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Planning Commission

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Scott France, AICP
Executive Director

February 9, 2026

Ms. Jayne Musonye, Director of Planning and Development
Municipality of Norristown
235 East Airy Street
Norristown, Pennsylvania 19401-5048

Re: MCPC #26-0009-001
Plan Name: Norristown Center – Phase B Sketch Plan
(6 lots comprising 1.89 acres)
Parcel ID: 13-00-23624-10-9
Situate: Markley Street (east)/West Johnson Highway (south)
Municipality of Norristown

Dear Ms. Musonye:

We have reviewed the above-referenced sketch plan as you requested on January 13, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Mahuva Realty, LLC, proposes to redevelop a vacant lot within the site known as Norristown Center that is located within the Municipality's Commercial Retail (CR) zoning district. The majority of the site is paved, with the exception being an approximately 0.25-acre vegetated area in the southwest corner of the property. The proposed six-unit building features five retail units and a sixth unit is shown as a drive-thru restaurant with a patio for outdoor dining. The plan indicates that a variance for the minimum number of loading berths is required.

The site has approximately 375 feet of frontage along West Johnson Highway and is bordered by driveways that facilitate access into the larger complex. The mix of existing uses on the Norristown Center tract includes: a Dunkin Donuts with a drive-thru window; a Royal Farms convenience store and gas station; a drive-through car wash; and a large office complex that is anchored by the PennDOT Driver License Center.

COMPREHENSIVE PLAN COMPLIANCE

The proposed use is compatible with Norristown Center's existing development and Montgomery County comprehensive plan's Future Land Use map.

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 Municipality may wish to consider prior to preliminary plan submission. Our comments are as follows:

REVIEW COMMENTS

USE DESIGNATION

The applicant's Request for Sketch Review form describes the project as "a new commercial building having retail uses and a drive-thru restaurant". References on the plan identify this development as being a Shopping Center, which is a Class III use in the CR District. Class III uses incorporate Class I retail uses and the Class II restaurant with drive-thru use. We recommend that the applicant confirm with the Municipality that the proposal should comply with the pedestrian circulation requirements identified for Class III permitted uses identified in Section 320-88.D.(3) and review by the Municipality's Design Board per Section 320-88.D.(1).

A note on the plan references a "Potential Conditional Use". Section 320-86 of the CR District, Use Regulations, does not authorize any conditional uses, only special exceptions. The applicant should confirm with the Municipality that no conditional use approval would be required.

SITE ACCESS AND CIRCULATION

A. Pedestrian Access and Circulation:

1. Sidewalks - The site's redevelopment presents an opportunity to complete the existing sidewalk network within the larger complex, facilitating safe pedestrian access to the services available within Norristown Center. The plan proposes to construct a sidewalk to continue the existing sidewalk along West Johnson Highway to the northeast property corner. The sidewalk will extend south across the site's eastern driveway access, then turn to connect to provide access to the proposed shopping center. In consideration of preliminary plan submission, we strongly recommend that the applicant consider extending the sidewalk southward along the entire eastern side of the property and along the southern property line. Such an extension would connect to the larger tract's existing sidewalk network and accommodate safe pedestrian access through Norristown Center.

2. ADA and Access Ramps - The plan features ADA ramps for the sidewalk connections to the shopping center on the eastern side. However, no ADA ramps are proposed along the western side of the building. We encourage the applicant to incorporate ADA or access ramps on the western side of the building, adjacent to the loading area, to facilitate deliveries to the retail shops and restaurant proposed.

B. Vehicular Access and Circulation

1. Southern Access Ingress/Egress - The potential exists to enhance vehicular circulation and access between this site and the businesses within Norristown Center by incorporating an access driveway along the southern property boundary. Such access would continue the drive lane through the area designated for a trash enclosure south of the loading area. This could be accomplished with a cross-access easement between the applicant and the adjacent property owner. We ask the Municipality

to consider the benefits associated with improving circulation between the properties and encourage the applicant to add such access to the preliminary plan.

The plan features ADA ramps for the sidewalk connections to the shopping center on the eastern side. However, there are no ADA ramps proposed for the western side of the building. We encourage the applicant to incorporate ADA or access ramps on the western side of the building, adjacent to the loading area, to facilitate deliveries to the retail shops and restaurant proposed.

2. Drive-Thru Lane - The 10-car drive-thru lane located behind the building meets the restaurant use stacking lane requirements defined in Section 320-244.A.(1)(a), stacking lane standards for drive-thru facilities. We suggest reducing the bump-out shown below car 12 on the plan in order to eliminate a pinch point between the southwest corner of the building and the area along the southern property line to improve site circulation.

C. Signage. We recommend that a preliminary plan, if submitted, includes sign locations and details of all signs proposed for this site in addition to the pavement markings shown on the sketch plan.

SITE DESIGN

A. Parking Space Reduction. The plan indicates that 64 parking spaces are required for the proposed shopping center and drive-thru restaurant. Eighty-six parking spaces are proposed. We ask the Municipality and applicant consider whether the additional 12 parking spaces proposed are warranted for this site, considering the amount of parking and impervious surface on the surrounding lots.

A reduction in the number of parking spaces to the amount required would decrease the amount of impervious surface and provide additional space for stormwater management control measures and vegetative plantings. For example, eliminating the nine parking spaces proposed along the southern property line would expand the buffer area and create space for trees and larger shrubs. Larger plantings on the site would help offset the urban heat island effect and promote stormwater infiltration.

We encourage the applicant to plant vegetation in the parking lot islands to enhance site aesthetics and environmental benefits.

B. Design Review Board. As referenced above, Section 320-89.A. requires all buildings for Class III uses to be reviewed by a design review board in accordance with Section 320-243 of the zoning code. We ask the Municipality to share this letter with the design review board for its consideration when reviewing the preliminary plan submission.

STORMWATER MANAGEMENT

This site represents an opportunity to increase the amount of pervious surface area and add vegetation amongst a vast impervious area of impervious building and parking lot coverage within the larger Norristown Center complex. Approximately 0.25 acres of the site exists as a grass lawn. A site design that maximizes the area available for vegetative plantings provides numerous environmental benefits, including stormwater runoff infiltration and filtration and reduction of the urban heat island effect.

The stormwater management controls proposed for this site are not identified on the sketch plan. We recommend that the preliminary plan incorporates features such as rain gardens, tree plantings, and vegetated parking islands as part of the stormwater management strategy for this site.

This site will be subject to review and permitting by the Montgomery County Conservation District.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Norristown's planning objectives for commercial development within the Norristown Centre.

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.

Sincerely,



Donna Fabry, Principal Trails and Open Space Planner
donna.fabry@montgomerycountypa.gov – 610-278-3445

c: Mahuva Realty LLC, Applicant
ARNA Engineering Inc., Applicant's Representative

Attachments: A. Site Aerial
B. Sketch Plan

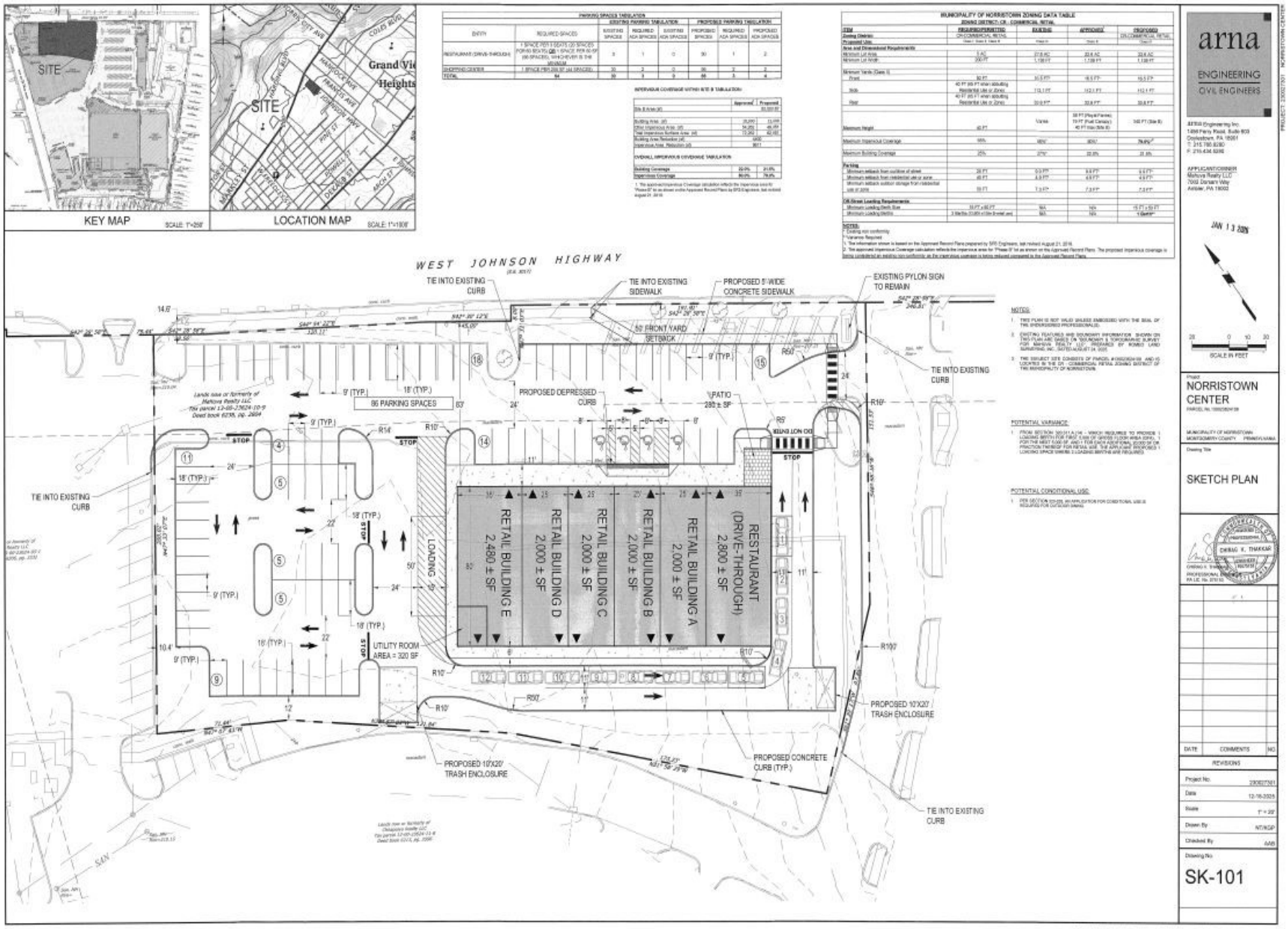


Norristown Center - Phase B
MCPC#260009001

Montgomery County Planning Commission

0 50 100 200 Feet

N


KEY MAP
SCALE: 1"=250'
LOCATION MAP
SCALE: 1"=1000'
SITE
WEST JOHNSON HIGHWAY
TIE INTO EXISTING CURB
TIE INTO EXISTING SIDEWALK
PROPOSED 5' WIDE CONCRETE SIDEWALK
EXISTING PYLON SIGN TO REMAIN
50' FRONT YARD SETBACK
PROPOSED DEPRESSED CURB
PATIO 280 ± SF
86 PARKING SPACES
KISS 'N GO
UTILITY ROOM AREA = 320 SF
LOADING
RETAIL BUILDING E 2,480 ± SF
RETAIL BUILDING D 2,000 ± SF
RETAIL BUILDING C 2,000 ± SF
RETAIL BUILDING B 2,000 ± SF
RETAIL BUILDING A 2,000 ± SF
RESTAURANT (DRIVE-THROUGH) 2,800 ± SF
PROPOSED 10'X20' TRASH ENCLOSURE
PROPOSED CONCRETE CURB (TYP.)
PARKING SPACES TABULATION
MUNICIPALITY OF NORRISTOWN ZONING DATA TABLE
ZONING DISTRICT: CR - COMMERCIAL RETAIL
NOTES:
POTENTIAL VARIANCE:
POTENTIAL CONDITIONAL USE:
arna ENGINEERING CIVIL ENGINEERS
APPLICANT/OWNER
Mahova Realty LLC
7049 Dorsey's Way
Ambler, PA 19002
JAN 13 2026
SCALE IN FEET
Project
NORRISTOWN CENTER
MUNICIPALITY OF NORRISTOWN
MONTGOMERY COUNTY PENNSYLVANIA
Drawing Title
SKETCH PLAN
DATE COMMENTS NO.
REVISIONS
Project No. 23082730
Date 12-16-2025
Scale 1" = 20'
Drawn By NT/KGP
Checked By MB
Drawing No.
SK-101