MONTGOMERY COUNTY
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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

April 10, 2024

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

Re: MCPC #23-0101-004
Plan Name: 196 Main Street
(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 subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 21, 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 proposed development would locate two non-residential buildings, one bank and one retail building, in the northern half of the property with frontage along Main Street 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 130 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. 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.

The property is located in the RO-Residential Office Zoning District, where a bank is permitted by conditional use. The applicant received conditional use approval for the conditional use plan. We reviewed previously submitted proposals for this site in letters dated June 20, 2023, January 18, 2024, and March 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 (Sumneytown Pike) and Quarry Road, as well as the addition of the pedestrian connection to the Quarry Road sidewalk, all of which will contribute to the township's efforts to expand the sidewalk and trail network. However, we wish to reiterate comments from our previous review letter that will improve pedestrian connectivity.

1. Sidewalks. We wish to reiterate the recommendation that sidewalks or pedestrian walkways be provided alongside all vehicular access points.

    a) Sidewalks along public roads require legal public access. Based on the plans provided, it appears that the sidewalk on Quarry Road is not 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. In addition, the plan should show sidewalks up to the edge of property lines.

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.

B. Retail Parking Location. The proposed site plan locates retail parking spaces that would be close to the driveway from Main Street that could pose conflicts with entering traffic. Main Street, or Sumneytown Pike, is a principal arterial; therefore, we anticipate that more cars will enter here, and will be coming in at faster speeds because it is a principal arterial. We suggest that further engineering may be necessary to make those parking spaces work to accommodate a car backing out of a space and turning to exit towards Main Street. We defer to the township traffic engineer to determine whether these parking spaces provide sufficient space for safe vehicular circulation.

LANDSCAPING

A. Residential Parking Lot Landscaping. There are few street trees proposed to be planted in front of the residential units and around the central residential parking lot. We recommend the applicant consider adding trees to the residential parking lots to break up the long rows of parking spaces. While the number of parking lot landscape islands meet the SALDO requirements regarding the maximum number of vehicle parking spaces in one row (a maximum of 20 is permitted, per § 142-35.D.(3)), we suggest planting additional trees to add shade and soften the appearance of the large parking lot. The residential parking lot would provide 76 parking spaces, four more than what is required for a dwelling use (§ 164-99). If more space would be needed to accommodate another planting island, the applicant could consider removing a parking space or two to create space.

B. Residential Units. Based on the landscape plan provided, there does not appear to be landscaping planned for the front of the residential units. We suggest the applicant consider planting additional decorative trees in front of the residential units. If there are conflicts with utilities, we suggest planning shrubs to add visual interest.

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 (23-0101-004) 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



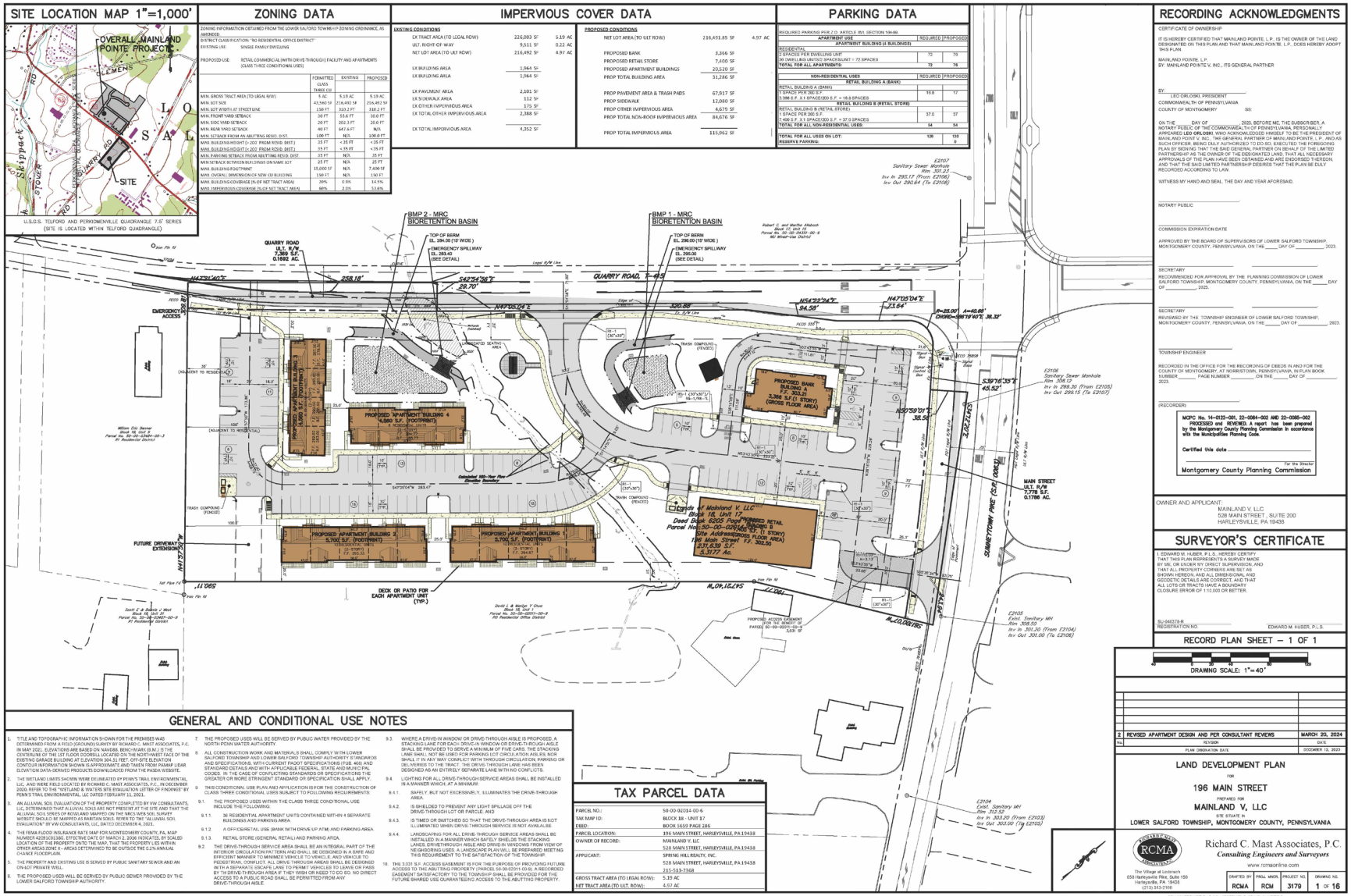
196 Main Street
MCPC#230101004

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



ZONING DATA

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

DISTRICT CLASSIFICATION: "NO 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.	5.15 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 (1-200' 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.	25 FT.	N/A	25 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/S.	150 FT.
MAX. BUILDING COVERAGE (% OF NET TRACT AREA)	20%	0.9%	14.5%
MAX. IMPERVIOUS COVERAGE (% OF NET TRACT AREA)	60%	2.0%	53.6%

IMPERVIOUS COVER DATA

EXISTING CONDITIONS

EX TRACT AREA (TO LEGAL ROW)	226,093 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	20,529 SF	
PROP TOTAL BUILDING AREA	31,286 SF	
PROP PAVEMENT AREA & TRASH PADS	67,917 SF	
PROP SIDEWALK	12,080 SF	
PROP OTHER IMPERVIOUS AREA	4,079 SF	
PROP TOTAL NON-ROOF IMPERVIOUS AREA	84,676 SF	
PROP TOTAL IMPERVIOUS AREA	115,962 SF	

PARKING DATA

REQUIRED PARKING PER Z.O. ARTICLE XVI, SECTION 194-99

APARTMENT USE	REQUIRED	PROPOSED
APARTMENT BUILDING (4 BUILDINGS)		
RESIDENTIAL		
2 SPACES PER DWELLING UNIT	72	79
36 DWELLING UNITS/2 SPACES/UNIT = 72 SPACES		
TOTAL FOR ALL APARTMENTS:	72	79

NON-RESIDENTIAL USES	REQUIRED	PROPOSED
RETAIL BUILDING A (BANK)		
RETAIL BUILDING A (BANK)		
1 SPACE PER 200 S.F.	18.8	17
3,366 S.F. X 1 SPACE/200 S.F. = 18.8 SPACES		
RETAIL BUILDING B (RETAIL STORE)		
RETAIL BUILDING B (RETAIL STORE)		
1 SPACE PER 200 S.F.	37.0	37
7,400 S.F. X 1 SPACE/200 S.F. = 37.0 SPACES		
TOTAL FOR ALL NON-RESIDENTIAL USES:	54	54
TOTAL FOR ALL USES ON LOT:	126	133
RESERVE PARKING:		0

RECORDING ACKNOWLEDGMENTS

CERTIFICATE OF OWNERSHIP

IT IS HEREBY CERTIFIED THAT MAINLAND POINTE, L.P. IS THE OWNER OF THE LAND DESIGNATED ON THIS PLAN AND THAT MAINLAND POINTE, L.P. DOES HEREBY ADOPT THIS PLAN.

MAINLAND POINTE, L.P.
BY: MAINLAND POINTE V, INC., ITS GENERAL PARTNER

BY: _____
LEO ORLOSKI, PRESIDENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY SS:

ON THE ____ DAY OF _____ 2023, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED **LEO ORLOSKI**, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF MAINLAND POINTE V, INC., THE GENERAL PARTNER OF MAINLAND POINTE, L.P., AND AS SUCH OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID GENERAL PARTNER ON BEHALF OF THE LIMITED PARTNERSHIP AS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND ARE ENDORSED THEREON, AND THAT THE SAID LIMITED PARTNERSHIP DESIRES THAT THE PLAN BE DULY RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND SEAL, THE DAY AND YEAR AFORESAID.

_____
NOTARY PUBLIC

_____
COMMISSION EXPIRATION DATE

APPROVED BY THE BOARD OF SUPERVISORS OF LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, ON THE ____ DAY OF _____ 2023.

_____
SECRETARY

RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, ON THE ____ DAY OF _____ 2023.

_____
SECRETARY

REVIEWED BY THE TOWNSHIP ENGINEER OF LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, ON THE ____ DAY OF _____ 2023.

_____
TOWNSHIP ENGINEER

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK NUMBER _____ PAGE NUMBER _____ ON THE _____ DAY OF _____ 2023.

_____
(RECORDER)

MCPC No. 14-0123-001, 22-0084-002 AND 22-0085-002 PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date _____

_____
For the Director
Montgomery County Planning Commission

OWNER AND APPLICANT:
MAINLAND V, LLC
528 MAIN STREET, SUITE 200
HARLEYSVILLE, PA 19438

SURVEYOR'S CERTIFICATE

I, EDWARD M. HUBER, P.L.S., HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT ALL PROPERTY CORNERS ARE SET AS SHOWN HEREON, AND ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT, AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1:10,000 OR BETTER.

SU-040378-R
REGISTRATION NO. EDWARD M. HUBER, P.L.S.

GENERAL AND CONDITIONAL USE NOTES

1. TITLE AND TOPOGRAPHIC INFORMATION SHOWN FOR THE PREMISES WAS DETERMINED FROM A FIELD SURVEY BY RICHARD C. MAST ASSOCIATES, P.C. IN MAY 2021. ELEVATIONS ARE BASED ON NAVD88. BENCHMARK (B.M.) 5 THE CENTERLINE OF THE 1ST FLOOR DOORSILL LOCATED ON THE NORTHWEST FACE OF THE EXISTING GARAGE BUILDING AT ELEVATION 304.31 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 DELINEATED 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 RARITAN SOILS. REFER TO THAT "ALLUVIAL SOIL EVALUATION" BY VW CONSULTANTS, LLC, DATED DECEMBER 4, 2023.
4. THE FEMA FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, PA, MAP NUMBER 42091C0113G, 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. 36 RESIDENTIAL APARTMENT UNITS CONTAINED WITHIN 4 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 (GENERAL RETAIL) 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, CONFLICT. ALL DRIVE-THROUGH AREAS SHALL BE DESIGNED WITH A SEPARATE ESCAPE LANE TO PERMIT VEHICLES TO LEAVE OR PASS BY THE 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 SHALL BE PREPARED MEETING THIS REQUIREMENT TO THE SATISFACTION OF THE TOWNSHIP.
   - 10. THIS 3,031 S.F. ACCESS EASEMENT IS FOR THE PURPOSES OF PROVIDING FUTURE ACCESS TO THE ABUTTING PROPERTY (PARCEL 50-00-02011-00-9). A RECORDED EASEMENT SATISFACTORY TO THE TOWNSHIP SHALL BE PROVIDED FOR THE FUTURE SHARED USE GUARANTEEING ACCESS TO THE ABUTTING PROPERTY.

TAX PARCEL DATA

PARCEL NO.:	50-00-02014-00-6
TAX MAP ID:	BLOCK 18 - UNIT 17
DEED:	BOOK 1659 PAGE 289
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 215-513-7568
GROSS TRACT AREA (TO LEGAL ROW):	5.19 AC
NET TRACT AREA (TO ULT. ROW):	4.97 AC

No.	REVISION	DATE
2	REVISED APARTMENT DESIGN AND PER CONSULTANT REVIEWS	MARCH 20, 2024
	PLAN ORIGINATION DATE	DECEMBER 12, 2023

Richard C. Mast Associates, P.C.
Consulting Engineers and Surveyors
www.rcmastinc.com
The Village at Landmark
658 Harleysville Pike, Suite 150
Harleysville, PA 19438
(215) 513-7100

DRAFTED BY: PAUL MINOR | PROJECT NO.: RCMA | DRAWING NO.: RCM | 3179 | 1 OF 16