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MONTGOMERY COUNTY
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 26, 2024

Andrew Duncan, Township Manager
Douglass Township
1350 E. Philadelphia Ave
Gilbertsville, PA 19525

Re: MCPC #24-0266-001
Plan Name: Avante Apartments
(2 lots / 19.48 acres)
Situate: Gilbertsville Road @ Yoder Ave
Douglass Township

Dear Mr. Duncan,

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 3, 2024. We forward this letter as a report of our review.

BACKGROUND

The Applicant, Avante Apartments/T&A Associates, is proposing to subdivide a 19.48 acre property located on Gilbertsville Road across from Yoder Avenue into 2 lots. Lot 1 is proposed to contain 105 existing apartments in 5 buildings and 165 parking spaces on 8.32 acres, while Lot 2 is proposed to contain 68 new apartments in 6 new buildings with 181 parking spaces. No land development is proposed at this time. The proposal received 10 temporary variances for the proposal, on the condition that the two-lot subdivision be merged into one 19.5-acre lot within 6 months of completing construction of the 68 new apartments. The proposal is located within the township's R-4 zoning district. All dwellings will be served by public sewer and water. The applicant is requesting a variety of waivers from the township's subdivision and land development ordinance for this submission, including requiring a landscape plan, a traffic study, a tree inventory, street trees, buffer and parking lot landscaping, and outdoor lighting.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*. The property is located in an area identified as Suburban Residential in the Future Land Use Plan of the County's Comprehensive Plan. Primary uses in these areas include less dense multifamily. Residential development should match the character of housing found in the immediate neighborhood, and recreation facilities and central open space should be provided.

The proposal is generally consistent with the Pottstown Metropolitan Regional Comprehensive Plan. The property is located in a secondary growth area, where residential growth is to be directed. New high-density residential development should be located near supporting land uses, including commercial and mixed-use development.

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 Douglass Township may wish to consider prior to plan approval. Our comments are as follows:

REVIEW COMMENTS

ZONING

1. Section 265-73 requires that a minimum of 15% of the gross area of any tract in the R-4 district be preserved as open space. Lot 1 is proposed to have no open space. We recommend that the applicant provide information on the plans demonstrating that a variance was granted from this requirement.
2. Section 265-280.3 outlines parking requirements for an apartment use. The applicant was granted a variance from the required number of parking spaces. We recommend that this be noted in the parking chart on the plan.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our review comments will better achieve Douglass Township'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 (24-0266-001) on any plans submitted for final recording.

Sincerely,

Naomi Crimm

Naomi Crimm, Senior Planner
naomi.crimm@montgomerycountypa.gov – 610-278-3748

c: Brian Hinkle, Avante Apartments (T&A Associates)
Mark Padula, Applicant's Representative
Edward Reitz, Jr., Douglass Planning Agency
Blake Dunbar, Township Solicitor
Allison Lee, Township Engineer

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

ATTACHMENTS A & B

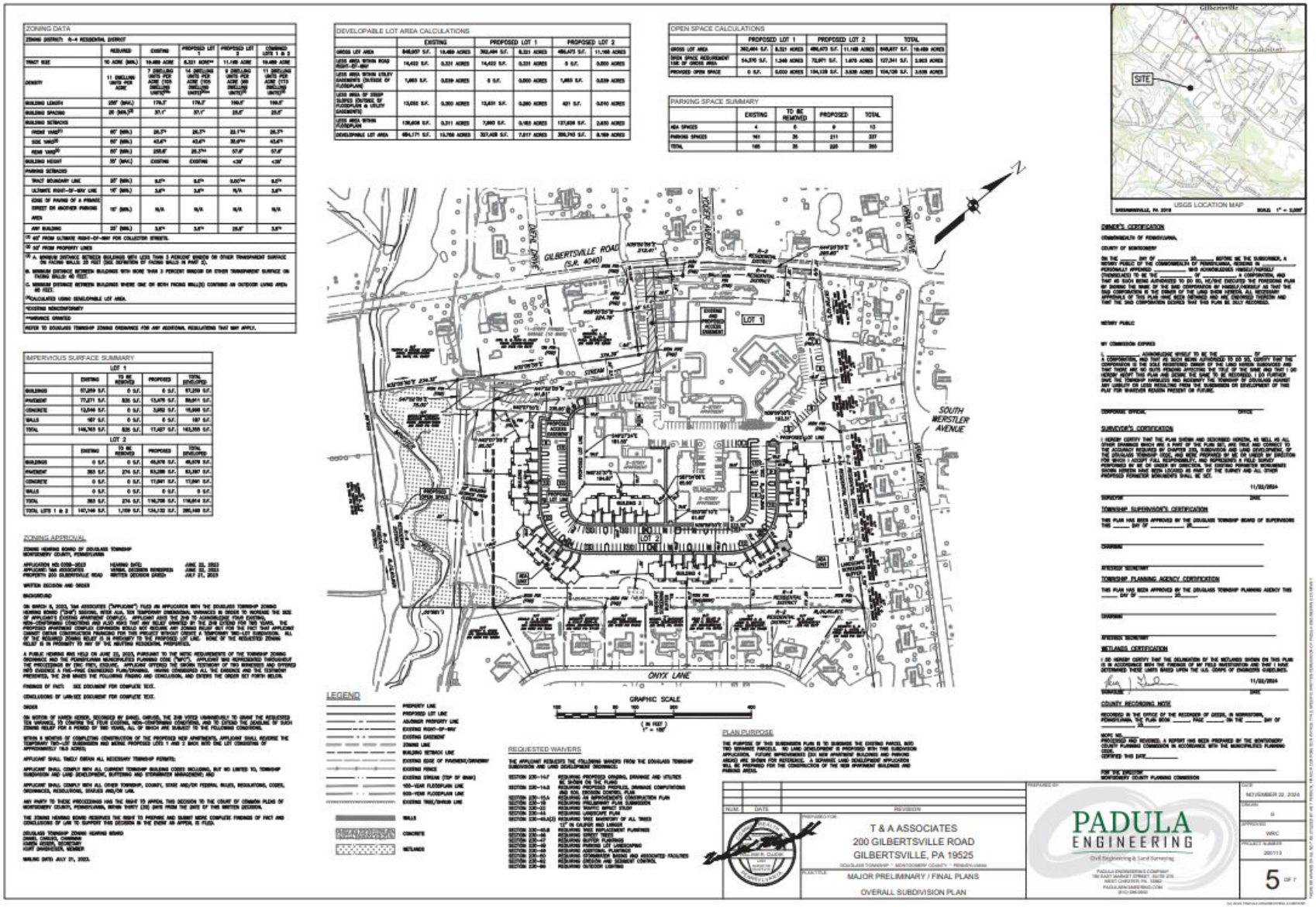


Avante Apartments
MCPC#240266001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
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(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap

0 150 300 600 Feet

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ZONING DATA
IMPERVIOUS SURFACE SUMMARY
DEVELOPABLE LOT AREA CALCULATIONS
OPEN SPACE CALCULATIONS
PARKING SPACE SUMMARY
USGS LOCATION MAP
SITE
GILBERTSVILLE ROAD (S.R. 4040)
SOUTH WERSTLER AVENUE
ONYX LANE
LOT 1
LOT 2
GRAPHIC SCALE
LEGEND
REQUESTED WAIVERS
PLAN PURPOSE
OWNER'S CERTIFICATION
SURVEYOR'S CERTIFICATION
TOWNSHIP SUPERVISOR'S CERTIFICATION
TOWNSHIP PLANNING AGENCY CERTIFICATION
WETLANDS CERTIFICATION
COUNTY RECORDING NOTE
T & A ASSOCIATES
200 GILBERTSVILLE ROAD
GILBERTSVILLE, PA 19525
MAJOR PRELIMINARY / FINAL PLANS
OVERALL SUBDIVISION PLAN
PADULA ENGINEERING
Civil Engineering & Land Surveying
NOVEMBER 22, 2024
WRC
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