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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 7, 2025

Daniel K. Kerr, Township Manager
Limerick Township
646 West Ridge Pike
Limerick, PA 19468

RE: MCPC #24-0010-002
Plan Name: Sanatoga Springs - Lot 2 Phase 2 - Retail 7A
4 Buildings with restaurant and retail use on 5.50 acres
Situate: 14 W. Lightcap Road
Limerick Township

Dear Mr. Kerr:

We have reviewed the above-referenced subdivision/land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 28, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, MOTUS Development 3, LLC, MOTUS Development 4, LLC & Motus Development 6, LLC proposes new use of the pad site formerly known as Unit 2D from a restaurant to additional parking space leaving development of four (4) total buildings with retail and restaurant use on 5.05 acres. This proposed development is zoned Limited Light Industrial District (LLI) and is in the Interchange Overlay District. The four (4) separate parcels will be serviced by public sewer and water.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this area on its Development Potential map as Designated Growth Area – Developed Land, and on its Future Land Use map as Community Mixed Use Area. As this request is for a retail and restaurant development, the Montgomery County Planning Commission finds this project to be consistent with the goals and objectives established in the County's comprehensive plan.

Since Limerick Township's *2009 Comprehensive Plan's* Land Use Plan provides similar delineations to the county's Future Land Use Plan and similar growth policies, the Montgomery County Planning Commission (MCPC) believes that this project is consistent with the township's current zoning.

RECOMMENDATION/COMMENTS

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following key issues that the applicant and Upper Providence Township may wish to consider prior to final plan approval. Our comments are as follows:

LANDSCAPE PLAN

1. In regards to the increased size of the parking lot by getting rid of the restaurant, the landscaping standards in Section 155-16.C. were developed to provide ample shade trees to help reduce the potential heat island effect in parking lots and help create a more sustainable parking lot design as set out in the Montgomery County Planning Commission's Sustainable Green Parking Lots Guidebook: https://www.montgomerycountypa.gov/DocumentCenter/View/9735. The applicant should provide at least one shade tree plus shrubs and/or ground cover to cover the entire area of each parking island to adhere with the township's standards.

2. The applicant should enlarge the parking islands with sidewalk connections to retain the proposed sidewalk while accommodating at least one shade tree plus shrubs and/or ground cover to cover the entire area of each parking island. We believe there is scope to reconfigure the parking lots to meet both landscaping and parking regulation standards.

TRANSPORTATION/CIRCULATION

1. It is not clear what the width of the sidewalks in this development is, but we recommend a minimum width of five (5) feet.

2. The applicant should include sidewalks to run along Evergreen Road, between the intersection with Lightcap and the existing one-way egress that links to Costco. This sidewalk should then connect to the proposed sidewalk around Unit 2A. This will provide a more direct route through the parking lots to existing and potential SEPTA and PART transit stops.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's subdivision proposal. Please note that the recommendation contained in this report is advisory to the municipality and the municipality will make final disposition of the approval of 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 prior to recording with the Recorder of Deeds office. Please supply a paper copy bearing the municipal seal and signature of approval for our files.

Please print the assigned MCPC number #24-0010-002 on any plans submitted for final recording.

Sincerely,



Laureen G. Sendel-Grant
Principal Transportation Planner II
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610-278-3734

cc: MOTUS Development 3, LLC, MOTUS Development 4, LLC & MOTUS Development 6, LLC,
John.tallman@motuscompanies.com
Daniel Kerr, Mgr., Limerick Township
Greta Martin Washington, Dir. Comm. Planning & Zoning Officer, Limerick Township
Christopher J. Haring, Chair Limerick Township Planning Commission

Attachments: 1) Aerial View; 2) Sketch Plan

Aerial View – Sanatoga Springs Lot 2 Phase 2 Retail, Limerick Township, Montgomery County, PA



Sanatoga Springs - Lot 2
Phase 2 - Retail 7A
MCPC#240010002

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Aerial photography provided by Nearmap

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Sketch Plan – Sanatoga Springs Lot 2 Phase 2 Retail, Limerick Township, Montgomery County, PA

