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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 12, 2024

Mr. Justin Keller, Borough Manager
Pottstown Borough
100 East High Street
Pottstown, PA 19464

Re: MCPC #24-0177-001
Plan Name: Walmart Expansion
(4,043 sq. ft. commercial on approximately 17.40 acres)
Situate: Shoemaker Road (S); west of PA Route 100
Pottstown Borough

Dear Mr. Keller:

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 August 8, 2024. We forward this letter as a report of our review.

BACKGROUND

Travis Koger of Dewberry Engineers Inc., the applicant, has submitted a preliminary land development plan showing a 4,043 square foot expansion of an existing Walmart building with modification of the parking configuration in the areas surrounding the expansion. The applicant also proposes to revise some of the existing right-of-way, curbing, sidewalk, signage, striping, and storm drainage system in the existing Walmart parking lot. Storm drains from the expansion and associated canopy will tie into the existing storm drains. This parcel is located in the HB Highway Business District. Public water and sewer serve the site. The plan is dated June 28, 2024.

CONSISTENCY WITH COMPREHENSIVE PLANS

The proposed plan is generally consistent with the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. The applicant's site lies in the Community Mixed Use and Service Area on the future land use map. The Plan recommends that these areas serve as local community focal points that typically have a significant retail or institutional element with surrounding residential uses. These centers are located on major roads within the community and usually have a suburban character. One of the primary uses in this future land use category is shopping centers. The Plan recommends that developments in these areas be designed for walking.

The proposed plan is generally consistent with the Pottstown Metropolitan Regional Comprehensive Plan (2015). The Regional Future Land Use Map identifies this site as Regional Core, where Business uses such as retail are encouraged.

The proposed plan is generally consistent with the Pottstown Borough Comprehensive Plan (2014). The applicant's site lies in the Regional Commercial future land use category, where it is considered appropriate for large auto-oriented businesses to locate to serve the commercial needs of the Pottstown region.

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 borough may wish to consider prior to final plan approval. Our review comments are as follows:

REVIEW COMMENTS

LANDSCAPING

Per Appendix A509.1 in the Subdivision and Land Development Ordinance, "Landscaping shall be provided as part of site plan and subdivision design. It shall be conceived in a total pattern throughout the site, integrating the various elements of site design, preserving and enhancing the particular identity of the site, and creating a pleasing site character." The plan does not indicate proposed landscaping features, nor a specific landscaping plan. Future submissions should include a landscaping plan, which is also required by §22-400.4.H, to demonstrate compliance with the Subdivision and Land Development Ordinance.

OPEN SPACE AND RECREATIONAL FACILITIES

A. Dedication Requirements - All applicants seeking subdivision and/or land development approval shall provide land for open space and recreational facilities, as specified in Subsection 4, as follows: "A minimum of 0.01 acre of land shall be offered for dedication for each 1,000 square feet of building, structure or improvement proposed for any nonresidential land development plan [§22-A504]." Based on the proposed 4,043 square feet of new commercial development, the applicant would be required to provide 1,761 square feet for this purpose.
B. Fee-in-Lieu Option - The applicant may elect to contribute a fee-in-lieu of dedication of such land [§22-A505], subject to the discretion of Borough Council.
C. Potential Configuration - Should land be provided to meet this requirement, we suggest that a small public plaza with tree canopy be considered to add shade, greenery, and a pleasant seating area to existing impervious surface area in front of the building or in the main parking area. We would be happy to provide more specific suggestions in this regard.

PEDESTRIAN CIRCULATION

The Pottstown Metropolitan Comprehensive Plan of 2015 notes that within highway commercial development zones, "Pedestrian circulation can also be improved within parking areas by installing walkways within landscaped strips, delineating pedestrian crossings, and providing traffic calming devices near building entrances to help slow cars and give pedestrians the right-of-way [p. 95]." Over time and as

land development or pavement restriping occurs, we recommend improving pedestrian connectivity throughout the parking lot by constructing or painting walkways in between parking zones to allow for safer pathways for walking to/from the entrances/exits of the building.

ADDITIONAL INFORMATION RECOMMENDED

A. Labels - Based on the information provided, it does not appear that all proposed improvements are clearly labeled. We suggest that future submissions include labels for all proposed improvements and/or an expanded legend.
B. Street Information - We recommend including the width of the cartway and the right-of-way on the plan
C. Trash -
    1. Enclosures could be symbolized (materials comprising the trash enclosure are required to be provided by §A404.16 in the Subdivision and Land Development Ordinance).
    2. It is unclear from the information provided where trash will be stored. Future submissions should clearly identify where trash storage is proposed to be provided. If the trash storage area will be located outside, please note that it shall comply with §22-510 of the Subdivision and Land Development Ordinance. We recommend indicating the location of the trash/dumpster on the plan.
D. Zoning District Boundary Lines [§22-A401.9] - The names of the abutting Flex Office and Neighborhood Residential Districts should be included on the plan.

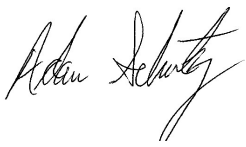
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the borough's planning objectives for 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 (24-0177-001) on any plans submitted for final recording.

Sincerely,



Adam Schantz, Community Planner II
adam.schantz@montgomerycountypa.gov – 610-278-3722

cc: Travis Koger with Dewberry Engineers, Applicant
Jim Derr, Chair, Borough Planning Commission

Keith Place, Borough Director of Licensing and Inspection
Winter Stokes, Borough Zoning Officer
Charles D. Garner, Jr., Borough Solicitor

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



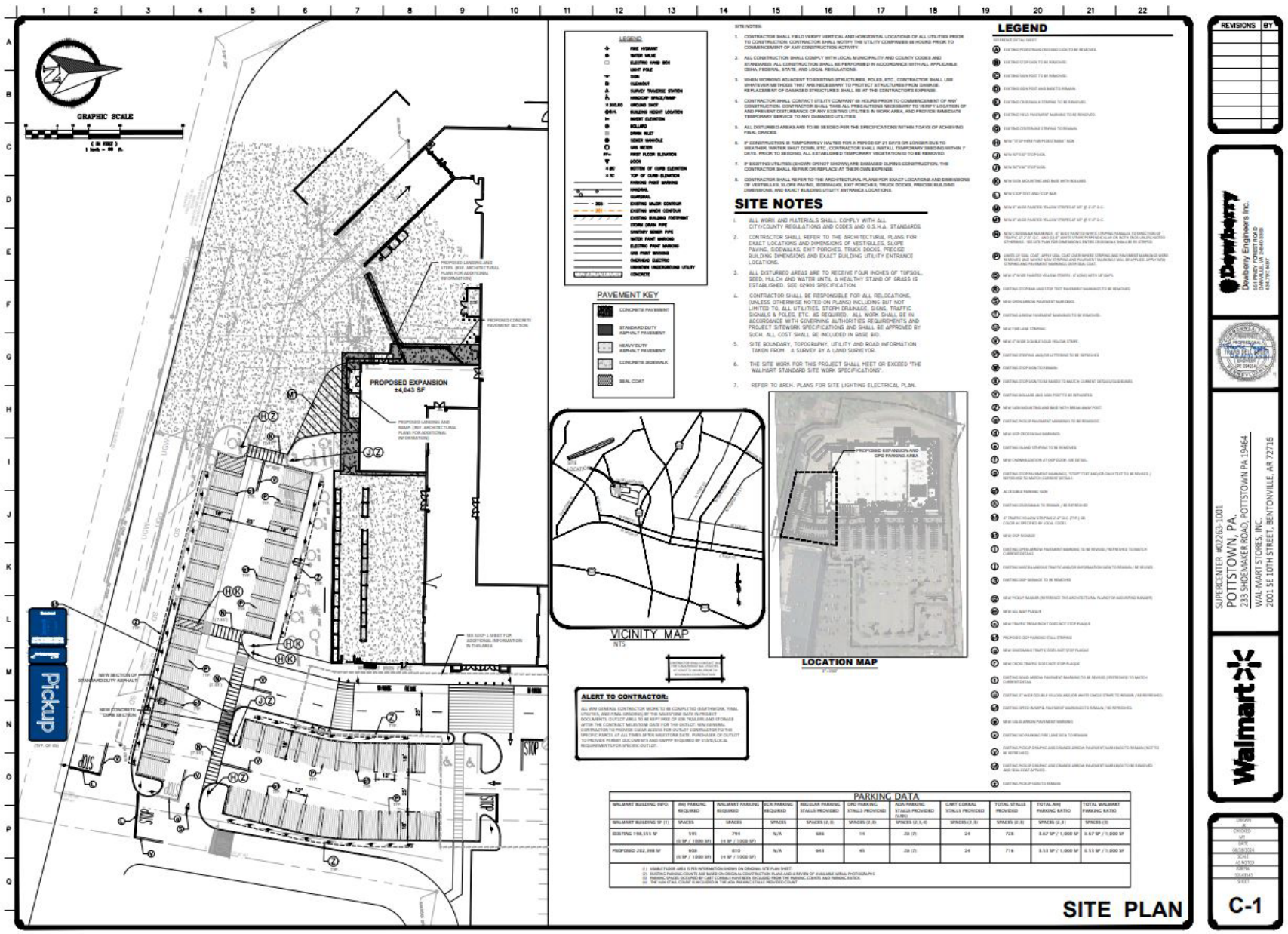
Walmart Expansion
MCPC#240177001

Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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www.montcopa.org/plancom
Aerial photography provided by Nearmap


SITE PLAN
LEGEND
SITE NOTES
PAVEMENT KEY
VICINITY MAP
LOCATION MAP
ALERT TO CONTRACTOR:
PARKING DATA
GRAPHIC SCALE
PROPOSED EXPANSION ±4,043 SF
Pickup
STOP
REVISIONS
Walmart
SUPERCENTER #02263-1001
POTTSTOWN, PA.
233 SHOEMAKER ROAD, POTTSTOWN PA 19464
WAL-MART STORES, INC.
2001 SE 10TH STREET, BENTONVILLE, AR 72716
Dewberry Engineers Inc.
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