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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

May 15, 2026

Ms. Brianna Costira, Planning Administrator
Limerick Township
646 West Ridge Pike
Limerick, Pennsylvania 19468

Re: MCPC #26-0107-001
Plan Name: Lot 7 Industrial Parkway
(1 lot comprising 3.05 acres)
Parcel ID: 37-00-01241-18-9
Situate: Industrial Parkway (south side of roadway near the cul-de-sac)
Limerick Township

Dear Ms. Costira:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 21, 2026. We forward this letter as a report of our review.

BACKGROUND

Chesco Real Estate has submitted a subdivision and land development proposal to build an unstaffed self-storage facility at Industrial Parkway, a cul-de-sac road connecting to Penn Road near Ridge Pike. This proposal is on Parcel 37-00-01241-18-9, a 3.05-acre lot on the south side of Industrial Parkway near the cul-de-sac. The proposal includes three storage facilities: one 10-unit, 5,400-square-foot building, one 11-unit, 5,940-square-foot building, and one 15-unit, 8,100-square-foot building. The proposal also includes 36 parking spaces, two stormwater discharge points, a stormwater infiltration basin, and trees planted around the perimeter to serve as street trees and as a buffer. The storage facilities will be unstaffed, and there will be no water or sewer connections to the site. The proposal is in the Office/Limited Industrial (O/LI) Base Zoning District as well as the Airport Overlay Zoning District.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040: A Shared Vision, the Montgomery County Planning Commission's 2015 comprehensive plan, includes most of this parcel in the Designated Growth Area on its development potential map and

the Business Area on its future land use map. The Designated Growth Area includes the most logical places in the county for future growth and development, and almost all new non-residential development should be in these areas. The Business Area future land use includes employment-oriented development, including offices, research facilities, and industrial parks, as well as small-scale retail and service businesses and higher-density residential development.

In addition, the 2009 Limerick Township Comprehensive Plan includes these parcels in the Airport Business Area. The plan states that the Airport Business Area is a great place in Limerick Township for offices and business parks adjacent to the Limerick Airport, and the plan calls for office and light industrial development in the area.

Because this development proposal is for a self-storage facility in an industrial area, the Montgomery County Planning Commission (MCPC) finds this project to be consistent with *Montco 2040* Comprehensive Plan and the 2009 Limerick Township Comprehensive Plan.

RECOMMENDATION AND COMMENTS

MCPC generally supports the applicant's proposal. However, in the course of our review, we have identified the following issues that the applicant and Limerick Township may wish to consider prior to final plan approval. Our comments are as follows:

ZONING

According to the Limerick Township Zoning Map, this parcel is in the Airport Overlay Zoning District, in addition to the Office/Limited Industrial Base Zoning District. The applicant should denote that their proposal is in the Airport Overlay Zoning District in the zoning table of their Layout and Geometry Plan and ensure that the proposal meets the requirements of this overlay district.

PEDESTRIAN INFRASTRUCTURE

1. The applicant has requested a waiver for installing a sidewalk along Industrial Parkway. While there are currently no sidewalks along Industrial Parkway, the area could continue to redevelop in the future which would bring an opportunity for sidewalks to be constructed in this area. Because of this opportunity, we recommend that the township not approve the sidewalk waiver requested by the applicant and require sidewalk along Industrial Parkway.

2. In addition to the sidewalk, the applicant should also add a high-visibility, continental crosswalk across the driveway of the property, as well as ADA ramps that are properly aligned with the crosswalk.

SITE ACCESS AND SECURITY

1. The applicant proposes the facility to be unattended, as there is no office space, nor will there be an employee. While there does not need an employee present on the site, we recommend that Limerick Township and the applicant ensure that an employee can be easily reached and called to the site if needed.

2. The applicant proposes the facility will be unsecured, as there is no driveway gate at the entrance to the facility to control access. An unsecured storage facility could possibly be an attractive nuisance, as there would be nothing to control access to the site, whether someone has rented a storage unit or not. We recommend that the applicant install a gate that requires patrons to "swipe-in" in order to access the facilities. In addition, Limerick Township should ask the applicant whether there will be cameras on the premises to monitor the security of the site.

WATER AND SEWER SERVICE

The applicant is proposing the facility to not be connected to water and sewer service. Limerick Township should be aware that if this facility is built without these connections, then the possible future redevelopment of this property would be inhibited, unless a future applicant added water or sewer service. Most importantly, without access to water, there will be no internal fire suppression to contain a fire until the fire trucks arrive.

STORMWATER MANAGEMENT

1. The applicant should naturalize the infiltration basin at the back of the site.

2. According to the applicant's Post-Construction Stormwater Management Plan, discharge point 001 is located at the east boundary of the parcel by Industrial Parkway. In addition, there is a pipe (POA-001) located under Industrial Parkway near discharge point 001. Limerick Township should understand whether discharge point 001 is discharging stormwater into underground pipe POA-001 or not. If so, Limerick Township should understand whether underground pipe POA-001 has the capacity to handle the discharged stormwater from discharge point 001 to prevent flooding of the roadway. If not, Limerick Township should understand that discharging stormwater into the roadway will flood the roadway.

3. According to the applicant's Post-Construction Stormwater Management Plan, discharge point 002 would discharge stormwater onto another property. Limerick Township and the applicant should both be comfortable that this discharge will not cause erosion, flooding, or any other negative impacts on the neighboring property.

LANDSCAPING

The applicant may want to add another type of evergreen tree species to their landscaping plan to improve the diversity of species on the site, especially if there is a blight or disease that attacks one of the evergreen species.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Limerick Township's planning objectives.

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 #26-0107-001 on any plans submitted for final recording.

Sincerely,

Russell Livolsi

Russell Livolsi, Transportation Planner I
Russell.Livolsi@montgomerycountypa.gov - 610-278-3638

c: Chesco Real Estate, Applicant
Joel D. Comanda, Inland Design, Applicant's Engineer
Daniel Kerr, Township Manager
Greta Martin Washington, Dir., Township Community Planning
William DeGideo, Chrm., Township Planning Commission
Timothy Haas, Assistant Township Manager

Attachments: A. Aerial View of Site
B. Copy of Overall Site Plan

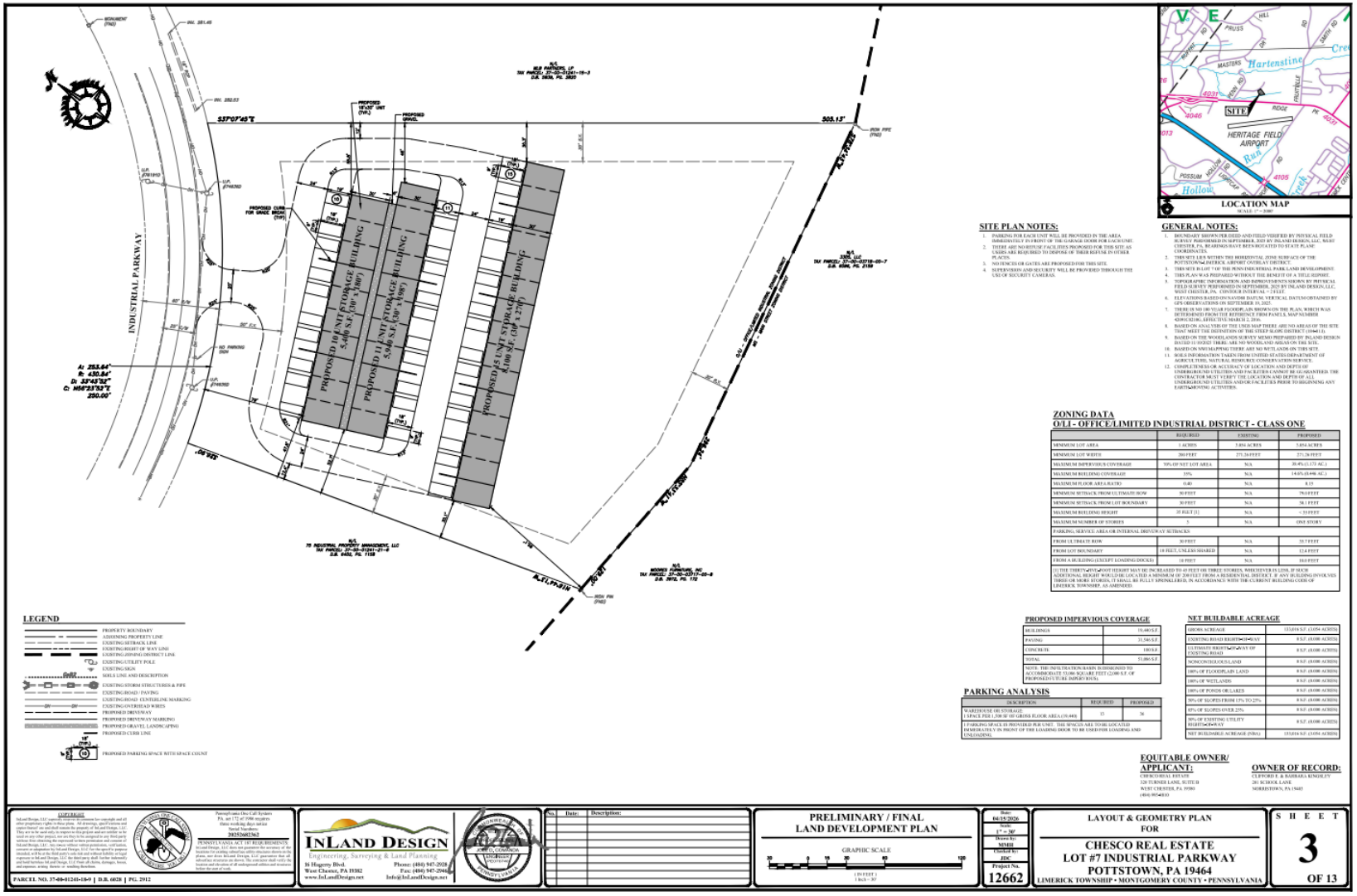


Lot 7 Industrial Parkway
MCPC #26-0107-001

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19401-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial Imagery provided by Nearmap

0 50 100 Feet

N


INDUSTRIAL PARKWAY
PROPOSED 10 UNIT STORAGE BUILDING 5,400 S.F. (30' x 180')
PROPOSED 11 UNIT STORAGE BUILDING 5,940 S.F. (30' x 198')
PROPOSED 15 UNIT STORAGE BUILDING 4,100 S.F. (50' x 270')
PROPOSED 16'x30' UNIT (TYP.)
PROPOSED GRAVEL
PROPOSED CURB FOR GRADE BREAK (TYP.)
NO PARKING SIGN
S37°07'45"E
305.15'
N.F.I.P.S.I.N
A: 253.64'
R: 430.84'
D: 33°43'39"
C: N56°23'52"E
250.00'
N/F
HLB PARTNERS, LP
TAX PARCEL: 37-00-03241-19-3
D.B. 5856, PG. 2805
N/F
3301 LLC
TAX PARCEL: 37-00-03718-00-7
D.B. 6586, PG. 2159
N/F
75 INDUSTRIAL PROPERTY MANAGEMENT, LLC
TAX PARCEL: 37-00-03241-21-4
D.B. 6400, PG. 1159
N/F
MOSES TAYLOR, INC.
TAX PARCEL: 37-00-03211-00-4
D.B. 3972, PG. 170
IRON PIN (FND)
IRON PIPE (FND)
MONUMENT (FND)
INV. 381.46
INV. 382.53
U.P. #796350
U.P. #791910
U.P. #796360
U.P. #796350
U.P. #796350
SITE PLAN NOTES:
1. PARKING FOR EACH UNIT WILL BE PROVIDED IN THE AREA IMMEDIATELY IN FRONT OF THE GARAGE DOOR FOR EACH UNIT.
2. THERE ARE NO REFUSE FACILITIES PROPOSED FOR THIS SITE AS USERS ARE REQUIRED TO DISPOSE OF THEIR REFUSE IN OTHER PLACES.
3. NO FENCES OR GATES ARE PROPOSED FOR THIS SITE.
4. SUPERVISION AND SECURITY WILL BE PROVIDED THROUGH THE USE OF SECURITY CAMERAS.
GENERAL NOTES:
1. BOUNDARY SHOWN PER DEED AND FIELD VERIFIED BY PHYSICAL FIELD SURVEY PERFORMED IN SEPTEMBER, 2025 BY INLAND DESIGN, LLC, WEST CHESTER, PA. BEARINGS HAVE BEEN ROTATED TO STATE PLANE COORDINATES.
2. THIS SITE LIES WITHIN THE HORIZONTAL ZONE SURFACE OF THE POTTSTOWN-LIMERICK AIRPORT OVERLAY DISTRICT.
3. THIS SITE IS LOT 7 OF THE PENN INDUSTRIAL PARK LAND DEVELOPMENT.
4. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
5. TOPOGRAPHIC INFORMATION AND IMPROVEMENTS SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN SEPTEMBER, 2025 BY INLAND DESIGN, LLC, WEST CHESTER, PA. CONTOUR INTERVAL = 2 FEET.
6. ELEVATIONS BASED ON NAVD88 DATUM. VERTICAL DATUM OBTAINED BY GPS OBSERVATIONS ON SEPTEMBER 19, 2025.
7. THERE IS NO 100 YEAR FLOODPLAIN SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANEL 8, MAP NUMBER 42091C0126G, EFFECTIVE MARCH 2, 2016.
8. BASED ON ANALYSIS OF THE USGS MAP THERE ARE NO AREAS OF THE SITE THAT MEET THE DEFINITION OF THE STEEP SLOPE DISTRICT (>20%).
9. BASED ON THE WOODLANDS SURVEY MEMO PREPARED BY INLAND DESIGN DATED 11/30/2025 THERE ARE NO WOODLAND AREAS ON THIS SITE.
10. BASED ON NWI MAPPING THERE ARE NO WETLANDS ON THIS SITE.
11. SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE.
12. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
LOCATION MAP
SCALE: 1" = 2000'
V. E.
PRUSS
Hartenstine
MASTERS
FRONTIER
RIDGE
SITE
HERITAGE FIELD AIRPORT
Run
POSSUM
Hollow
Creek
4031
4046
4105
4013
ZONING DATA
O/LI - OFFICE/LIMITED INDUSTRIAL DISTRICT - CLASS ONE
REQUIRED | EXISTING | PROPOSED
MINIMUM LOT AREA | 1 ACRES | 5.856 ACRES | 5.854 ACRES
MINIMUM LOT WIDTH | 200 FEET | 271.26 FEET | 271.26 FEET
MAXIMUM IMPERVIOUS COVERAGE | 70% OF NET LOT AREA | N/A | 26.4% (1.71 AC.)
MAXIMUM BUILDING COVERAGE | 35% | N/A | 14.6% (0.86 AC.)
MAXIMUM FLOOR AREA RATIO | 0.40 | N/A | 0.15
MINIMUM SETBACK FROM ULTIMATE ROW | 50 FEET | N/A | 79.0 FEET
MINIMUM SETBACK FROM LOT BOUNDARY | 30 FEET | N/A | 58.1 FEET
MAXIMUM BUILDING HEIGHT | 35 FEET [1] | N/A | ± 35 FEET
MAXIMUM NUMBER OF STORIES | 3 | N/A | ONE STORY
PARKING, SERVICE AREA OR INTERNAL DRIVEWAY SETBACKS
FROM ULTIMATE ROW | 20 FEET | N/A | 35.7 FEET
FROM LOT BOUNDARY | 10 FEET, UNLESS SHARED | N/A | 12.4 FEET
FROM A BUILDING (EXCEPT LOADING DOCKS) | 10 FEET | N/A | 10.0 FEET
(1) THE THIRTY-FIVE-FOOT HEIGHT MAY BE INCREASED TO 45 FEET OR THREE STORIES, WHICHEVER IS LESS, IF SUCH ADDITIONAL HEIGHT WOULD BE LOCATED A MINIMUM OF 200 FEET FROM A RESIDENTIAL DISTRICT. IF ANY BUILDING INVOLVES THREE OR MORE STORIES, IT SHALL BE FULLY SPRINKLERED, IN ACCORDANCE WITH THE CURRENT BUILDING CODE OF LIMERICK TOWNSHIP, AS AMENDED.
PROPOSED IMPERVIOUS COVERAGE
BUILDINGS | 10,440 S.F.
PAVING | 31,546 S.F.
CONCRETE | 160 S.F.
TOTAL | 51,886 S.F.
NOTE: THE INFILTRATION BASIN IS DESIGNED TO ACCOMMODATE 53,086 SQUARE FEET (2,086 S.F. OF PROPOSED FUTURE IMPERVIOUS).
NET BUILDABLE ACREAGE
GROSS ACREAGE | 255,016 S.F. (5.854 ACRES)
EXISTING ROAD RIGHTS-OF-WAY | 0 S.F. (0.000 ACRES)
ESTIMATED RIGHTS-OF-WAY OF EXISTING ROAD | 0 S.F. (0.000 ACRES)
NONCONTIGUOUS LAND | 0 S.F. (0.000 ACRES)
100% OF FLOODPLAIN LAND | 0 S.F. (0.000 ACRES)
100% OF WETLANDS | 0 S.F. (0.000 ACRES)
100% OF PONDS OR LAKES | 0 S.F. (0.000 ACRES)
50% OF SLOPES FROM 15% TO 25% | 0 S.F. (0.000 ACRES)
65% OF SLOPES OVER 25% | 0 S.F. (0.000 ACRES)
50% OF EXISTING UTILITY RIGHTS-OF-WAY | 0 S.F. (0.000 ACRES)
NET BUILDABLE ACREAGE (NBA) | 255,016 S.F. (5.854 ACRES)
PARKING ANALYSIS
DESCRIPTION | REQUIRED | PROVIDED
WAREHOUSE OR STORAGE: 1 SPACE PER 1,500 SF OF GROSS FLOOR AREA (30,440) | 15 | 56
1 PARKING SPACE IS PROVIDED PER UNIT. THE SPACES ARE TO BE LOCATED IMMEDIATELY IN FRONT OF THE LOADING DOOR TO BE USED FOR LOADING AND UNLOADING.
LEGEND
PROPERTY BOUNDARY
ADJOINING PROPERTY LINE
EXISTING SETBACK LINE
EXISTING RIGHT OF WAY LINE
EXISTING ZONING DISTRICT LINE
EXISTING UTILITY POLE
EXISTING SIGN
SOILS LINE AND DESCRIPTION
EXISTING STORM STRUCTURES & PIPE
EXISTING ROAD / PAVING
EXISTING ROAD CENTERLINE MARKING
EXISTING OVERHEAD WIRES
PROPOSED DRIVEWAY
PROPOSED DRIVEWAY MARKING
PROPOSED GRAVEL LANDSCAPING
PROPOSED CURB LINE
PROPOSED PARKING SPACE WITH SPACE COUNT
EQUITABLE OWNER/ APPLICANT:
CHESCO REAL ESTATE
528 TURNER LANE, SUITE B
WEST CHESTER, PA 19380
(484) 995-4810
OWNER OF RECORD:
CLIFFORD E. & BARBARA KNIGHT
201 SCHOOL LANE
NORRISTOWN, PA 19403
COPYRIGHT
PARCEL NO. 37-00-03241-18-9 | D.B. 6028 | PG. 2912
PennFuture One Call System Pa. act 172 of 1996 requires three working days notice
Serial Number 20153602363
PENNSYLVANIA ACT 187 REQUIREMENTS
INLAND DESIGN
Engineering, Surveying & Land Planning
16 Hagerty Blvd.
West Chester, PA 19382
www.InLandDesign.net
Phone: (484) 947-2038
Fax: (484) 947-2944
Info@InLandDesign.net
No. | Date: | Description:
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30'
Date: 04/15/2026
Scale: 1" = 30'
Drawn by: MMH
Checked by: JDC
Project No. 12662
LAYOUT & GEOMETRY PLAN FOR
CHESCO REAL ESTATE
LOT #7 INDUSTRIAL PARKWAY
POTTSTOWN, PA 19464
LIMERICK TOWNSHIP • MONTGOMERY COUNTY • PENNSYLVANIA
SHEET 3 OF 13