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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 7, 2024

Ms. Brianna Costira
Planning Administrator
Limerick Township
646 West Ridge Pike
Limerick, Pennsylvania 19468

Re: MCPC #24-0197-001
Proposal Name: Sheetz Limerick
(1 lot comprising 0.87 acres)
444 W. Ridge Pike Condo 4
Limerick Township

Dear Ms. Costira:

We have reviewed the above-referenced land development application in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 10, 2024. We forward this letter as a report of our review.

BACKGROUND

Sheetz, Inc. has submitted a land development application to build a gasoline service station with convenience retail. The proposal includes a 6,139 SF store with drive-through. The site lies within the MS-Main Street zoning district (Chapter 184 Article XXXIII of the Limerick Township Code) where drive-through restaurants are a permitted use and gas service stations with convenience retail are a conditional use. It would appear that the proposal is in accordance with the conditions set out in Section 184-231(9) of the Limerick Township code. The site is also located within the Conical Zone of the Airport Overlay Map.

The site address is 444 W. Ridge Pike Condo 4 (Tax ID# 37-00-05126-00-3) and is owned by Ridge Swamp Associates I LP. The site is 145,366.35 SF, however, the proposal includes a subdivision of the site into 2 lots: Proposed Condo 4A, totaling 38,471.29SF, and Proposed Condo 4B, totaling 106,894.76 SF. The Sheetz, Inc. proposal for the convenience store and drive-though is on the Proposed Condo 4B lot. The Proposed Condo 4B lot currently has an existing vehicular access off Ridge Pike and connects to an existing sidewalk network on the south, east, and west boundaries of the larger application site. These sidewalks provide

access to Arcadia at Limerick Pointe, an independent living and personal memory care residential development, located to the north on the adjacent tax parcel. The proposed land development will add two new vehicular access points on Limerick Pointe Service Drive, which is a private drive between the site and Arcadia at Limerick Pointe. An ADA-compliant walkway is also proposed through the site connecting Ridge Pike and Arcadia at Limerick Pointe with a crosswalk over Limerick Pointe Service Drive via the proposed convenience store.

COMPREHENSIVE PLAN COMPLIANCE

The land development plan is generally in compliance with Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*. In particular, it supports attracting and retaining businesses and encouraging development and transformative investment where infrastructure already exists.

Similarly, the proposal is generally in compliance with Limerick Township Comprehensive Plan, adopted March 2009. Specifically, it encourages economic development in areas with existing transportation and utility infrastructure.

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

REVIEW COMMENTS

ZONING

A. Pottstown-Limerick Airport Zoning District

1. Due to the site's proximity to Heritage Field Airport, the proposal is located within the Conical Zone of the Airport Overlay Map. The applicant should ensure that the proposed development complies with the current, applicable Airport Hazard Zoning regulations.

RECORD PLAN

A. Drive-through stacking and entrance conflict

1. There is a potential conflict where the drive-through stacking area and drive isle cross over the vehicular access driveway in the northeast corner of the site. Although slow moving vehicles will be exiting the site, there is potential for vehicles to enter the site at higher speeds from Limerick Pointe Service Drive, and that could create a safety conflict with vehicles crossing over the access driveway from the drive-through's drive isle to stacking lane. We would recommend that the access driveway in the northeast corner of the site become an exit only, to limit this potential conflict.

2. Furthermore, reducing the width of the northeast access driveway would be the most effective way to ensure that vehicles do not use this as an entrance. Further reductions in the width of the driveway between the six and eight parking stalls, to the east of the building, from 35 feet to 24 feet could also be implemented. This would retain maneuverability within the parking lot and should still fit with the submitted truck turning templates. It would also afford the opportunity to reorient the ADA-compliant curb ramp and crosswalk at the northeast access driveway and the Arcadia at Limerick Pointe

B. Realignment of northwest access driveway

1. Through the process of subdividing the land, the access driveway in the northwest of the site is not aligned with the driveway on the other side of the Limerick Pointe Service Drive. Although this appears to be a delivery entrance for Arcadia at Limerick Pointe, the alignment would increase safety for customers accessing the proposed development and those using the adjacent on street parking. It also offers an opportunity for including additional pedestrian crosswalks at the intersection.
2. Moreover, realignment of the northwestern access driveway would also provide an opportunity to have dual access to both lots: Proposed Condo 4A and Proposed Condo 4B. This would limit the need to have additional driveways installed when the Proposed Condo 4A lot is developed.
3. At the very least we would recommend that access should be provided to the Proposed Condo 4A lot via the current unaligned driveway. Additional pedestrian connections between Proposed Condo 4A and Proposed Condo 4B should also be considered.

C. Multimodal Connections

1. The current combination of proposed and existing pedestrian facilities on the application site is commendable. However, additional sidewalk should run along the northern side of the site connecting the existing sidewalks. As mentioned above, realigning the western access driveway with the driveway at the rear of the Arcadia at Limerick Pointe would provide an opportunity to add additional crosswalks connecting both properties.
2. In the Limerick Township Official Map there is an annotation for Bike Lane (On Road) along Ridge Pike. The applicant should work with the township to implement on road bike lanes where possible along the frontage of the site as the Official Map suggests.
3. It is noted in the Record Plan that the existing “Bus Shelter” will be relocated to the east of the existing access driveway off Ridge Pike. The Applicant should consult SEPTA on the relocation of this bus shelter.

LANDSCAPE PLAN

A. Removal of Pin Oak from Shade Trees

1. The breadth and variety of the landscaping plan is commendable. However, the three proposed Pin Oak shade trees are located along the edge of the drive isle for the drive-through. We understand that there is a note on the Landscape Plan that the Pin Oaks will be limbed at a height of 7’-8’ to

avoid overhanging into the parking and drive isle. Nonetheless, we would recommend swapping the Pin Oak for any of the other shade trees proposed in the landscape schedule, as their growing habitat may still impede cars that are utilizing the drive isle.

DRAINAGE PLAN

A. Requested waivers for Section 155-23(B) & (C)

1. It is recommended that the applicant consult the conservation district and township engineer to see if these waivers are advisable.

CONCLUSION

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

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 #24-0197-001 on any plans submitted for final recording.

Sincerely,



Andrew Turner, AICP, MRTPI, Transportation Planner
andrew.turner@montgomerycountypa.gov – 610-278-3638

c: Jessica Strittmatter, Engineering/Permit Manger, Sheetz Inc
Nate Fox, Esq, Attorney, Obermayer Rebmann Maxwell & Hippel, LLP
Daniel Kerr, Mgr., Limerick Township
Greta Martin Washington, Dir. Comm. Plng., Limerick Township
Christopher J. Haring, Chair Limerick Township Planning Commission

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

ATTACHMENT A: AERIAL – 444 W. RIDGE PIKE CONDO 4



Sheetz Limerick
MCPC#240197001

Montgomery County Planning Commission
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Aerial photography provided by Nearmap

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ATTACHMENT B: TITLE PLAN

