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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 2, 2024

Ms. Jaime Snyder, Borough Manager
Hatfield Borough
401 S. Main Street
Hatfield, PA 19440

Re: MCPC #24-0003-002
Plan Name: Hatfield Walk
(8 du/1 lot on approximately 1.5 acres)
Situate: Main Street (N); northwest of Broad Street
Hatfield Borough

Dear Ms. Snyder:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 21, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Pennington Property Group, has submitted a preliminary land development plan dated August 7, 2024 showing the construction of 8 new townhomes. In addition to garages and driveways for each townhome unit, 12 surface parking spaces are shown. The planned development also involves the construction of stormwater management facilities, a community area, and sidewalks. The proposal shows the consolidation of two properties and the removal of an existing home on the parcel fronting North Main Street. This property is located in the borough's Core Commercial zoning district. Public water and sewer serve the site.

The Montgomery County Planning Commission (MCPC) previously reviewed both a sketch plan on August 7, 2023 (MCPC # 23-0133-001), and a conceptual plan with a zoning text amendment on February 7, 2024 (MCPC # 24-0003-001) for the subject tract.

According to Sheet 1 of the Record Plan provided to MCPC on August 21, 2024, the applicant has received the following variances from the Hatfield Borough's zoning ordinance.

- From §27-1202 *Permitted Uses*
- From §27-1204 *Dimensional Standards*
- From §27-2101 *Statement of Intent*
- From §27-2108.1.G *Minimum Rear Setback*
- From §27-2108.1.H *Front Yard Depth*

CONSISTENCY WITH COMPREHENSIVE PLANS

The proposed plan is generally consistent with the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*, and, in particular, its objectives to support growth and development in appropriate areas with existing infrastructure. The applicant's site lies within a "designated growth area" per the Growth and Preservation component of the county comprehensive plan. Furthermore, our Future Land Use Map categorizes the subject tract as a "Town Residential Area". The Plan advises that these areas are oriented towards pedestrians more than automobiles. A primary use in these areas are townhouses, though Town Residential Areas can have a variety of housing types mingled within blocks or small neighborhoods.

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

CIRCULATION

A. Pedestrian Facilities. The Walk Score® (https://www.walkscore.com/score/23-n-main-st-hatfield-pa-19440) of the development site is rated 50 (out of 100). For the provision of new sidewalks, which shall link this residential development to North Main Street, the borough may wish to consider if additional measures can be taken to facilitate walking to and from local destinations, such as Hatfield Elementary School and the central business district. We recommend that the large driveway curb cut have ADA curb ramps and a marked crosswalk.

B. Dead-End Street. The access driveway delineated on the plan may be deemed a dead end street. It is uncertain how cars will adequately maneuver within the area at the end of the access drive. There appears to be a lack of backup space for Unit 4 in particular. We defer to the Borough Engineer to determine if the layout, as proposed, meets applicable municipal standards. A turnaround area may need to be considered. We recommend that future plan submissions include a truck turning template showing how trash trucks or emergency vehicles could enter/exit the site.

LANDSCAPING

The proposed plan removes two existing trees, while adding four new trees and eight shrubs. Section 22-420.1.C(3)(a) of the Subdivision and Land Development Ordinance (SALDO) requires a ratio of at least two trees for each 100 feet of property line. While the applicant has requested a waiver of the tree requirements, we recommend additional trees to provide appropriate shade and aesthetic where feasible. All shade trees should be from the list provided in § 22-421 of the SALDO. Native trees can be planted within the Riparian Corridor Conservation Overlay District in accordance with § 22-433 of the SALDO.

STORMWATER MANAGEMENT

We recommend that the developer provide some guidance for maintenance of the underground stormwater basin, as the HOA will likely be responsible.

PROPOSED COMMUNITY AREA

A "community area" is delineated on the plan in the rear portion of the development parcel. It is unclear how this open space area will function. We suggest that this open space could be furnished with various amenities, including enhanced landscaping, and, possibly, an area for sitting or passive recreation.

MISCELLANEOUS

A. Highway Occupancy Permit
As shown on the submitted plan, the applicant proposes a point of ingress/egress along Main Street (SR 0463), which is a state road maintained by the Pennsylvania Department of Transportation (PennDOT). We defer to the borough and applicant to coordinate with PennDOT concerning any issues regarding a highway occupancy permit, if applicable.

B. Building Better Townhouse Communities
The Montgomery County Planning Commission has published a report titled Building Better Townhouse Communities, which offers suggestions, recommendations and best practices related to townhouse developments. We invite municipal officials and the applicant to download this document from our website (https://www.montgomerycountypa.gov/1459/Publications) to gain insight on County land development policies regarding this development type.

Of particular importance are the sections related to Townhouse Design Elements and Best Practices and open space (pg. 11), garage design standards (pg. 29), parking standards (pg. 30), and garage design options (pg. 33).

CONCLUSION

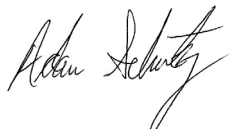
We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the borough's planning objectives for residential development.

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 (24-0003-002) on any plans submitted for final recording.

Sincerely,



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

cc: Pennington Property Group, Applicant
Katie Vlahos, Assistant Borough Manager
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



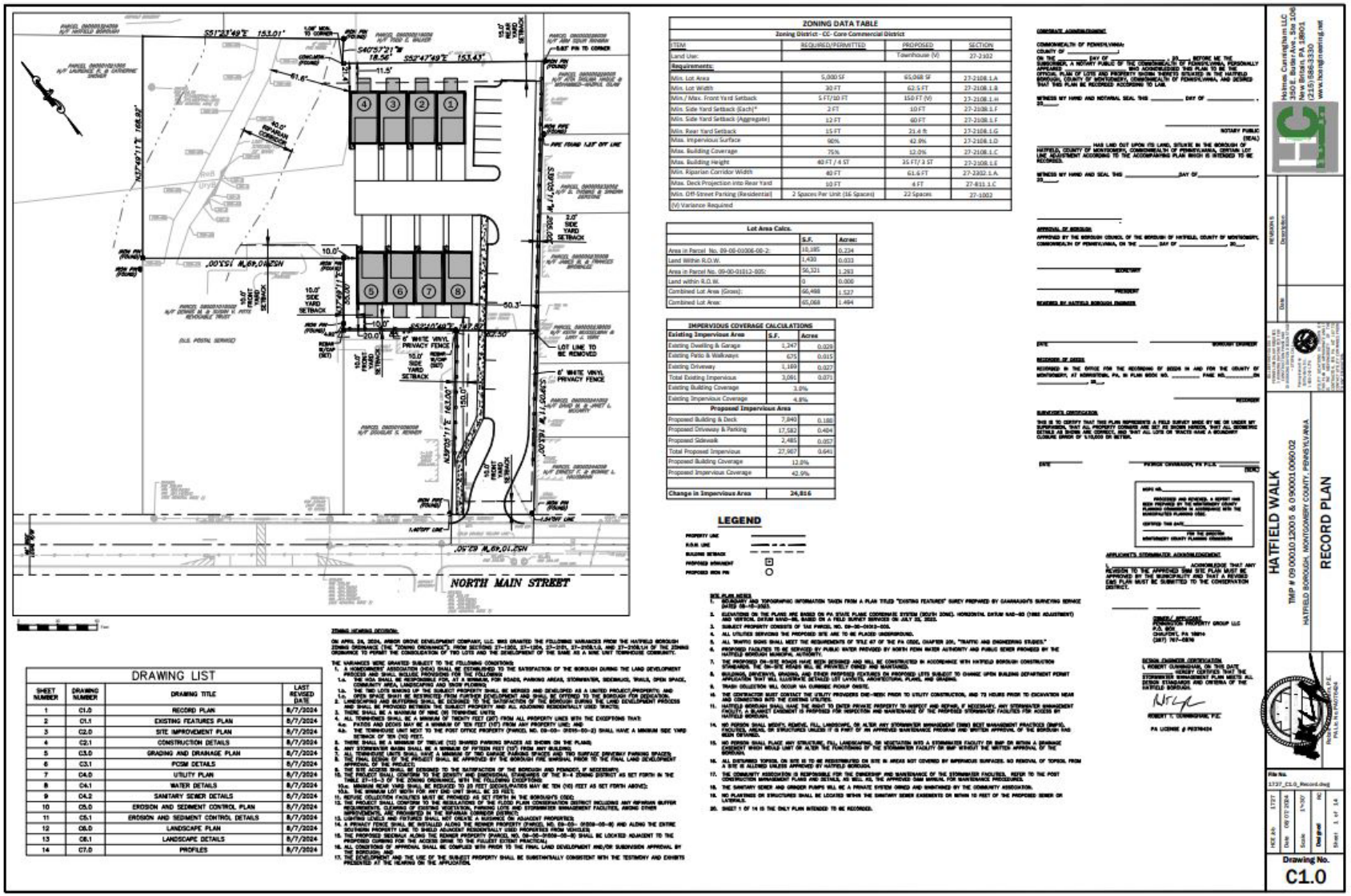
Hatfield Walk
MCPC#240003002

Montgomery County Planning Commission

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Aerial photography provided by Nearmap



DRAWING LIST			
SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE	LAST REVISED DATE
1	C1.0	RECORD PLAN	8/7/2024
2	C1.1	EXISTING FEATURES PLAN	8/7/2024
3	C2.0	SITE IMPROVEMENT PLAN	8/7/2024
4	C2.1	CONSTRUCTION DETAILS	8/7/2024
5	C3.0	GRADING AND DRAINAGE PLAN	8/7/2024
6	C3.1	FCSM DETAILS	8/7/2024
7	C4.0	UTILITY PLAN	8/7/2024
8	C4.1	WATER DETAILS	8/7/2024
9	C4.2	SANITARY SEWER DETAILS	8/7/2024
10	C5.0	EROSION AND SEDIMENT CONTROL PLAN	8/7/2024
11	C5.1	EROSION AND SEDIMENT CONTROL DETAILS	8/7/2024
12	C6.0	LANDSCAPE PLAN	8/7/2024
13	C6.1	LANDSCAPE DETAILS	8/7/2024
14	C7.0	PROFILES	8/7/2024