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PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 14th, 2025

Mr. Mark Penecale, Director of Planning and Zoning
Springfield Township
1510 Paper Mill Rd
Wyndmoor, Pennsylvania 19038

Re: MCPC #23-0066-003
Plan Name: Mount Saint Joseph's Academy Phase 2 Fieldhouse
(30,500 square feet institutional on 1 lot comprising 4.3 acres)
Situate: Wissahickon Avenue (E); south of Haws Lane
Springfield Township

Dear Mr. Penecale:

We have reviewed the above-referenced land development in accordance with Section 502 or (609) of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 21, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Mount Saint Joseph Academy, has submitted a final land development plan to construct a 30,500 square foot building which will be connected to the school via a proposed corridor. The proposed building is to include a new gymnasium, arts wing, and courtyard area on the east side of the existing school. The existing driveway and tennis courts will be shifted to accommodate the new addition, and an additional 40 parking spaces are to be included.

The applicant has obtained zoning variances from off-street parking requirements and the requirement for a perimeter screening buffer. The applicant has additionally requested a waiver from the township's subdivision and land development ordinance to not prepare a traffic management study. The site is in the township's Institutional zoning district and is served by public water and sewer. The plan is dated January 17, 2025, although a previous version of this plan was submitted in October of 2023, where we provided comments on November 15, 2023 regarding potential identified issues, of which some are reinforced through this letter. We additionally wish to commend the applicant for satisfactorily addressing many of our concerns raised in our previous review letter, primarily concerning the creation of the trail extension along Wissahickon Avenue and improving pedestrian connectivity.

COMPREHENSIVE PLAN COMPLIANCE

The parcel is shown as a Suburban Residential Area in both the Springfield Township *Vision for 2025 Comprehensive Plan* Future Land Use Plan, as well as the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Suburban Residential Areas are typically oriented more towards automobiles for transportation and have primary uses of single-family detached homes, less dense multifamily and single-family attached areas, and institutional uses.

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 Springfield Township may wish to consider prior to final plan approval.

Our comments are as follows:

REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Based on the information provided, we have identified the following items related to the township's subdivision and land development ordinance that we feel should be addressed as part of any future land development submissions associated with this proposal:

A. Landscape Plan. In general, future submissions should include a landscape plan demonstrating compliance with all applicable landscaping requirements in the township's subdivision and land development ordinance as required by §95-7.H, Contents of Preliminary and Final Plans. Further landscaping requirements, such as existing natural features (95-7.G) and the inclusion of landscape buffering, including softening and screening buffers, street trees, and parking area landscaping (§95-11.I.) should also be identified on the landscaping plan.

In particular, we wish to highlight a note regarding the landscaping requirements that do not appear to be taken into account in the current site plan layout:

- Parking lot internal landscaping. The parking lot does not appear to align with the requirements of a planting island in parking areas containing more than 10 spaces.

SEWAGE FACILITIES COMMENTS

Should the field house contain locker room/bathroom facilities, it may be necessary to update the sewage facilities planning.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Springfield Township's planning objectives for institutional 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 (#23-0066-003) on any plans submitted for final recording.

Sincerely,

Margaux Petruska

Margaux Petruska, Community Planner II
Margaux.petruska@montgomeryocuntypa.gov – 610-278-3728

c: Mount Saint Joseph's Academy, Applicant
James P. Bannor, Jr. P.E., Applicant's Engineer
Michael Taylor, Springfield Township Manager
Amanda Helwig, Chair, Springfield Township Planning Commission

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

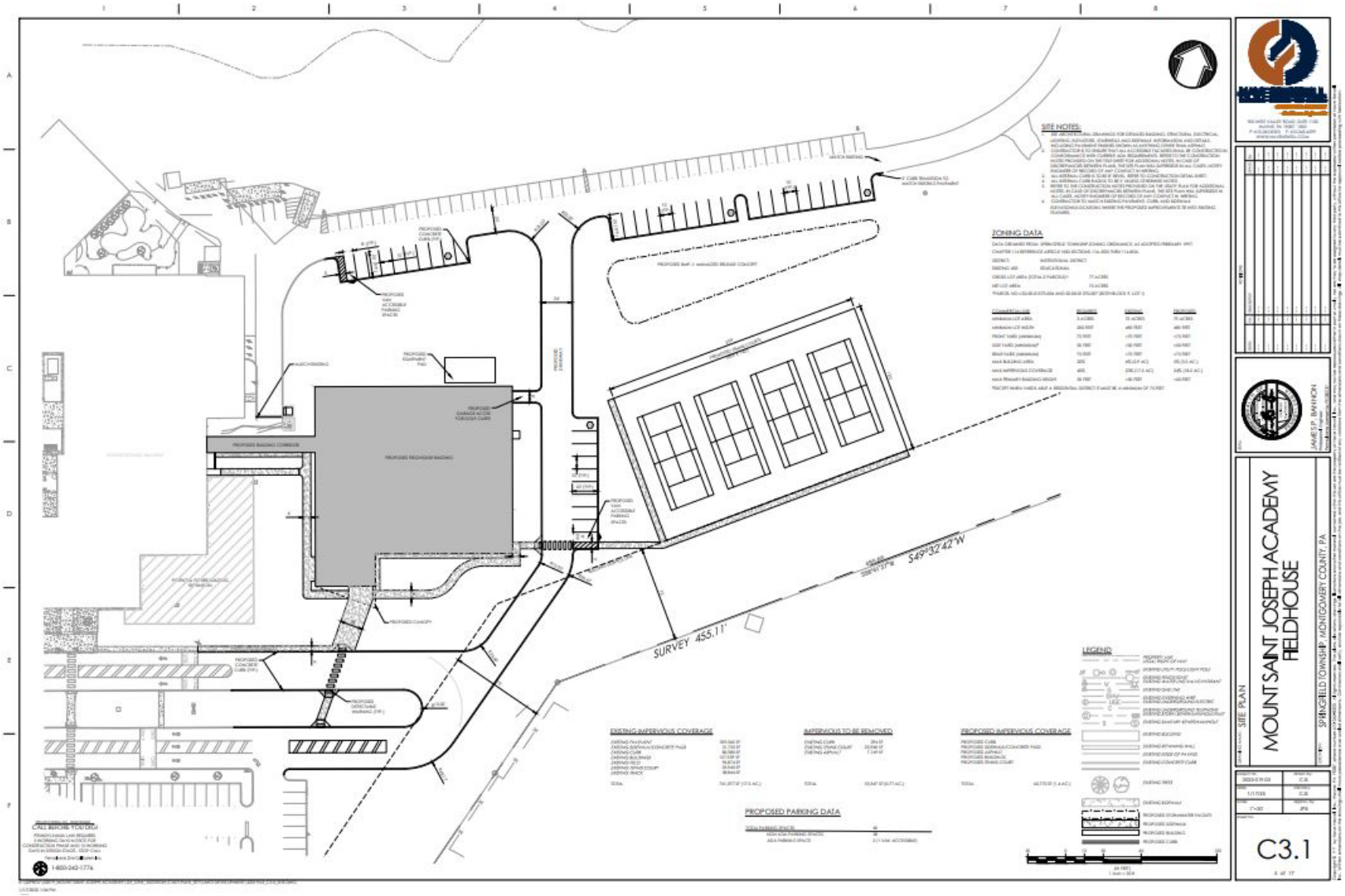


Mount St. Joseph - Phase 2 Fieldhouse
MCPC#23066003

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

0 200 400 800 Feet

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SITE NOTES
ZONING DATA
SURVEY 455.11'
S49°32'42"W
EXISTING IMPERVIOUS COVERAGE
IMPERVIOUS TO BE REMOVED
PROPOSED IMPERVIOUS COVERAGE
PROPOSED PARKING DATA
LEGEND
SITE PLAN
MOUNT SAINT JOSEPH ACADEMY
FIELDHOUSE
SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PA
C3.1