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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

April 15, 2025

Mr. Justin Keller, Borough Manager
Pottstown Borough
100 East High Street
Pottstown, PA 19464

Re: MCPC # 25-0069-001
Plan Name: 1237-1239 South St LD
(2 dwelling units on 2 lots on 0.20 acres)
Situate: 1237-1239 South Street at South Mt. Vernon Street
Pottstown Borough

Dear Mr. Keller:

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

BACKGROUND

The applicant, MacIntosh Homes LLC, has submitted a preliminary land development plan. The proposal would construct two twin dwelling units on a 0.20 acre lot. The property is currently the site of a brick garage, which would remain. The site is located in the TTN Traditional Town Neighborhood zoning district, which is part of the Conservation zoning district grouping. The site would be served by public water and sewer. The plan is dated March 20, 2025.

COMPREHENSIVE PLAN COMPLIANCE

The proposed plan is generally consistent with *MONTCO 2040*: A Shared Vision, The Montgomery County Comprehensive Plan (2015). The plan's future land use map shows the proposed subdivision being in the "Town Residential" future land use area. Primary uses in this area include twins.

The development site is located in the "regional core" future land use area of the Pottstown Metropolitan Area Regional Comprehensive Plan (2015). The plan notes that the regional core has a traditional town character with a diverse mix of housing types.

The proposed plan is generally consistent with the Pottstown Borough Comprehensive Plan. On that plan's future land use map, the development site is located in the Town Residential future land use area, where all types of housing should be encouraged.

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 borough may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

OPEN SPACE

Open Space and Recreational Facilities. All applicants seeking subdivision and/or land development approval shall provide land for open space and recreational facilities. Section 22-A504.3 requires that a minimum of 0.0124 acres of land be offered for dedication for each new residential lot/dwelling unit created. With two new dwelling units proposed, the applicant would be responsible for dedicating 0.0248 acres of land for open space. Borough Council shall determine if a fee in lieu of land is acceptable per §22-A505.2.

BUILDING DESIGN

A. Architecture. New buildings in the Conservation District shall be compatible with surrounding historic homes.

   1. Façade Materials. The applicant shall provide a description of materials comprising the façade of the proposed building [§22-400.4, 27-202].
   2. Texture and Pattern of Materials [§27-314]. One of the components that must be compatible is exterior materials: specifically, texture and pattern. The homes on the block have brick facades on the first floor; some have it on the second floor as well. The proposed home would have siding on the whole front façade. However, new materials not found on other buildings on the block may be judged acceptable if, in the judgment of the Borough, the new building conforms with existing buildings in other ways, such as height, form, scale, and proportion of wall to openings
   3. Base [§27-311]. The base must be compatible. Homes on the block have porches at a height requiring 4-6 steps. The applicant's façade rendering shows a base that looks lower, requiring perhaps one step. Zoning's definitions section defines a base for residential uses as, "A portion of a building foundation… which is distinct from the upper floors." The building's foundation is minimally visible in the rendering.

OTHER PLAN INFORMATION

A. Landscape Plan. A landscape plan shall be submitted with each site plan application [§22-A509].
B. Existing Features [§22-400.3]. The plan shall show physical features and topography on the property surrounding the subject parcel for a distance of 100 feet, unless a greater distance is deemed

C. necessary by the Zoning Officer because of unconventional topographic conditions. The applicant has provided information for the surrounding properties for a distance of approximately 30 feet.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Pottstown Borough'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 (#025-0069-001) on any plans submitted for final recording.

Sincerely,



Mike Narcowich, AICP Community Planning Assistant Manager
michael.narcowich@montgomerycountypa.gov - 610.278.5238

c: Cynthia D. Smith, P.E., Horizon Engineering Associates, LLC, Applicant's Representative
Jim Derr, Chair, Borough Planning Commission
Keith Place, Borough Director of Licensing and Inspection
Winter Stokes, Borough Zoning Officer
Charles D. Garner, Jr., Borough Solicitor

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



1237-1239 South Street LP
MCPC#250069001

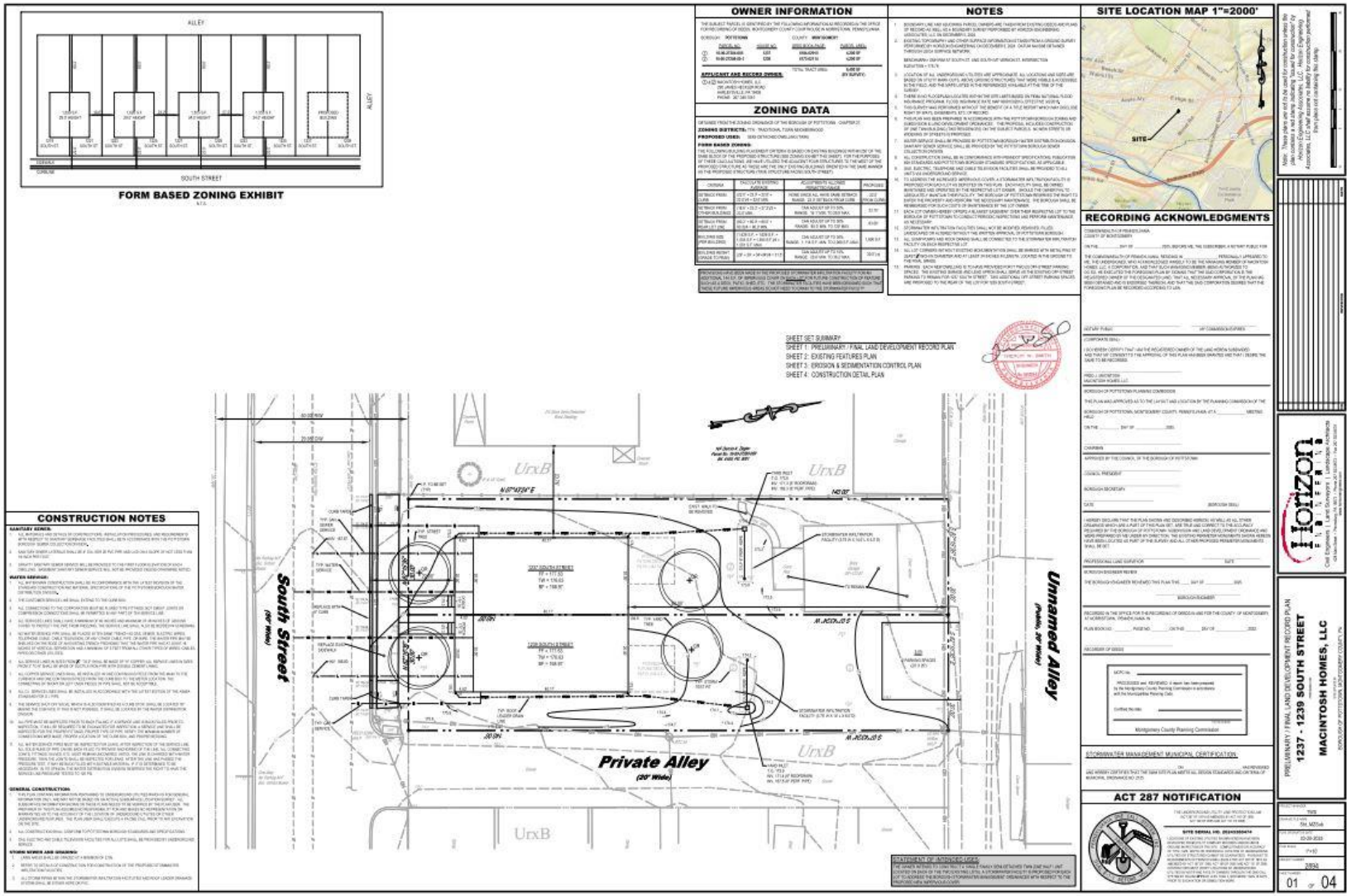
Montgomery County Planning Commission

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www.montcopa.org/planning

Aerial photography provided by Nearmap


FORM BASED ZONING EXHIBIT
OWNER INFORMATION
ZONING DATA
NOTES
SITE LOCATION MAP 1"=2000'
RECORDING ACKNOWLEDGMENTS
ACT 287 NOTIFICATION
CONSTRUCTION NOTES
SHEET SET SUMMARY
SHEET 1 : PRELIMINARY / FINAL LAND DEVELOPMENT RECORD PLAN
SHEET 2 : EXISTING FEATURES PLAN
SHEET 3 : EROSION & SEDIMENTATION CONTROL PLAN
SHEET 4 : CONSTRUCTION DETAIL PLAN
South Street
Unnamed Alley
Private Alley
PRELIMINARY / FINAL LAND DEVELOPMENT RECORD PLAN
1237 - 1239 SOUTH STREET
MACINTOSH HOMES, LLC
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