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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 18, 2024

Deborah Roesener
West Pottsgrove Township
980 Grosstown Road
Stowe, PA 19464

Re: MCPC# 24-0181-001
Plan Name: State Street Commercial Development
(2 lots and 90,356 square feet on 6.57 acres)
Situate: Upland Square Drive at State Street
West Pottsgrove Township

Dear Ms. Roesener:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 16, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, 1097 State Street, LP, is proposing to develop a 55,000 square foot retail store, a 23,348 square foot grocery store, a 5,385 square foot restaurant, a 3,908 square foot car wash, and a 2,715 square foot restaurant on 2 lots comprising 6.57 acres. This is part of a larger proposed development that extends into Upper Pottsgrove Township. This review letter is for the portion of the development in West Pottsgrove Township only.

The property is located in West Pottgrove's R-1 Residential zoning district and Route 100 Commercial Overlay zoning district; the property is being developed under the latter's regulations. The property is served by public water and sewer. The plan is dated August 9, 2024.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision.* The proposed development is located at the southern end of the Suburban Residential future land use area, where it meets the Business area and the Community Mixed Use and Services area. Primary uses in the Community Mixed Use and Services area includes shopping centers and retail uses in concentrated nodes. The proposal is generally consistent with the 2015 Pottstown Metropolitan Regional Comprehensive Plan future land use map. The proposed development is located in a primary growth area in the future land use plan, where new nonresidential growth is to be focused and where retail uses are appropriate. New nonresidential development

should be planned to provide appropriate transitions between different uses and intensities of development. The development is regionally significant, and is required to undergo review and comment by the Pottstown Metropolitan Regional Planning Committee.

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 West Pottsgrove Township may wish to consider prior to preliminary/final plan approval. Our comments are as follows:

REVIEW COMMENTS

PROPERTY INFORMATION

A. Parcel boundaries - The boundaries shown on the plan do not match those of Montgomery County Board of Assessment. Additionally, the ownership and property information for the access drives and water tank was not provided; they are not designated as being part of any of the lots.

Property boundaries of Block 3, Unit 4, and Block 3, Unit 25, fronting on Upland Square Drive, in Montgomery County Board of Assessment Records (right) do not match property boundaries on applicant's existing conditions plan



TRANSPORTATION

A. Traffic study – Such a study is required for nonresidential uses, unless determined not necessary by the Board of Commissioners. This includes the impact on public transportation service. The applicant should coordinate with PART to discuss potential transit service to the proposed development. The applicant shall demonstrate that the granting of the proposed use shall not materially increase traffic congestion on adjacent roads and highways. Z463.C. S440.

B. Airport Hazard Area – Due to proximity to Pottstown Municipal Airport, the applicant shall ensure that the proposed development complies with the current, applicable Airport Hazard Area regulations. For more information, see:

https://www.penndot.pa.gov/Doing-Business/Aviation/Planning%20and%20Zoning/Pages/Airport-Zoning-and-Compatible-Land-Use.aspx

C. Paper street - Has Oakview Drive been vacated? The proposed development would include part of the unbuilt street.

D. Sidewalk verge/border area - SALDO Figure 4-4. Sidewalk and Border Area Guidelines require a wider than proposed 4 foot sidewalk border area along Upland Square Drive.

E. Crosswalks - Shall be required and clearly delineated at all intersections and shall maintain the width of the widest sidewalk it connects to [SALDO Sec. 416]. There should be crosswalks over all four approaches to the intersection of Upland Square and the proposed main access drive. We recognize that a crosswalk and pedestrian signals currently exist that cross Upland Square Drive. However, since the applicant proposes no sidewalk on the side of the proposed main access drive that would directly connect to that crosswalk, the proposed sidewalk-crosswalk network would force pedestrians to cross two streets and a turning ramp to cross from the proposed retail center to Upland Square Shopping Center. This is hazardous to pedestrians and may encourage unsafe crossings/jaywalking. We suggest that pedestrian improvements here incorporate traffic calming measures, consistent with those for collector roads discussed in SALDO Sec. 416.3, such as a raised crosswalk or bulb-out, pedestrian refuge island, or similar.

F. Access easements - Access easements are required guaranteeing access to Upland Square Drive [Zoning Sec. 2303. Additional Development Standards].

LANDSCAPING & STORMWATER MANAGEMENT COMMENTS

A. Parking lot landscaping - The proposed landscaping leaves many areas without tree canopy and other greenery. This is a large land development and there is a significant opportunity to add shade trees, shrubs, ornamental grasses, and other vegetation that has greater impact on stormwater management, site cooling, air cleaning, visual appeal of the site, carbon sequestration, reduced need for chemicals for lawn treatment, and other benefits. Numerous planting islands have no or limited plantings [SALDO Sec. 431.2]

B. Extent of site disturbance -

1. Minimization of disturbance. All uses shall be developed and operated in a manner that preserves the quality of the existing environment and of any natural amenities present on the site. All uses shall provide for the preservation and minimum destruction of natural drainage areas, and minimum grading and destruction of the ground surface [Zoning Sec. 418]. SALDO's Section 400.3. Design: General Standards states that plans shall be designed to avoid excessive movement of earth.

2. Grading setbacks. All grading shall be set back from property lines at least 3 feet. Where grading creates an abrupt drop-off from the neighboring property, the applicant shall be required to install a fence or other suitable protective barrier. The proposed wall is located at the bottom of the slope and would not protect against falls from the neighboring property [SALDO Sec. 411.5. Topsoil Protection and Grading]. The applicant is proposing grading outside the development site on neighboring property. Did the applicant obtain an easement? We suggest the applicant clarify how and why this is being undertaken.

3. Steep slope restrictions. The applicant shall ensure that the provisions governing development on steep slopes are complied with [Zoning Sec. 447.P. Steep Slopes]. SALDO Sec. 414 Steep Slope Conservation shall also be complied with–including that there shall be no disturbance of slopes of 25 percent or greater, with the exception of man-made slopes and when meeting requirements of Section 412. Erosion and Sedimentation Control.

4. Intermittent stream. The applicant is proposing elimination of the existing intermittent stream and extensive clearing of wooded area, including areas on adjacent properties. SALDO Sec. 410, Figure 4-2 requires land be preserved along an intermittent stream.

5. Wooded areas. Can the applicant preserve any of the existing wooded areas along the periphery of the tract, such as that next to Block 2, Unit 4 and Block 3, Unit 14, and along the rear at Oakview Drive? [Zoning Sec. 418. Environmental Protection]. It shall be incumbent on the applicant to prove that tree removal is minimized. If challenged by the Township, the applicant shall produce evidence, such as written documents or plans certified by a registered landscape architect or other professional showing that no alternative layouts are possible and that no alternative clearing or grading plan would reduce the loss of mature trees, tree masses, or woodland [SALDO Sec. 408.1.B].

LIGHTING

Fixture height - No luminaries, spotlight, or other light source that is within 200 feet of a dwelling shall have a height exceeding 25 feet above the average surrounded ground level [SALDO Sec. 431. Lighting]. It appears as if some of the proposed 30 foot high lighting standards may be less than 200 feet from homes on Juniper Street, Buttonwood Street, and Nagle Road.

TRASH ENCLOSURE

Refuse Collection Facilities [Zoning Sec. 451. Refuse Collection Facilities]. It does not appear that the details of the trash enclosures are shown on the plan. These facilities shall be architecturally compatible with the building(s). Landscaping is encouraged around these facilities.

RESTAURANT REGULATIONS

Hours – Operation shall be discontinued between 2:00 and 6:00 am [Zoning Sec. 454 Restaurants or Taverns].

OTHER PLAN INFORMATION

Water tank – The purpose of the water tank should be noted on the plans. The plans note that the water tank is "by others." The plans shall clarify who the "others" are.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve West Pottgrove Township'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 (24-0181-001) on any plans submitted for final recording.

Sincerely,

Mike Narcowich, AICP, Community Planning Assistant Manager
michael.narcowich@montgomerycountypa.gov – 610-278-5238

c: 1097 State Street, LP, Applicant
Scott Burton, PennDOT
Paul Lutz, PennDOT
Fran Hanney, PennDOT

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

ATTACHMENTS A & B



State Street Commercial Development
MCPC#240181001

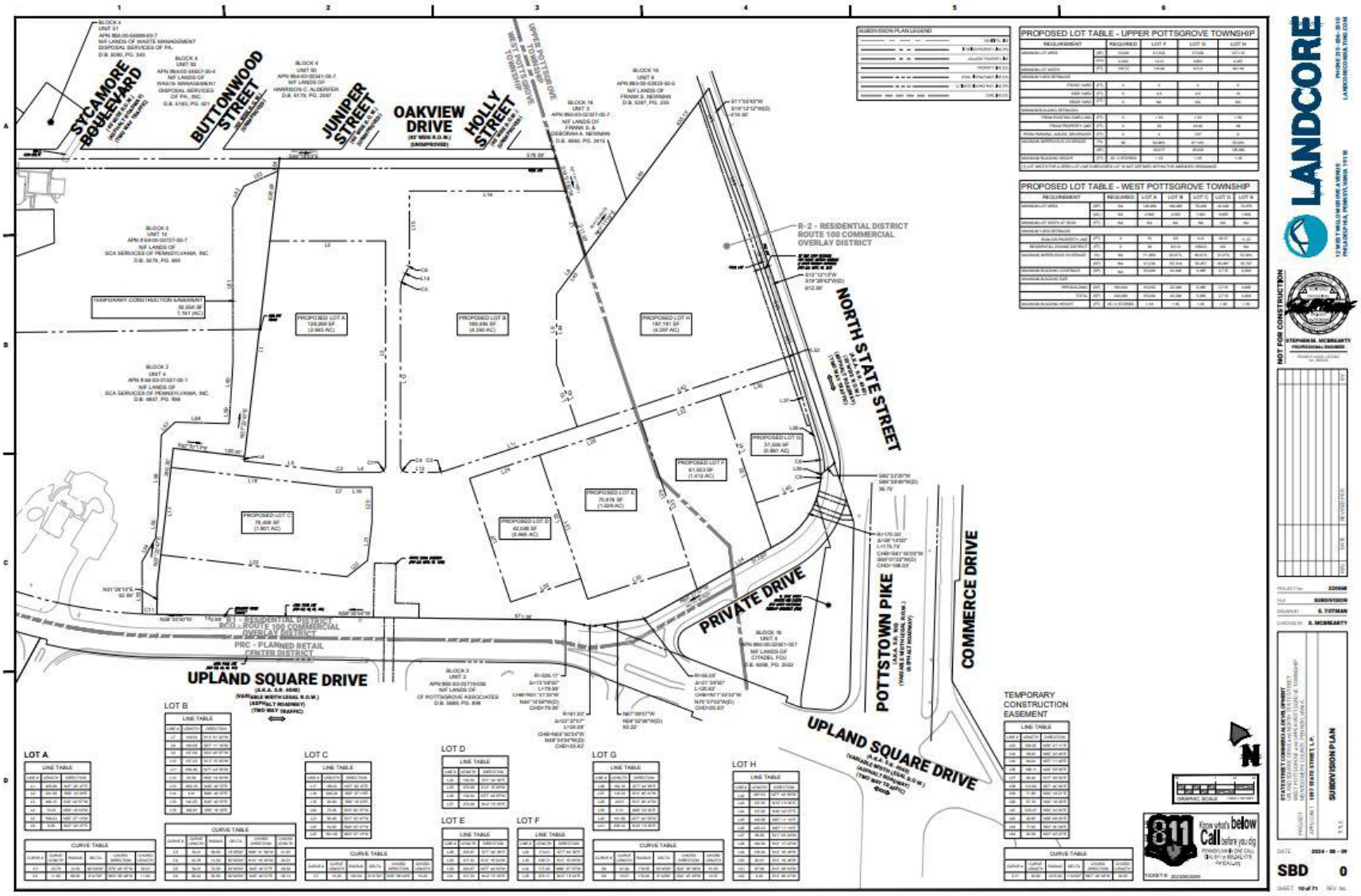
Montgomery County Planning Commission

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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


SYCAMORE BOULEVARD
BUTTONWOOD STREET
JUNIPER STREET
OAKVIEW DRIVE
HOLLY STREET
NORTH STATE STREET
POTTSTOWN PIKE
COMMERCE DRIVE
PRIVATE DRIVE
UPLAND SQUARE DRIVE
R-2 - RESIDENTIAL DISTRICT
ROUTE 100 COMMERCIAL OVERLAY DISTRICT
PRC - PLANNED RETAIL CENTER DISTRICT
PROPOSED LOT A
PROPOSED LOT B
PROPOSED LOT C
PROPOSED LOT D
PROPOSED LOT E
PROPOSED LOT F
PROPOSED LOT G
PROPOSED LOT H
TEMPORARY CONSTRUCTION EASEMENT
PROPOSED LOT TABLE - UPPER POTTSGROVE TOWNSHIP
PROPOSED LOT TABLE - WEST POTTSGROVE TOWNSHIP
LANDCORE
NOT FOR CONSTRUCTION
SUBDIVISION PLAN
SBD
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