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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 7, 2024

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

Re: MCPC #23-0101-005
Plan Name: 196 Main Street LD Application
(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 land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 26, 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 and two non-residential buildings. The non-residential buildings, one bank and one retail building, would be located at the corner of Quarry Road and Main Street (Sumneytown Pike) and have frontage along Main Street. The residential portion of the development, consisting of four two-story buildings, would be located behind the commercial buildings. The property would be accessed by one driveway from Main Street and one driveway from Quarry Road, and also have emergency access from Quarry Road. Internal vehicular and pedestrian circulation would connect the commercial and residential portions of the property.

A future trail connection to the abutting property is shown on the plan. 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.

An ephemeral stream and wetland area are located on 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 in the RO-Residential Office Zoning District. The applicant received approval for the conditional use plan. We reviewed previously submitted proposals for this site in letters dated June 20, 2023, January 18, 2024, March 18, 2024, and April 10, 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 identifying potential future trail connections, all of which will contribute to the township's efforts to expand the sidewalk and trail network. We wish to reiterate comments from our previous review letter that will improve pedestrian connectivity.

1. *Sidewalks*. 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, or note on the plan that there is a public access easement where the sidewalk is shown. The plan should show sidewalks up to the edge of property lines.

2. *Crosswalks*. Crosswalks would be provided across the driveway entrances on Quarry Road and Main Street. We suggest using the same material for the sidewalk across the driveway apron and the entire length of the frontage, and to ensure that it is a level surface. These design strategies will signal a continuation of the pedestrian area.
   a) Quarry Road Driveway. 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) Main Street Driveway. We commend the addition of a larger forced turn island to vehicular movements. We recommend that the island be designed as a pedestrian refuge island.

CONCLUSION

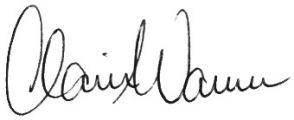
We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Lower Salford's planning objectives for mixed residential and non-residential development.

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 (23-0101-005) 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 to the Township Manager
Stephanie Butler, P.E., Township Traffic Engineer
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



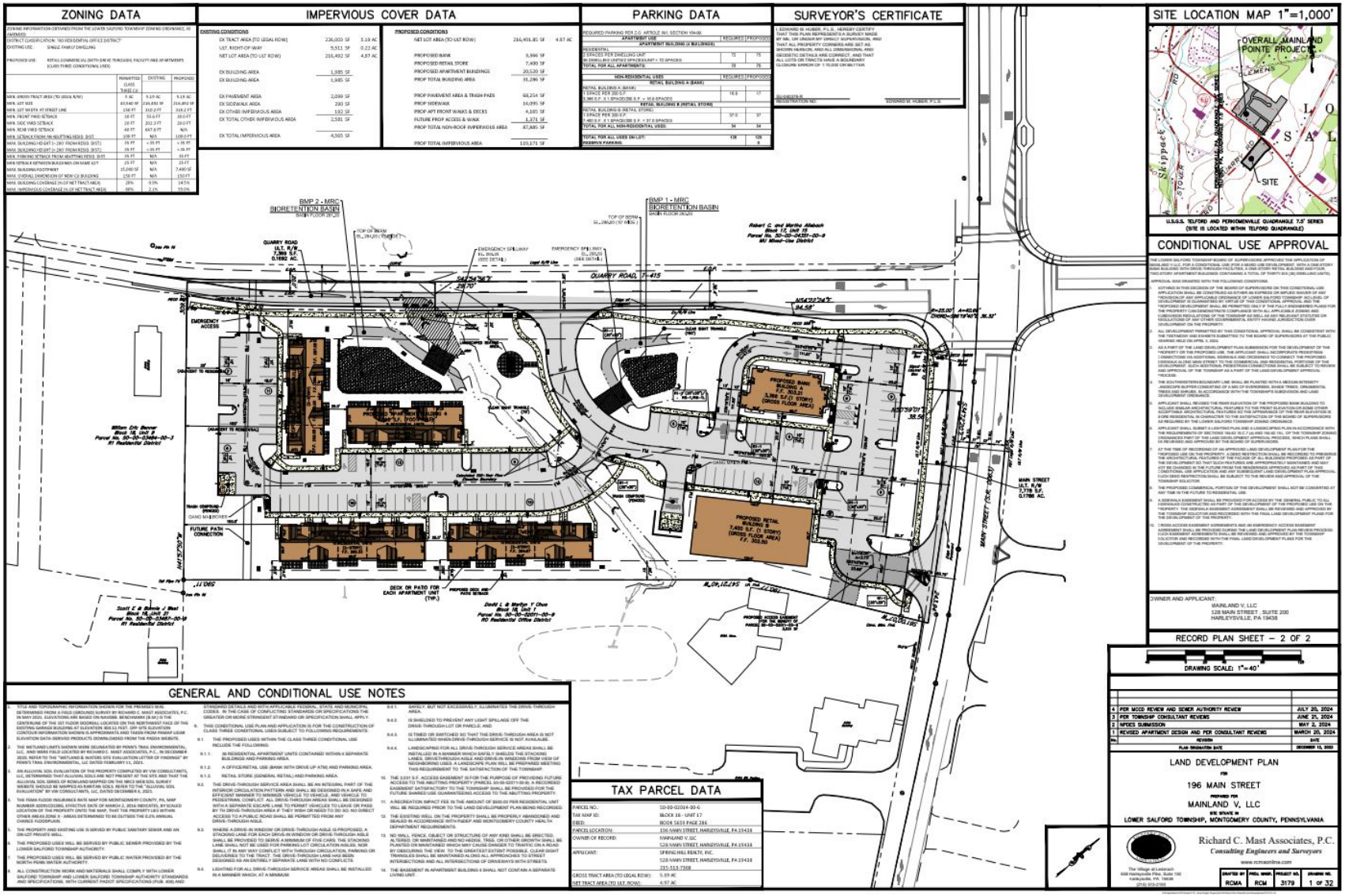
196 Main Street LD Application
MCPC#230101005

Montgomery County Planning Commission

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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
IMPERVIOUS COVER DATA
PARKING DATA
SURVEYOR'S CERTIFICATE
SITE LOCATION MAP 1"=1,000'
OVERALL MAINLAND POINTE PROJECT
SITE
U.S.G.S. TELFORD AND PERKIOMENVILLE QUADRANGLE 7.5' SERIES (SITE IS LOCATED WITHIN TELFORD QUADRANGLE)
CONDITIONAL USE APPROVAL
BMP 2 - MRC BIORETENTION BASIN
BMP 1 - MRC BIORETENTION BASIN
QUARRY ROAD
MAIN STREET (SR 0363)
PROPOSED BANK BUILDING 1 3,366 S.F. (1 STORY) (GROSS FLOOR AREA)
PROPOSED RETAIL BUILDING 2 7,400 S.F. (1 STORY) (GROSS FLOOR AREA) FF. 352.50
PROPOSED APARTMENT BUILDING 3 20,520 S.F. (3 STORY) (GROSS FLOOR AREA) FF. 352.50
PROPOSED APARTMENT BUILDING 4 20,520 S.F. (3 STORY) (GROSS FLOOR AREA) FF. 352.50
EMERGENCY ACCESS
FUTURE PATH CONNECTION
DECK OR PATIO FOR EACH APARTMENT UNIT (TYP.)
TRASH ENCLOSURE (TYP.)
SAND MIRCROFT
Robert C. and Martha Ahlbeck Book 17, Unit 15 Parcel No. 50-00-04201-00-9 MU Mixed-Use District
Willow Crk Owners Book 16, Unit 2 Parcel No. 50-00-03484-00-3 R1 Residential District
Scott E & Belinda J Rost Book 16, Unit 1 Parcel No. 50-00-03487-00-9 R1 Residential District
David L & Marilyn Y Chua Book 16, Unit 1 Parcel No. 50-00-02011-00-9 R2 Residential Office District
GENERAL AND CONDITIONAL USE NOTES
TAX PARCEL DATA
OWNER AND APPLICANT:
MAINLAND V, LLC
528 MAIN STREET SUITE 200
HARLEYSVILLE, PA 19438
RECORD PLAN SHEET – 2 OF 2
DRAWING SCALE: 1"=40'
LAND DEVELOPMENT PLAN
FOR
196 MAIN STREET
PREPARED FOR
MAINLAND V, LLC
SITE SITUATE IN
LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
Richard C. Mast Associates, P.C.
Consulting Engineers and Surveyors
www.rcmassoc.com
DRAWING NO. 1 OF 32