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MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 28, 2025

Brianna Costira, Planning Administrator
Limerick Township
646 W Ridge Pike
Limerick, PA 19468

Re: MCPC # 24-0010-003
Plan Name: Sanatoga Springs - Lot 2 Phase 2 - Retail 7A - Lot Line Adjustment
(2 lots comprising 24.11 acres)
Situate: 14 W. Lightcap Rd, near Evergreen Rd
Limerick Township

Dear Ms. Costira:

We have reviewed the above-referenced land development proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 26, 2025. We forward this letter as a report of our review.

BACKGROUND

John Tallman of Motus Development is proposing a lot line adjustment of two adjacent tax parcels (370000664001, and 370000667007) at 14 Lightcap Road in Limerick Township. The site is completely within the LLI – Limited Light Industrial Zone as well as the township-designated Sanatoga Interchange Growth Area. The site is composed of two lots labeled as lots 2 & 3 on the submitted plan, which measure 24.11 acres and are developed as a Costco Wholesale store, Chick Fil-A fast food restaurant, and associated parking. Lot 2 is currently 8.022 acres and is proposed to be reduced in size to 6.812 acres. Lot 3 is currently 16.093 acres and is proposed to be enlarged to 17.303 acres after the addition from Lot 2.

COMPREHENSIVE PLAN COMPLIANCE

This is a minor application to adjust the lot lines on two adjacent tax parcels. In facilitating commercial growth in a designated growth area, the application is generally consistent with the Montgomery County and Limerick Township comprehensive plans.

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 Limerick Township should consider prior to final plan approval. Our comments are as follows:

AREA CALCULATIONS

While reviewing this application, MCPC staff identified an issue with the area calculations on the submitted plan. The plan notes the existing area of lot 3 as 16.83 acres, whereas 701,012 square feet equals 16.09 acres. The applicant should update the plan set to reflect the accurate area calculation.

PREVIOUS PLAN REVIEW AND RECOMMENDATIONS

MCPC staff recently reviewed a Land Development plan (MCPC #24-0010-002) associated with this site, in which our letter recommended an updated landscape plan along with the addition of shade trees and upgraded sidewalks. We wish to reiterate that the applicant should follow the guidance provided in MCPC #24-0010-002 as the entire site is developed.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's lot line change 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.

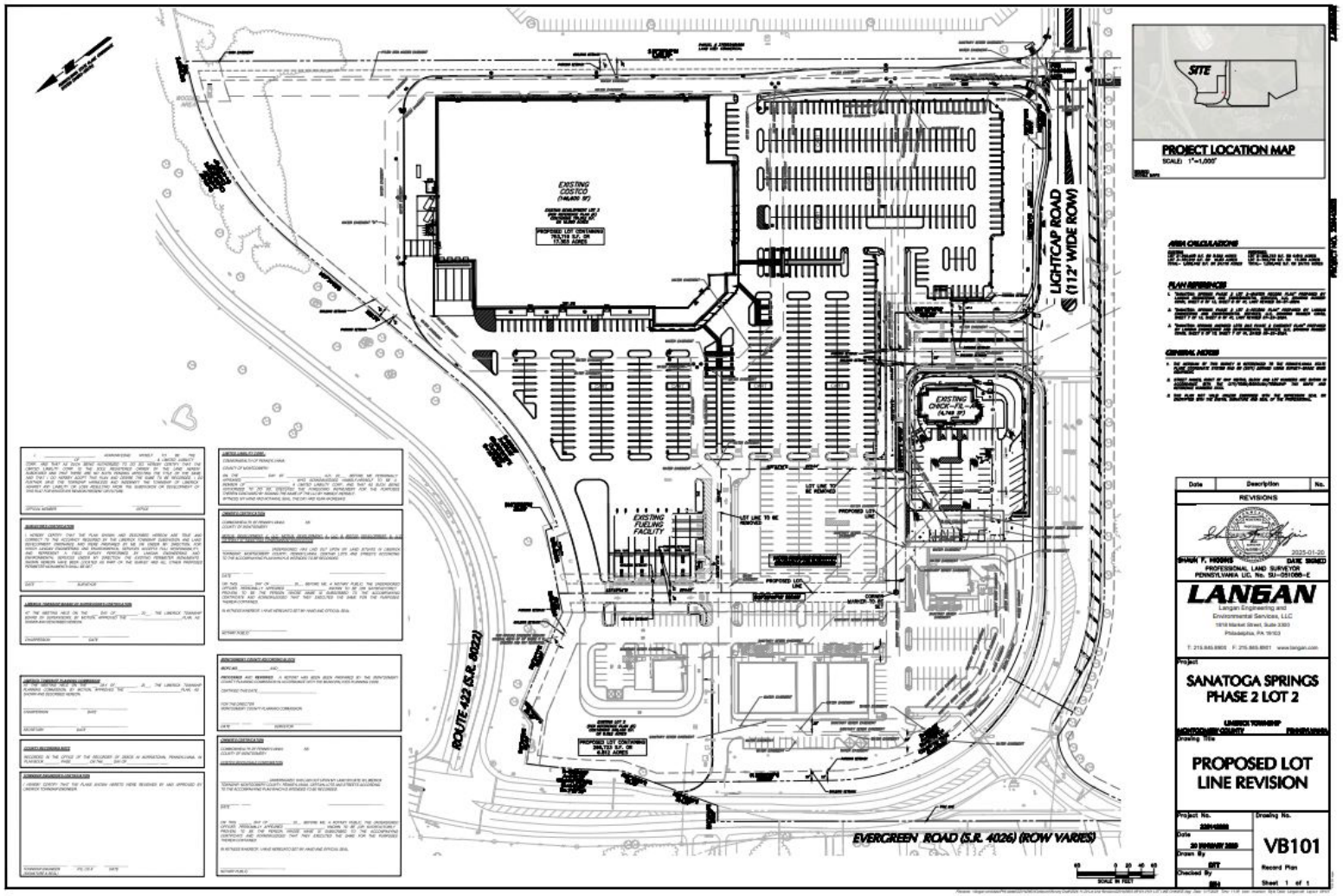
Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#24-0010-003) on any plans submitted for final recording.

Sincerely,

Austen Torres Davis, Transportation Planner II
Austen.torres.davis@montgomerycountypa.gov - (610) 278-3638

c: John Tallman, MOTUS Development
Greta Martin Washington, Dir. Comm. Planning & Zoning Officer, Limerick Township
Christopher J. Haring, Chair Limerick Township Planning Commission

Site Plan – 14 W. Lightcap Rd, Limerick Township



Aerial - 14 W. Lightcap Rd, Limerick Township



Sanatoga Springs Lot 2 Phase 2
Retail 7A Lot Line Adjustment
MCPC#240010003

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap

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