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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 24, 2024

Ms. Emily Niskala
GIS and Planning Administrator
Limerick Township
646 West Ridge Pike
Limerick, Pennsylvania 19468

Re: MCPC #24-0113-001
Proposal Name: 593 Limerick Center Road
(1 lot comprising 0.87 acres)
593 Limerick Center Road
Limerick Township

Dear Ms. Niskala:

We have reviewed the above-referenced land development application in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 13, 2024. We forward this letter as a report of our review.

BACKGROUND

MCH Development, LLC has submitted a land development application to build five townhouses/twins on one lot totaling 38,000 SF at 593 Limerick Center Road in Limerick Township. According to the Title Plan the proposed development is located on Premises B (Tax ID# 37-00-01861-00-1), however, it would appear that two parking spaces, some landscaping, and part of a 90 LF retaining wall will be located on an adjacent property (Tax ID# 37-00-02812-00-4) to the south, which is depicted as a 20' wide right-of-way. Further, part of four of the five proposed rear parking spaces and the associated 130 LF retaining wall to the east of the site are located in the FEMA 100 year flood boundary and all five of these proposed parking spaces are located on top of a 20' wide sanitary sewer easement. The application site is located in the Village Commercial (VC) zoning district and was granted a special exemption to utilize the prevailing front setback as noted in Section 184-58.B of the Limerick Township code.

COMPREHENSIVE PLAN COMPLIANCE

The land development plan is generally in compliance with Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*. In particular, it supports housing choices and opportunities to meet the needs of all people.

Similarly, the proposal is generally in compliance with Limerick Township Comprehensive Plan, adopted March 2009. Specifically, it promotes infill development.

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

ASSOCIATED RIGHT-OF-WAY AND EASEMENTS

A. Building on right-of-way on adjacent property

1. Two parking spaces, some landscaping, and part of a 90 LF retaining wall associated with the proposed development are all depicted on a 20' wide right-of-way that runs the full length of the adjacent property line to the south of the application site. This proposed development will block access to the rear of the adjacent property via this right-of-way and the township should confirm with the applicant that they have the appropriate permissions to build there.

B. Sanitary sewer easement maintenance

1. Five parking spaces are depicted on top of a 20' wide sanitary sewer easement to the rear of the proposed development. The township should discuss with the applicant the practicality of being able to maintain this easement if access is needed from this property.

UNDERGROUND STONE RECHARGE BED

A. Responsibility for maintenance

1. The township should discuss with the applicant how the responsibility of maintaining the proposed underground stone recharge bed will be allocated between prospective owners/residents of the townhomes and how an agreement on maintenance will be ratified.

FEMA 100 YEAR FLOOD PLAIN

A. Retaining wall and potential associated back fill

1. A 130 LF retaining wall is proposed to the east of the application site, presumably to provide a level surface for the associated five parking spaces to the rear of the townhomes. Although it is not located in the calculated 100 year flood boundary & floodway, as depicted on the Title Plan, it is located in the FEMA zone 100 year flood boundary. For the purposes of providing a retaining wall, back fill will be required, which displaces stormwater further downstream. The township should discuss with the applicant as to whether any permits are needed to build the retaining wall and the process to do this.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Limerick Township's planning objectives.

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 #24-0113-001 on any plans submitted for final recording.

Sincerely,



Andrew Turner, AICP, MRTPI, Transportation Planner
andrew.turner@montgomerycountypa.gov – 610-278-3638

c: Greg Wagman, MCH Development, LLC
Christopher Daily, PE, Howell Engineering
Daniel Kerr, Mgr., Limerick Township
Greta Martin Washington, Dir. Comm. Plng., Limerick Township
Christopher J. Haring, Chair Limerick Township Planning Commission

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

ATTACHMENT A: AERIAL – 593 LIMERICK CENTER ROAD



593 Limerick Center Road
MCPC#240113001

Montgomery County Planning Commission

0 50 100 200 Feet

N

ATTACHMENT B: TITLE PLAN

