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

June 13, 2024

Tamara Twardowski, Borough Manager
Collegeville Borough
491 E. Main Street
Collegeville, PA 19426

Re: MCPC #24-0132-001
Plan Name: 7 Brew Coffee
(13.60-acre lot, 0.5 acres impacted by development)
Situate: 222 E. Main Street
Collegeville Borough

Dear Ms. Twardowski,

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 30, 2024. We forward this letter as a report of our review.

BACKGROUND

7 Brews, LLC is proposing to construct a one-story 510 square-foot restaurant and 280 square-foot remote cooler with 2 drive-through lanes in the parking lot of the Collegeville Plaza. The site is located in the SC Shopping Center district and is served by public water and sewer. The applicant is proposing to relocate and landscape the existing islands in the parking lot to allow for enhanced circulation. Sidewalk along the buildings and drive-through lanes and 18 parking stalls are proposed.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*. The property is shown to be a Community Mixed Use Area in the Future Land Use Plan of the County's Comprehensive Plan. Primary uses in Community Mixed Use Areas include community and neighborhood shopping centers and retail uses in concentrated nodes, as well as professional or business offices. The plan recommends that developments share driveways, have interconnected parking lots, be designed for walking and be compatible with abutting village areas. Extensive buffering should be provided next to residential areas.

The proposal is consistent with the Central Perkiomen Valley Regional Comprehensive Plan. The property is shown to be located within the Borough Conservation Area, where commercial development should be directed.

A maximum intensity of 50,000 square-feet for a single use is permitted in this area, and the design, scale, and massing of commercial development shall be consistent with the existing character of the surrounding area.

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 Collegeville Borough may wish to consider prior to plan approval. Our comments are as follows:

REVIEW COMMENTS

ZONING ORDINANCE COMMENTS

Per section 600-13.D.8, we recommend that the applicant provide a zoning chart outlining the dimensional requirements in the Shopping Center district and how the proposal complies.

PEDESTRIAN CONNECTIVITY COMMENTS

Section 600-34 of the subdivision and land development ordinance requires that sidewalks be provided in appropriate locations to provide safe and efficient pedestrian access between parking areas, buildings, and other pedestrian destinations. In addition, §680-154.I.5 requires walkways to be planned for linkages to an existing or future pedestrian network of sidewalks. While we commend the applicant for including sidewalks along the proposed buildings, we recommend that pedestrian connections be installed to connect to the rest of the shopping center and to 2nd Avenue.

LANDSCAPING COMMENTS

A. Per §600-53.E.1, we recommend that the applicant install more shade trees and other landscaping where landscape rock is currently proposed along the sidewalk area to mitigate the heat island effect. This will help to shade both pedestrians walking to the building and cars when they are waiting in line at the drive-through.
B. We recommend that two trees be installed in the planting islands to provide additional shade. This could be completed with the current dimensions of the landscape islands, but we recommend that the islands be widened beyond 7 feet to allow for additional plantings.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested comments will better achieve Collegeville Borough's planning objectives for commercial 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 24-0132-001 on any plans submitted for final recording.

Sincerely,

Naomi Crimm

Naomi Crimm, Senior Community Planner
naomi.crimm@montgomerycountypa.gov – 620-378-3748

c: Brew Team Group, LLC, Applicant
Rebecca Geiser, Borough Solicitor
David Leh, Borough Engineer
Charles Faulkner, Collegeville Planning Commission Chair

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

ATTACHMENTS A & B

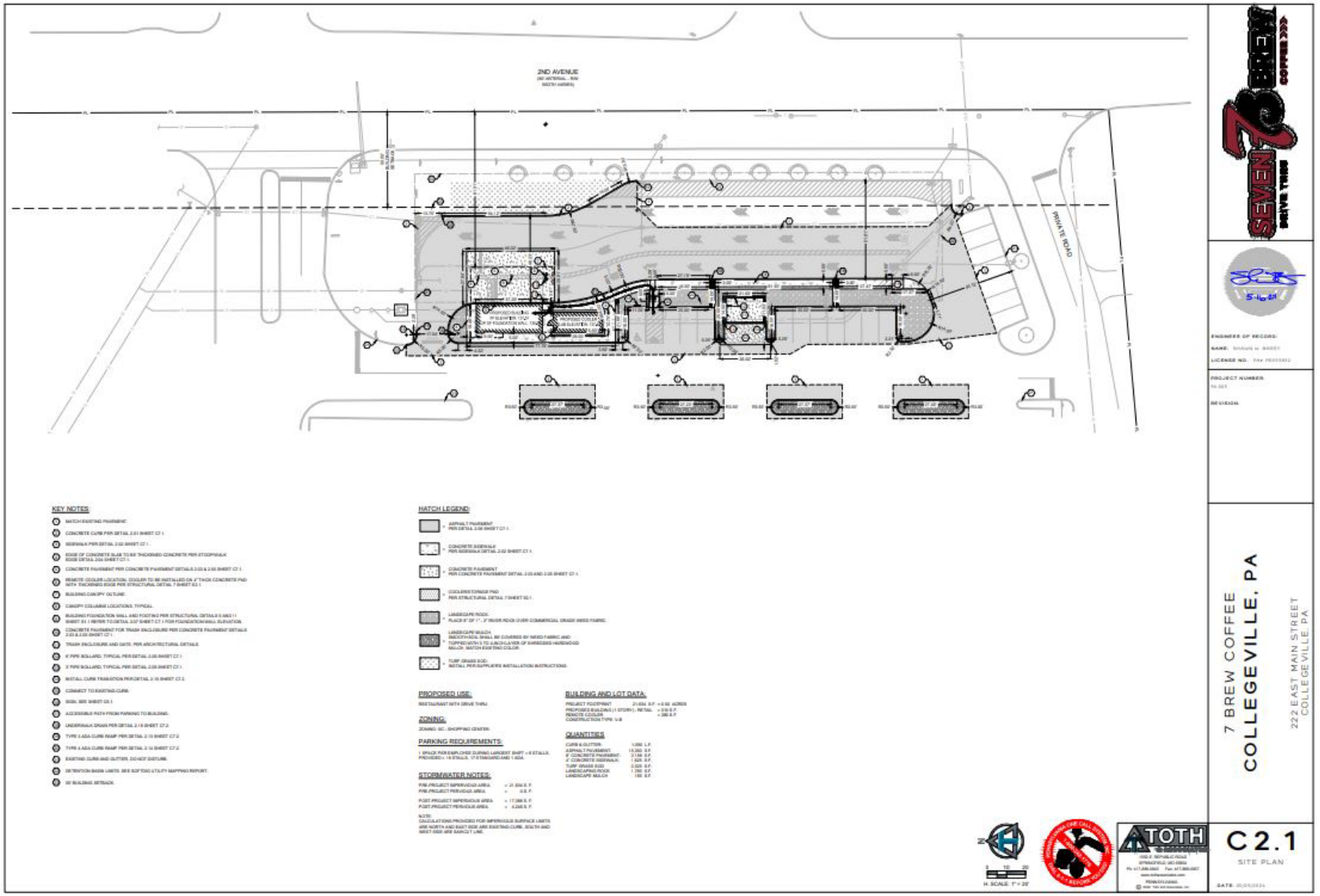


7 Brew Coffee
MCPC#240132001

Montgomery County Planning Commission

0 100 200 400 Feet

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2ND AVENUE
PRIVATE ROAD
KEY NOTES:
HATCH LEGEND:
PROPOSED USE:
BUILDING AND LOT DATA:
ZONING:
PARKING REQUIREMENTS:
QUANTITIES
STORMWATER NOTES:
7 BREW COFFEE
COLLEGEVILLE, PA
222 EAST MAIN STREET
COLLEGEVILLE, PA
ENGINEER OF RECORD:
PROJECT NUMBER
REVISION
C2.1
SITE PLAN
DATE:
H. SCALE: 1" = 20'