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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 26, 2025

Mr. Geoffrey Grace, Director of Planning and Zoning
Upper Providence Township
1286 Black Rock Road
Phoenixville, Pennsylvania 19460

RE: MCPC #24-0165-004
Plan Name: 1201 S. Collegeville Road Redevelopment
(122 Townhomes and 148,430 SF of Retail on 29.55 acres)
Situate: 1201 S. Collegeville Road/Black Rock Road
Upper Providence Township

Dear Mr. Grace:

We have reviewed the above-referenced tentative subdivision/land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 29, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, HT 1201 Collegeville, LLC, proposes to demolish the current office building (Quest) and parking lots on the property and develop 120 stacked townhouses and 148,430 square feet of retail space on 29.55 acres. This proposed townhome/retail development is in the recently rezoned Community and Regional Shopping Center (CRSC) District which includes a new Residential Use Group-4 (RUG-4). The applicant is proposing to subdivide the consolidated site into two parcels (lots). Proposed Parcel (Lot) B will be less than the required minimum of 10.0 acres for a Community Shopping Center. The intended use of Parcel B has been identified as RUG-4 Residential. These two parcel (A and B) properties will be serviced by public sewer and water. Parcel A (Commercial) totals 17.49 acres and Parcel B (Residential) totals 7.29 acres.

This is the fourth review of this land development, and this review request is for a Final Design Review of this other residential and nonresidential development plan.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this area on its Development Potential map as a Designated Growth Area – Developed Land, and on its Future Land Use map as Regional Mixed-Use Center. As this request is for a 122-townhome and 148,000-square foot retail development, the Montgomery County Planning Commission (MCPC) finds this project to be consistent with the goals and objectives established in the county's comprehensive plan.

Upper Providence Township's 2010 Comprehensive Plan's Land Use Plan identifies the property to be subdivided as Office, and on their proposed land use plan as Office with townhouse as a permitted use. MCPC believes that this project is consistent with the township's current zoning.

RECOMMENDATION/COMMENTS

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. Most of our previous comments have been addressed by the designer, our current comments are as follows:

OVERALL DESIGN

1. It does not appear that there are safe pedestrian connections between the townhome's visitor parking areas, the playground and the townhomes.

2. The parking spaces in front of the townhouse numbers 99-102, 103-106, 115/116 and 117/118 appear too short to safely accommodate SUVs, the average length of an American SUV generally falls between 15 to 18 feet. It would be difficult to access the trunk areas of these vehicles without standing in the traffic lane.

3. There does not appear to be enough space between the street and exterior wall of units 115/116 and 117/118 to accommodate the mature plantings proposed here.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's land development 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 (24-0165-004) on any plans submitted for final recording.

Sincerely,



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

c: David Landskroner, Hightop Real Estate and Development, Applicant
Allison M. Zarro, Riley Riper Hollin & Colagreco, Applicant's Representative
Dennis Kurek, RLA, Ruggiero Plante Land Design LLC
Greg Richardson, PE, TPD
Thomas Wright, Chair, Township Planning Commission
Tim Tieperman, Township Manager

Attachments: 1) Aerial View; 2) Sketch Plan

Aerial View – District at Black Rock, Upper Providence Township, Montgomery County, PA



Sketch plan – District at Black Rock, Upper Providence Township, Montgomery County, PA

