial and residential portions of the property. In addition, sidewalks would be constructed along Quarry Road and Main Street. The proposal includes a total of 134 parking spaces for both the non-residential and residential uses. The residential portion of the development consists of four two-story buildings. Parking would be provided in a parking lot located in front of the units.

The property is currently undeveloped, except for one single-family dwelling located at the northwest corner of the property, which would be demolished. There is an ephemeral stream and wetland area bisecting the property. Two bioretention basins are proposed to be located on the western side of the property near Quarry Road and the proposed driveway. We reviewed previously submitted proposals for this site in letters dated June 20, 2023, and January 18, 2024.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the county's comprehensive plan*, Montco 2040: A Shared Vision,* which shows the proposed area as located in the "Suburban Residential" future land use category. The site abuts both "Community Mixed Use" and "Business" future land use areas, indicating that it would be an appropriate location for a mixed-use, transitional development. Community Mixed Use areas are designed to serve as local destinations for retail and services, and Business areas are concentrations of employment-oriented land uses, such as offices and industrial parks. The proposed development is also generally consistent with the Indian Valley Regional Comprehensive Plan, as it is located in the Future Land Use map's designated growth area. The proposal generally aligns with the Regional Comprehensive Plan's initiative to focus future growth on areas within and around Harleysville

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 township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

TRANSPORTATION

A. Pedestrian Connectivity. We commend the applicant for providing sidewalks along Main Street and Quarry Road, which will contribute to the township's efforts to expand the sidewalk and trail network. However, we wish to reiterate the following recommendations to improve pedestrian connectivity and access:

1. Sidewalks. Based on the site plans provided, there are no sidewalks for pedestrian access to the property from Main Street. Nor is there a sidewalk along the emergency access from Quarry Road. We recommend that sidewalks or pedestrian walkways be provided alongside all vehicular access points. We suggest the applicant extend the sidewalk in front of proposed Building 3 to connect with the sidewalk along Quarry Road.

    a) Sidewalks along public roads require legal public access. Based on the plans provided, it appears that the sidewalk on Quarry Road is within the Right-of-Way (ROW). In order to provide public access to the sidewalk, the applicant needs to either dedicate additional ROW along Quarry Road to the township so that the legal ROW line is behind the sidewalk (meaning that the sidewalk is in the legal ROW), or note on the plan that there is a public access easement where the sidewalk is shown.

2. Crosswalks. The large curb radii of the Quarry Road driveway entrance creates a long distance for pedestrians to cross. The crosswalk should be highly visible and alert drivers to the presence of pedestrians.

STORMWATER MANAGEMENT

The proposal would develop a mostly undeveloped lot, thereby increasing the impervious coverage from 2% to approximately 54.3% (60% impervious coverage is permitted in the RO, § 164-62.17). We commend the applicant for proposing Managed Release Concept (MRC) bioretention basins as part of the stormwater management for the development.

A. Surface Water. We note that the buildings have been shifted away from the stream to better accommodate the environmental features on the site, and we support that.

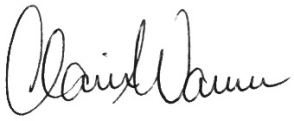
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Lower Salford's planning objectives for mixed residential and non-residential 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. Please print the assigned MCPC number (23-0101-003) on any plans submitted for final recording.

Sincerely,



Claire Warner, Senior Community Planner
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: Mainland V. LLC, Applicant
Rick Mast, Applicant's Representative
Manus McHugh, Chair, Township Planning Commission
Michael Beuke, Director of Building and Zoning
Andrew Freimuth, Township Solicitor
Michelle Fountain, P.E., Township Engineer
John Evarts, P.E., Township Engineer
Keith Bergman, Chair, Township Board of Supervisors
Patti Reimel, Codes Administrative Assistant
Holly Hosterman, Assistant Township Manager

Scott Burton, PennDOT
Paul Lutz, PennDOT
Fran Hanney, P.E., PennDOT

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

ATTACHMENTS A & B



196 Main Street - Revised CU
MCPC#230101003

Montgomery County Planning Commission

0 100 200 400 Feet

N

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap

GENERAL AND CONDITIONAL USE NOTES

1. TITLE AND TOPOGRAPHIC INFORMATION SHOWN FOR THE PREMISES WAS DETERMINED FROM A FIELD (GROUND) SURVEY BY RICHARD C. MAST ASSOCIATES, P.C. IN MAY 2021. ELEVATIONS ARE BASED ON NAVD88. BENCHMARK (B.M.) IS THE CENTERLINE OF THE 1ST FLOOR DOORSILL LOCATED ON THE NORTHWEST FACE OF THE EXISTING GARAGE BUILDING AT ELEVATION 304.51 FEET. OFF-SITE ELEVATION CONTOUR INFORMATION SHOWN IS APPROXIMATE AND TAKEN FROM PAMAP LIDAR ELEVATION DATA-DERIVED PRODUCTS DOWNLOADED FROM THE PASDA WEBSITE.
2. THE WETLAND LIMITS SHOWN WERE FLAGGED BY PENN'S TRAIL ENVIRONMENTAL, LLC AND WERE FIELD LOCATED BY RICHARD C. MAST ASSOCIATES, P.C. IN DECEMBER 2020. REFER TO THE "WETLAND & WATERS SITE EVALUATION LETTER OF FINDINGS" BY PENN'S TRAIL ENVIRONMENTAL, LLC DATED FEBRUARY 11, 2021.
3. AN ALLUVIAL SOIL EVALUATION OF THE PROPERTY COMPLETED BY VW CONSULTANTS LLC DETERMINED THAT ALLUVIAL SOILS ARE NOT PRESENT AT THE SITE AND THAT THE ALLUVIAL SOIL SERIES OF ROWLAND MAPPED ON THE NRCS WEB SOIL SURVEY WEBSITE SHOULD BE MAPPED AS RAIRTAN SOILS. REFER TO THE "ALLUVIAL SOIL EVALUATION" BY VW CONSULTANTS, LLC DATED DECEMBER 4, 2021.
4. THE FEMA FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, PA, MAP NUMBER 42091C0138G, EFFECTIVE DATE OF MARCH 2, 2016 INDICATES, BY SCALED LOCATION OF THE PROPERTY ONTO THE MAP, THAT THE PROPERTY LIES WITHIN OTHER AREAS ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. THE PROPERTY AND EXISTING USE IS SERVED BY PUBLIC SANITARY SEWER AND AN ON-LOT PRIVATE WELL.
6. THE PROPOSED USES WILL BE SERVED BY PUBLIC SEWER PROVIDED BY THE LOWER SALFORD TOWNSHIP AUTHORITY.
7. THE PROPOSED USES WILL BE SERVED BY PUBLIC WATER PROVIDED BY THE NORTH PENN WATER AUTHORITY.
8. ALL CONSTRUCTION WORK AND MATERIALS SHALL COMPLY WITH LOWER SALFORD TOWNSHIP AND LOWER SALFORD TOWNSHIP AUTHORITY STANDARDS AND SPECIFICATIONS, WITH CURRENT PADOT SPECIFICATIONS (PUB. 408) AND STANDARD DETAILS AND WITH APPLICABLE FEDERAL, STATE AND MUNICIPAL CODES. IN THE CASE OF CONFLICTING STANDARDS OR SPECIFICATIONS THE GREATER OR MORE STRINGENT STANDARD OR SPECIFICATION SHALL APPLY.
9. THIS CONDITIONAL USE PLAN AND APPLICATION IS FOR THE CONSTRUCTION OF CLASS THREE CONDITIONAL USES SUBJECT TO FOLLOWING REQUIREMENTS:
   - 9.1. THE PROPOSED USES WITHIN THE CLASS THREE CONDITIONAL USE INCLUDE THE FOLLOWING:
     - 9.1.1. 29 RESIDENTIAL APARTMENT UNITS CONTAINED WITHIN 5 SEPARATE BUILDINGS, AND PARKING AREA.
     - 9.1.2. A OFFICE/RETAIL USE (BANK WITH DRIVE UP ATM) AND PARKING AREA.
     - 9.1.3. RETAIL STORE (AUTOPARTS STORE) AND PARKING AREA.
   - 9.2. THE DRIVE-THROUGH SERVICE AREA SHALL BE AN INTEGRAL PART OF THE INTERIOR CIRCULATION PATTERN AND SHALL BE DESIGNED IN A SAFE AND EFFICIENT MANNER TO MINIMIZE VEHICLE TO VEHICLE, AND VEHICLE TO PEDESTRIAN CONFLICTS. THE DRIVE-THROUGH LANE SHALL BE DESIGNED WITH A SEPARATE ESCAPE LANE TO PERMIT VEHICLES TO LEAVE OR PASS BY TH DRIVE-THROUGH AREA IF THEY WISH OR NEED TO DO SO. NO DIRECT ACCESS TO A PUBLIC ROAD SHALL BE PERMITTED FROM ANY DRIVE-THROUGH AISLE.
   - 9.3. WHERE A DRIVE-IN WINDOW OR DRIVE-THROUGH AISLE IS PROPOSED, A STACKING LANE FOR EACH DRIVE-IN WINDOW OR DRIVE-THROUGH AISLE SHALL BE PROVIDED TO SERVE A MINIMUM OF FIVE CARS. THE STACKING LANE SHALL NOT BE USED FOR PARKING LOT CIRCULATION AISLES, NOR SHALL IT IN ANY WAY CONFLICT WITH THROUGH CIRCULATION, PARKING OR DELIVERIES TO THE TRACT. THE DRIVE-THROUGH LANE HAS BEEN DESIGNED AS AN ENTIRELY SEPARATE LANE WITH NO CONFLICTS.
   - 9.4. LIGHTING FOR ALL DRIVE-THROUGH SERVICE AREAS SHALL BE INSTALLED IN A MANNER WHICH, AT A MINIMUM
     - 9.4.1. SAFELY, BUT NOT EXCESSIVELY, ILLUMINATES THE DRIVE-THROUGH AREA.
     - 9.4.2. IS SHIELDED TO PREVENT ANY LIGHT SPILLAGE OFF THE DRIVE-THROUGH LOT OR PARCEL; AND
     - 9.4.3. IS TIMED OR SWITCHED SO THAT THE DRIVE-THROUGH AREA IS NOT ILLUMINATED WHEN DRIVE-THROUGH SERVICE IS NOT AVAILABLE.
     - 9.4.4. LANDSCAPING FOR ALL DRIVE-THROUGH SERVICE AREAS SHALL BE INSTALLED IN A MANNER WHICH SAFELY SHIELDS THE STACKING LANES, DRIVE-THROUGH AISLE AND DRIVE-IN WINDOWS FROM VIEW OF NEIGHBORING USES. A LANDSCAPE PLAN WILL BE PREPARED MEETING THIS REQUIREMENT TO THE SATISFACTION OF THE TOWNSHIP.
10. WHERE APPLICABLE, THE PROPOSED USES SHALL COMPLY WITH THE PERFORMANCE STANDARDS SET FORTH IN SECTION 164-95 OF THE ZONING ORDINANCE.

IMPERVIOUS COVER DATA

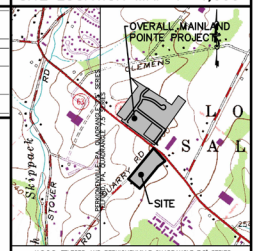
EXISTING CONDITIONS		
EX TRACT AREA (TO LEGAL ROW)	226,003 SF	5.19 AC
ULT. RIGHT-OF-WAY	9,511 SF	0.22 AC
NET LOT AREA (TO ULT ROW)	216,492 SF	4.97 AC
EX BUILDING AREA	1,964 SF	
EX BUILDING AREA	1,964 SF	
EX PAVEMENT AREA	2,101 SF	
EX SIDEWALK AREA	112 SF	
EX OTHER IMPERVIOUS AREA	175 SF	
EX TOTAL OTHER IMPERVIOUS AREA	2,388 SF	
EX TOTAL IMPERVIOUS AREA	4,352 SF	

PROPOSED CONDITIONS		
NET LOT AREA (TO ULT ROW)	216,491.85 SF	4.97 AC
PROPOSED BANK	3,366 SF	
PROPOSED RETAIL STORE	7,400 SF	
PROPOSED APARTMENT BUILDINGS	20,520 SF	
PROP TOTAL BUILDING AREA	31,286 SF	
PROP PAVEMENT AREA & TRASH PADS	69,389 SF	
PROP SIDEWALK	12,117 SF	
PROP OTHER IMMPERVIOUS AREA	4,679 SF	
PROP TOTAL NON-ROOF IMPERVIOUS AREA	86,185 SF	
PROP TOTAL IMPERVIOUS AREA	117,471 SF	

TAX PARCEL DATA

PARCEL NO.:	50-00-02014-00-6
TAX MAP ID:	BLOCK 18 - UNIT 17
DEED:	BOOK 5659 PAGE 286
PARCEL LOCATION:	196 MAIN STREET, HARLEYSVILLE, PA 19438
OWNER OF RECORD:	MAINLAND V, LLC 528 MAIN STREET, HARLEYSVILLE, PA 19438
APPLICANT:	SPRING HILL REALTY, INC. 528 MAIN STREET, HARLEYSVILLE, PA 19438 215-513-7368
GROSS TRACT AREA (TO LEGAL ROW):	5.19 AC
NET TRACT AREA (TO ULT. ROW):	4.97 AC

SITE LOCATION MAP 1"=1,000'



U.S.G.S. TELFORD AND PERKIOMENVILLE QUADRANGLE 7.5' SERIES
(SITE IS LOCATED WITHIN TELFORD QUADRANGLE)

ZONING DATA

ZONING INFORMATION OBTAINED FROM THE LOWER SALFORD TOWNSHIP ZONING ORDINANCE, AS AMENDED.

DISTRICT CLASSIFICATION: "RO RESIDENTIAL-OFFICE DISTRICT"

EXISTING USE: SINGLE-FAMILY DWELLING

PROPOSED USE: RETAIL COMMERCIAL (WITH DRIVE-THROUGH) FACILITY AND APARTMENTS (CLASS THREE CONDITIONAL USES)

	PERMITTED CLASS THREE CU	EXISTING	PROPOSED
MIN. GROSS TRACT AREA (TO LEGAL R/W)	5 AC	5.19 AC	5.19 AC
MIN. LOT SIZE	43,560 SF	216,492 SF	216,492 SF
MIN. LOT WIDTH AT STREET LINE	150 FT	310.2 FT	310.2 FT
MIN. FRONT YARD SETBACK	30 FT	55.6 FT	30.0 FT
MIN. SIDE YARD SETBACK	20 FT	202.3 FT	20.0 FT
MIN. REAR YARD SETBACK	40 FT	647.6 FT	N/A
MIN. SETBACK FROM AN ABUTTING RESID. DIST.	100 FT	N/A	100.0 FT
MAX. BUILDING HEIGHT (< 200' FROM RESID. DIST.)	35 FT	< 35 FT	< 35 FT
MAX. BUILDING HEIGHT (> 200' FROM RESID. DIST.)	35 FT	< 35 FT	< 35 FT
MIN. PARKING SETBACK FROM ABUTTING RESID. DIST.	35 FT	N/A	35 FT
MIN SETBACK BETWEEN BUILDINGS ON SAME LOT	25 FT	N/A	25 FT
MAX. BUILDING FOOTPRINT	15,000 SF	N/A	7,400 SF
MAX. OVERALL DIMENSION OF NEW CU BUILDING	150 FT	N/A	141 FT
MAX. BUILDING COVERAGE (% OF NET TRACT AREA)	20%	0.9%	14.5%
MAX. IMPERVIOUS COVERAGE (% OF NET TRACT AREA)	40%	2.0%	14.3%

PARKING DATA

REQUIRED PARKING PER Z.O. ARTICLE XVI, SECTION 164-99.

APARTMENT USE APARTMENT BUILDING (4 BUILDINGS)	REQUIRED	PROPOSED
RESIDENTIAL 2 SPACES PER DWELLING UNIT 36 DWELLING UNITS/2 SPACES/UNIT = 72 SPACES	72	72
TOTAL FOR ALL APARTMENTS:	72	72

NON-RESIDENTIAL USES RETAIL BUILDING A (BANK)	REQUIRED	PROPOSED
1 SPACE PER 200 S.F. 3,366 S.F. X 1 SPACE/200 S.F. = 16.8 SPACES	16.8	20
RETAIL BUILDING B (RETAIL STORE) 1 SPACE PER 200 S.F. 7,400 S.F. X 1 SPACE/200 S.F. = 37.0 SPACES	37.0	38
TOTAL FOR ALL NON-RESIDENTIAL USES:	54	58
TOTAL FOR ALL USES ON LOT:	126	134
RESERVE PARKING:		0

DRAWING SCALE: 1"=40'

No.	REVISION	DATE
2	REVISED APARTMENT DESIGN AND PER CONSULTANT REVIEWS	JANUARY 24, 2024
	PLAN ORIGINATION DATE	MAY 24, 2023

CONDITIONAL USE PLAN

FOR

196 MAIN STREET

PREPARED FOR

MAINLAND V, LLC

SITE SITUATE IN

LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

RCMA
The Village at Ledwrach
608 Harleysville Pike, Suite 150
Harleysville, PA 19438
(215) 513-2100

Richard C. Mast Associates, P.C.
Consulting Engineers and Surveyors
www.rcmaonline.com

DRAFTED BY	PROJ. MNGR.	PROJECT NO.	DRAWING NO.
R.C.M.A.	R.C.M.	3179	1 of 1