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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 26, 2024

Mr. Scott Hutt, Assistant Township Manager
Hatfield Township
1950 School Road
Hatfield, Pennsylvania 19440

Re: MCPC # 24-0201-001
Proposal Name: 139 Bethlehem Pike North Penn Imports
Situate: Bethlehem Pike (east), Walnut Street (north)
Hatfield Township

Dear Mr. Hutt:

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 September 17, 2024. We forward this letter as a report of our review.

BACKGROUND

Our office has received a set of plans for review related to improvements on a 6.31-acre, C Commercial District-zoned tract of land (County Parcel ID 35 00 00709 00 3, 35 00 00706 00 6) located on Bethlehem Pike at Penn Avenue in Hatfield Township. The project involves the consolidation of two parcels (*Lands of Discovery Enterprises, LP, Lands of 139 Bethlehem Pike Assoc.*) into a single parcel and the planned expansion of off-street parking facilities on the subject property. According to information placed on the submitted plan, a total of 90 new spaces are proposed. Concerning land use, the site is utilized as a car dealership.

Concerning utilities, public water and sewer facilities shall serve this site.

Relief from specified regulations in the Subdivision and Land Development Ordinance shall be sought, which pertain to street trees (*§250-38. (B). (1)*) to allow the applicant to not abide by municipal tree planting requirements along the Bethlehem Pike frontage of the development; and plan submission standards (*§250-9. (A). (1), §250-10. (A). (1)*), to permit the proposed project to be reviewed as a joint preliminary/final plan submission.

COMPREHENSIVE PLAN COMPLIANCE

This submittal is generally consistent with the goals and objectives established in the County Comprehensive Plan, *Montco 2040*: A Shared Vision.

The Future Land Use Component of *Montco 2040* shows that the subject tract lies within a zone classified as a Community Mixed-Use Area. Per the Comprehensive Plan, Community Mixed-Use Areas are "local community focal points that typically have a significant retail or institutional element with surrounding residential uses." Furthermore, developments within this area are typically situated on major roads and usually have a suburban character.

In addition, we believe that the applicant's proposal furthers the following specific *Montco 2040* goals:

Encourage development and transformative investment where infrastructure already exists.

The Future Land Use Map has a number of mixed-use and residential land use categories that constitute designated growth areas for the county. Future improvements and development should occur in appropriate locations within these designated growth areas, primarily in mixed-use areas, although undeveloped land in residential areas is generally appropriate for new residential growth.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports this proposal; however, during our review, we identified the following issues that the applicant and municipality may wish to consider before the final plan approval.

REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMPLIANCE

A. Sidewalks. (*§250-31.A*)

Per the submitted plan, we observe that no sidewalk exists along a portion of the Bethlehem Pike frontage of the subject property delineated as "Parcel 2" (*Lands of 139 Bethlehem Pike Assoc.*). Accordingly, our office recommends that municipal officials examine whether the applicant should revise the plan to include a sidewalk on this part of the site to link the existing sidewalks along both sides of this area. This action would help to complete the sidewalk network in this part of Hatfield. It is noted that the Subdivision and Land Development Ordinance stipulates that "sidewalks shall be provided on . . . all abutting streets."

In addition, the township should examine if a sidewalk connection from the proposed sidewalk along Bethlehem Pike to the existing car dealer showroom building is warranted and should be included in the plan. As the SALDO specifies, "sidewalks shall interconnect all buildings, parking areas, loading and unloading areas, service and recreational areas."

DESIGN ISSUES

A. Street Frontage Landscaping

As the applicant's engineer indicates, the applicant seeks a waiver from township street tree landscaping requirements. In considering this request for relief, the township should consider whether this proposed plan is consistent with municipal goals and objectives concerning overall development character. Also, municipal officials should review how similar recently built commercial projects in the area conform to standards established in the Subdivision and Land Development Ordinance.

In a letter to the township regarding this request, the applicant's engineer states that "car dealerships rely on visibility from public streets in order to draw in customers." Nonetheless, the applicant should elucidate how parking areas on the site shall be utilized (e.g., visitor parking, service area parking, employee parking, car storage/inventory, car display) to better inform the landscape plan. This information may be pertinent to any decisions made.

MISCELLANEOUS

A. Assignment of MCPC Number

When an application is sent to the County for review, a staff member must assign a unique, nine-digit identifier to the plan. This identifier is known as an MCPC number. Accordingly, our office informs you that "24-0201-001" has been reserved for this submission. To make the plan recording process more efficient, if any plans are brought to this office for recording, the MCPC number should always be included on the relevant sheets in the area designated for the seal of this agency.

CONCLUSION

We reiterate that the MCPC generally supports this application; however, it is recommended that township officials consider the issues raised in this letter.

Please note that the review comments and recommendations in this report are advisory to the municipality, and the municipality will make the final disposition to approve any proposal.

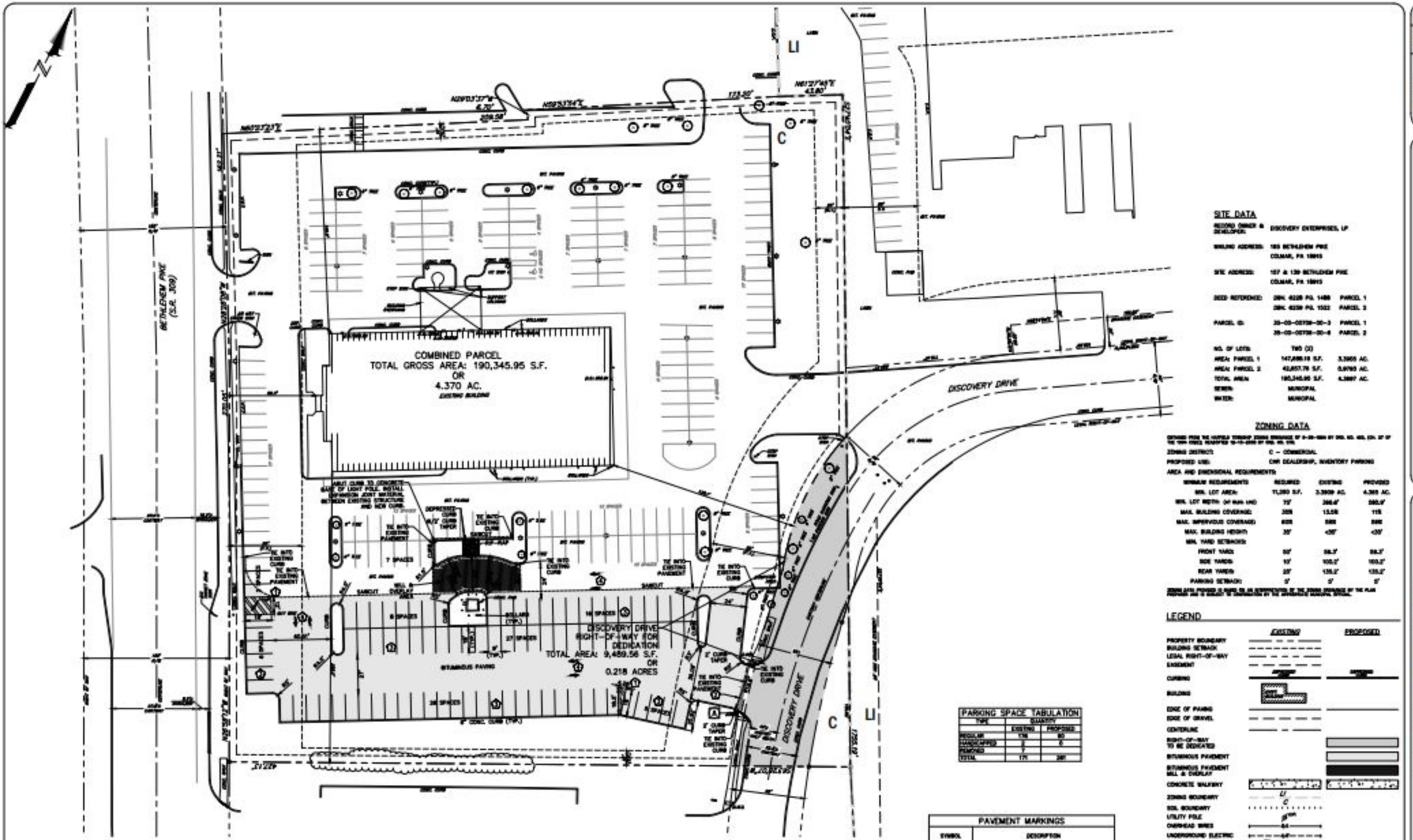
Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature before recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,

Kevin Chavous, ASLA, LEED AP, SITES AP, WELL AP, LFA, CNU-A, AICP CUD
Design Planner II
610.278.3731 e-mail kevin.chavous@montgomerycountypa.gov

c: Aaron Bibro, Township Manager, Hatfield Township
Discovery Enterprises LP & 139 Bethlehem Pike Association, Applicant
Barry Isett & Associates, Inc., Applicant's Engineer

Attachments: 1) Site Plan; 2) Aerial Photo



SITE DATA

RECORD OWNER & DEVELOPER:	DISCOVERY ENTERPRISES, LP	
MAILING ADDRESS:	185 BETHLEHEM PIKE COLMAR, PA 18915	
SITE ADDRESS:	137 & 139 BETHLEHEM PIKE COLMAR, PA 18915	
DEED REFERENCE:	DBK. 4228 PG. 1486 DBK. 4239 PG. 1522	PARCEL 1 PARCEL 2
PARCEL ID:	35-00-09736-00-3 35-00-09736-00-6	PARCEL 1 PARCEL 2
NO. OF LOTS:	TWO (2)	
AREA: PARCEL 1	147,886.19 S.F.	3.3955 AC.
AREA: PARCEL 2	42,457.76 S.F.	0.9750 AC.
TOTAL AREA:	190,345.95 S.F.	4.3697 AC.
SEWER:	MUNICIPAL	
WATER:	MUNICIPAL	

ZONING DATA

ZONING DISTRICT: C – COMMERCIAL

PROPOSED USE: CAR DEALERSHIP, INVENTORY PARKING

AREA AND DIMENSIONAL REQUIREMENTS

MINIMUM REQUIREMENTS	REQUIRED	EXISTING	PROVIDED
MIN. LOT AREA:	11,250 S.F.	3.3909 AC.	4.365 AC.
MIN. LOT WIDTH: (AT BUILDING LINE)	75'	366.6'	366.6'
MAX. BUILDING COVERAGE:	35%	13.5%	11%
MAX. IMPERVIOUS COVERAGE:	60%	59%	59%
MAX. BUILDING HEIGHT:	35'	<35'	<35'
MIN. YARD SETBACKS:			
FRONT YARD:	50'	58.3'	58.3'
SIDE YARDS:	10'	100.2'	100.2'
REAR YARDS:	25'	135.2'	135.2'
PARKING SETBACK:	5'	5'	5'

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY		
BUILDING SETBACK		
LEGAL RIGHT-OF-WAY		
EASEMENT		
CURBING		
BUILDING		
EDGE OF PAVING		
EDGE OF GRAVEL		
CENTERLINE		
RIGHT-OF-WAY TO BE DEDICATED		
BITUMINOUS PAVEMENT		
BITUMINOUS PAVEMENT MILL & OVERLAY		
CONCRETE WALKWAY		
ZONING BOUNDARY		
SOIL BOUNDARY		
UTILITY POLE		
OVERHEAD WIRES		
UNDERGROUND ELECTRIC		
WATER MAIN & VALVE		
CURB STOP		
FIRE HYDRANT		
GAS MAIN & VALVE		
SANITARY LINE, MANHOLE, & CLEANOUT		
STORM LINE, MANHOLE, & INLET		
CHAIN-LINK FENCE		
SIGN		
EDGE OF PAVEMENT	EOP	EOP
EDGE OF CONCRETE	EOC	EOC
BITUMINOUS	BIT.	BIT.
TYPICAL	(TYP.)	(TYP.)
FINISHED FLOOR	FF.	FF.

NOTE:
SLANTED TEXT INDICATES EXISTING FEATURES
VERTICAL TEXT INDICATES PROPOSED FEATURES

PARKING SPACE TABULATION		
TYPE	QUANTITY	
	EXISTING	PROPOSED
REGULAR	178	351
HANDICAPPED	4	8
REMOVED	4	
TOTAL	178	359

PAVEMENT MARKINGS	
SYMBOL	DESCRIPTION
1	CORE AREA (4" SINGLE WHITE OUTLINE AND 4" WHITE LINES 36" O.C. @ 45°)
2	24" WIDE STOP BAR (24" WHITE)
3	PARKING STALL (4" SINGLE WHITE LINE)
4	6' LONG, STRAIGHT ARROW (WHITE)

SIGNING SCHEDULE			
SYMBOL	MUTCD / PENNDOT SERIES	SIZE	REMARKS
A	R1-1	30"x30"	STOP

NOTES:
1. ALL SIGNS ARE TO BE FLAT SHEET ALUMINUM.
2. REFERENCE TO PENNDOT AND MUTCD, LATEST EDITION.
3. MOUNT SIGN IN ACCORDANCE WITH ADA REQUIREMENTS.

SCALE: 1" = 30'

Know what's below. Call before you dig.

REVISIONS	DATE	BY

BARRY ISETT & associates
610.935.2175
barryisett.com
1003 Egypt Road
Phoenixville, PA 19460

SITE DEVELOPMENT PLAN
139 BETHLEHEM PIKE
NORTH PENN IMPORTS
HATFIELD TOWNSHIP
MONTGOMERY COUNTY, PA

DATE: 9/30/2024	DESIGN: PTS
SCALE: 1"=30'	CHK: PTS
DRAWN: MTG	APPRD: PTS
JOB: 1800223.002	FILE#:

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SHEET: 3 of 14

SP-1



139 Bethlehem Pike - Parking Lot
MCPC#240201001

Montgomery County Planning Commission

Montgomery County Courthouse - Planning Commission
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(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plan.com

Aerial photography provided by Nearmap

0 50 100 200 Feet

N