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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

April 19, 2024

John J. Finnigan, Interim Manager
Worcester Township
1721 South Valley Forge Road
P.O. Box 767
Worcester, PA 19490

Re: MCPC #24-0066-001
Plan Name: 1035 Trooper Road
(2 lots comprising 15.11 acres)
Situate: Trooper Road and Germantown Pike
Worcester Township

Dear Mr. Finnigan:

We have reviewed the above-referenced sketch plan, as you requested on March 18, 2024. We forward this letter as a report of our review.

BACKGROUND

The Applicant, Westrum Development Company, has submitted a sketch plan proposing the development of a 15-acre tract for 48 townhouses, open space and associated improvements in the MR Multi-Residential Overlay District. The tract has an existing dwelling with outbuildings that will be subdivided into a new 1.26-acre parcel, leaving the rest of the property to be developed into a townhouse community. Two designated 'amenity spaces,' as well as a trail encircling the development are also proposed. Twenty-five guest parking spaces are proposed along two central green islands within the internal street network of the development. Stormwater management areas are designated only schematically at this stage of the proposal. One of the two access points to the development will be from Germantown Pike, a County road, which will require a Highway Occupancy Permit from the County. The development would be served by public water and sewer service.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040: A Shared Vision, Montgomery County's Comprehensive Plan, identifies the Future Land Use of the tract in question as 'Suburban Residential Area', which is appropriate for both single-family attached and multifamily development, generally. As this is what is envisioned in this development, this proposal appears consistent with the Comprehensive Plan. The Future Land Use Map of Worcester Townships' 2008

Comprehensive Plan identifies the general area of this development as 'Mixed Use Village Area;' this residential development appears consistent with that designation.

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

A. SITE DESIGN

1. Front Yards. As proposed, with 20-foot-wide driveways and 28-foot-wide townhouse units, the front yards of the townhome units only measure 8 feet wide, and contain no sidewalk connections to the units. The Applicant may want to consider pairing adjacent garages and driveways to closely abut, which will consolidate green spaces and provide better planting areas.

2. Street Trees. We appreciate the Applicant's proposal to plant a significant amount of street trees, both along Germantown Pike and Trooper Road, as well as within the development itself. However, at present the configuration of the sidewalks, the green verge areas between the sidewalk and street, and possible underground utility lines will reduce the viability of these trees. The Applicant should consider setting the sidewalk further back from the street (which may result in setting back the townhomes a few feet to compensate) to make the green verge wider, the increased area of which will support more robust and lasting tree growth. As an alternative, the Applicant may consider placing the proposed trees behind the sidewalk and on the front yard areas of the townhome units.

3. Utilities. As referenced above, the potential for underground utilities running under or adjacent to the sidewalk will greatly reduce the viability of street trees within the development. We recommend the Applicant locate the underground utilities in such a way that they will not reduce the number of trees as proposed here.

4. Amenity Spaces. As a requirement of the MR District, the Applicant is required to place Amenity Spaces within the development; two spaces have been indicated on the plan. However, at present, they have not been further elaborated upon. Due to the density of the development, we would recommend at least one of the Amenity Spaces to include a Tot Lot. Other elements of equal substance should be considered, such as gazebos, pavilions and benches.

B. ENVIRONMENTAL

1. Stormwater Management. We acknowledge that the stormwater management plan of the development has not been designed, and that what is represented on the plan is only

schematic. However, it is also acknowledged that the stormwater areas will likely be located where they are indicated, since these are at the lowest points of the tract.

The Applicant should consider the possible visual impacts of these basins, if optioned; split-rail fencing or other barriers may be required if the basins are particularly deep. Additionally, assuring the stormwater management features have more naturalized features (such as plantings for infiltration) will increase the environmental value of the open space in which these features will be located.

2. Sewer Pump and Force Main. The Applicant proposes to install a sanitary sewer pump and force main near the intersection of Germantown Pike and Trooper Road. However, it is likely that the pump will generate substantial noise, therefore the Applicant should consider buffering the pump with vegetation or some other means of dampening the sound created from its operation.

CIRCULATION

1. Trail Connections. At present, the trail is proposed to encircle the development in a loop. However, there are no direct connections indicated either into the development or to connections or destinations outside the project. We recommend the trail connect to the intersection of Germantown Pike and Trooper Road, where the County is planning to install ADA curb ramps. Additionally, we recommend the trail make connections *within* the development as well, not just where the trail intersects and crosses the two main access points of the development from Germantown Pike and Trooper Roads; particular attention should be paid to those units at the center of the development and at the northwest edge of the proposed neighborhood.

2. Sidewalk Connections. Just as the trail should make more connections, the proposed sidewalk network should make more connections within the development. Particular attention should be paid to connecting the Amenity Spaces to the internal sidewalk network.

3. Sidewalk Design. We recommend that the Applicant widen their proposed sidewalks from 4 feet to 5 feet, as this is a more standard practice.

4. Trail Design. At present the Applicant is proposing a significant slope for the trail to climb at the northwest end of the tract, which would likely create significant disturbance of the wooded areas beyond the new tree line the Applicant indicates they will establish. The trail alignment should maintain grades similar to those required of sidewalks or conform to ADA standards for trails.

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 townhouse 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 (*#24-0066-001*) on any plans submitted for final recording.

Sincerely,



Brian J. Olszak, Principal Trails & Open Space Planner
brian.olszak@montgomerycountypa.gov - 610-278-3737

c: Michael Maier, Applicant's Representative
Christian Jones, Assistant Township Manager

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

ATTACHMENT A: AERIAL



1035 Trooper Road
MCPC#240066001

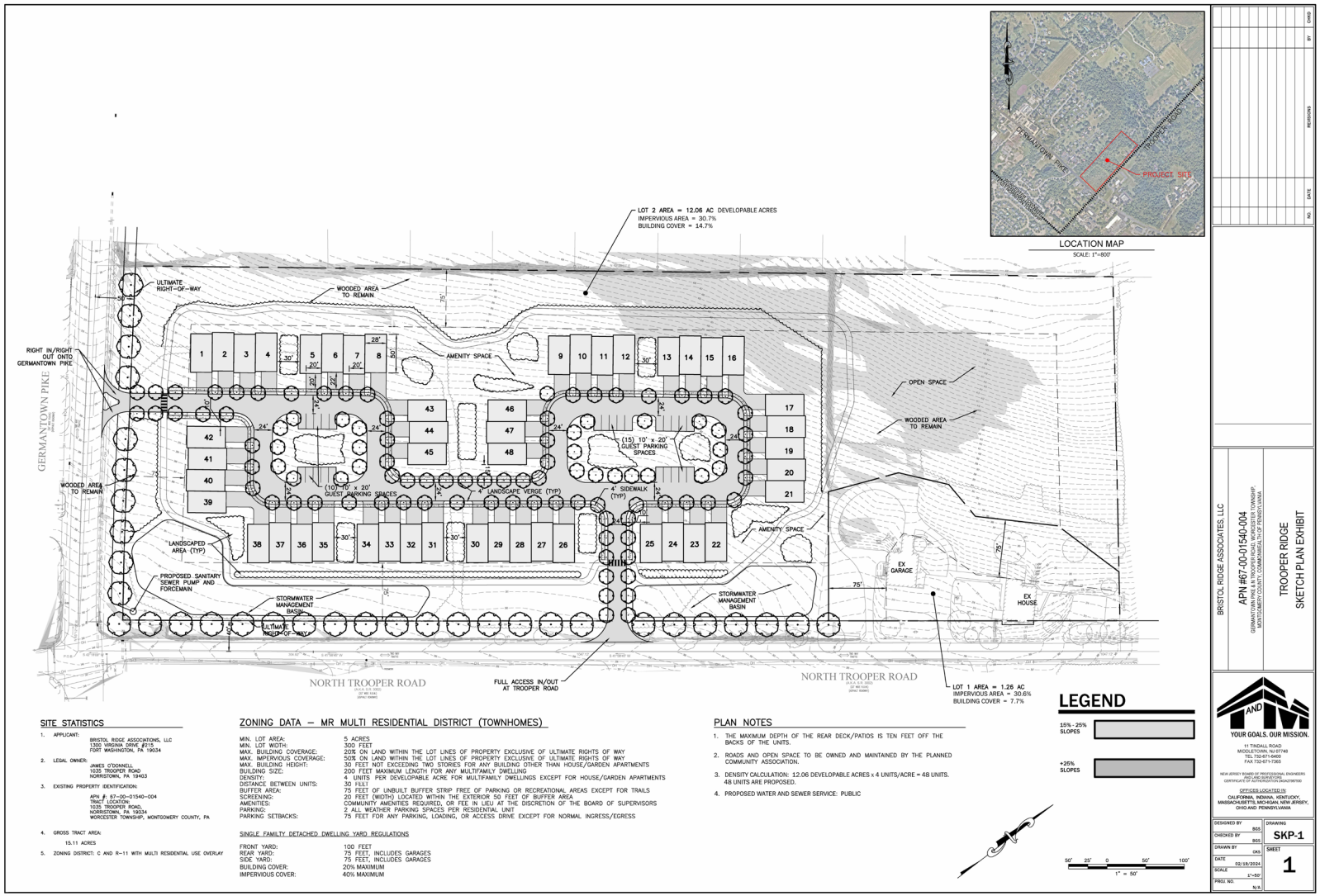
Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap

ATTACHMENT B: SITE PLAN



SITE STATISTICS

1. APPLICANT: BRISTOL RIDGE ASSOCIATIONS, LLC, 1300 VIRGINIA DRIVE #215, FORT WASHINGTON, PA 19034
2. LEGAL OWNER: JAMES O'DONNELL, 1635 TROOPER ROAD, NORRISTOWN, PA 19403
3. EXISTING PROPERTY IDENTIFICATION: APN #: 67-00-01540-004, TRACT LOCATION: 1635 TROOPER ROAD, NORRISTOWN, PA 19034, WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA
4. GROSS TRACT AREA: 15.11 ACRES
5. ZONING DISTRICT: C AND R-11 WITH MULTI RESIDENTIAL USE OVERLAY

ZONING DATA – MR MULTI RESIDENTIAL DISTRICT (TOWNHOMES)

MIN. LOT AREA:	5 ACRES
MIN. LOT WIDTH:	300 FEET
MAX. BUILDING COVERAGE:	20% ON LAND WITHIN THE LOT LINES OF PROPERTY EXCLUSIVE OF ULTIMATE RIGHTS OF WAY
MAX. IMPERVIOUS COVERAGE:	50% ON LAND WITHIN THE LOT LINES OF PROPERTY EXCLUSIVE OF ULTIMATE RIGHTS OF WAY
MAX. BUILDING HEIGHT:	30 FEET NOT EXCEEDING TWO STORIES FOR ANY BUILDING OTHER THAN HOUSE/GARDEN APARTMENTS
BUILDING SIZE:	200 FEET MAXIMUM LENGTH FOR ANY MULTIFAMILY DWELLING
DENSITY:	4 UNITS PER DEVELOPABLE ACRE FOR MULTIFAMILY DWELLINGS EXCEPT FOR HOUSE/GARDEN APARTMENTS
DISTANCE BETWEEN UNITS:	30 FEET
BUFFER AREA:	75 FEET OF UNBUILT BUFFER STRIP FREE OF PARKING OR RECREATIONAL AREAS EXCEPT FOR TRAILS
SCREENING:	20 FEET (WIDTH) LOCATED WITHIN THE EXTERIOR 50 FEET OF BUFFER AREA
AMENITIES:	COMMUNITY AMENITIES REQUIRED, OR FEE IN LIEU AT THE DISCRETION OF THE BOARD OF SUPERVISORS
PARKING:	2 ALL WEATHER PARKING SPACES PER RESIDENTIAL UNIT
PARKING SETBACKS:	75 FEET FOR ANY PARKING, LOADING, OR ACCESS DRIVE EXCEPT FOR NORMAL INGRESS/EGRESS

SINGLE FAMILTY DETACHED DWELLING YARD REGULATIONS

FRONT YARD:	100 FEET
REAR YARD:	75 FEET, INCLUDES GARAGES
SIDE YARD:	75 FEET, INCLUDES GARAGES
BUILDING COVER:	20% MAXIMUM
IMPERVIOUS COVER:	40% MAXIMUM

PLAN NOTES

1. THE MAXIMUM DEPTH OF THE REAR DECK/PATIOS IS TEN FEET OFF THE BACKS OF THE UNITS.
2. ROADS AND OPEN SPACE TO BE OWNED AND MAINTAINED BY THE PLANNED COMMUNITY ASSOCIATION.
3. DENSITY CALCULATION: 12.06 DEVELOPABLE ACRES x 4 UNITS/ACRE = 48 UNITS. 48 UNITS ARE PROPOSED.
4. PROPOSED WATER AND SEWER SERVICE: PUBLIC

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