MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

Jamila H. Winder, Chair
Neil K. Makhija, Vice Chair
Thomas DiBello, Commissioner

www.montgomerycountypa.gov

Montgomery County
Planning Commission

Montgomery County • PO Box 311
Norristown, PA 19404-0311

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

July 24, 2026

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

Re: MCPC #25-0185-02
Plan Name: The Preserve at Stony Creek - Land Development
(1 lot comprising 67.32 acres)
Parcel ID: 13-00-35728-01-6
Situate: Sterigere Street (north)/Stanbridge Street (west)
Municipality of Norristown

Dear Ms. Musonye:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 26, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Pinnacle Realty Development Company (PRDC), LLC, proposes to redevelop the former Norristown State Hospital site as a Uniform Planned Development, under the conditions of the Municipality's Mixed-Use Overlay (MUO) District, Article XXIII of the municipal zoning code. The proposal features a variety of uses across the site, which is divided into two use-related designations: East Site and West Site.

The West Site is a mixed-use residential development comprised of 616 housing units, 424 townhouses, 248 apartments, and nearly 70,000 square feet of commercial space for retail and service-related uses, including a grocery store. There are 96 apartments included over the retail space in 2 buildings; 2 apartment buildings containing 96 walk-up apartments; and one podium apartment building will provide 66 units. The variations in townhouse design include 166 stacked townhouses, 158 rear load and 100 front load townhouses.

The plans for the East Site include five one-story buildings that range in size from 41,250 square feet to 52,500 square feet, for a total of 228,750 square feet of flex/tech/office space. Three of the buildings are designed with loading docks along their length. The remainder of the tract, which abuts the Norristown State Hospital property, has areas designated as a municipal maintenance area and a stormwater management area.

An Alternative Industrial Site Plan was also submitted as part of the land development package. The conceptual plan proposes a reconfiguration of the East Site to accommodate two 93,500-square-foot

buildings and one 45,750-square-foot building. The proposed buildings are one-story tall and are labeled flex/tech/office space on the plan.

In order to prepare the site for redevelopment, one building will be demolished and 475 mature trees will be removed from the site.

The applicant has requested 28 waivers from the Subdivision and Land Use Ordinance (SALDO) requirements that are related to street, alley, parking, and driveway dimensions and tree removal. Additional relief is being requested from Stormwater Management Ordinance, Chapter 276 of the municipal code.

Montgomery County provided review letters in February 2024 and September 2025 for the master plan submitted as required for conditional use approval. We acknowledge and commend the applicant for satisfactorily addressing several concerns that have been raised in previous review letters, including:

- Providing bus shelter areas to accommodate transit riders
- Modification of the site design to facilitate better pedestrian and vehicle circulation
- Incorporating sidewalks along Sterigere and Stanbridge Streets
- Redesigning surface level stormwater management areas that function as open space throughout the site

The master plans had identified an electrical substation being located on the East Site. The substation does not appear on the preliminary plan.

COMPREHENSIVE PLAN COMPLIANCE

This area is designated as Community Mixed Use on the Future Land Use Map in *Montco 2050: A Shared Vision*. The proposed development is consistent with this use.

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 for the applicant and the Municipality of Norristown to consider prior to final plan approval.

REVIEW COMMENTS

LANDSCAPING

A. Landscape Compliance Chart – Plan Sheet LP504:

1. Tree Replacement. If approved, the applicant’s waiver request from Section 282-401.A.C.3.a. would allow the removal of 475 mature trees from the site. The tree replacement planting requirements found in the Municipality’s Subdivision and Land Use Ordinance (SALDO) Section 433-1.C.5) requires that trees that are removed for development must be replaced with an equal amount of trees, measured by diameter, as part of site development.

The Ordinance Compliance Summary on the Landscape Compliance Chart, shown on Plan Sheet LP504, states that the plan, as proposed, is unable to accommodate 3,323 trees that are required per the SALDO's tree planting requirements. Section 433-1.C.5)c of the SALDO provides an option for sites that are unable to accommodate the tree replacement planting requirement. In accordance with this provision, we recommend that the Municipality require a fee-in-lieu of plantings contribution for the municipal shade tree planting fund to support tree plantings along streets and in parks and other properties owned by the Municipality.

2. Additional Waiver Requests. The landscape compliance chart identifies six sections of the SALDO's landscaping requirements that are unable to be met. These pertain to the overall number of street trees required; the number of trees in the buffer that separates the residential area from the light industrial-oriented flex/tech/office area; and the number of canopy trees to be planted between sets of attached residential units. Waivers have not been requested for these sections. We ask the municipal solicitor to confirm whether these items should be added to the applicant's list of waiver requests.

B. Landscaping Buffers. The vegetative buffer proposed for the area that separates the residential-based West Site from the more intense uses proposed for the East Site could be more fully developed to better separate these uses. We encourage the Municipality to request that the applicant incorporate a more fully developed buffer into the plan. We recommend widening the buffer and adding plantings that include a mix of trees and shrubs that will effectively screen the buildings proposed for the East Site from view for the townhouse residents.

PARKING

The requirements in Article XXVI of the zoning code's Off-Street Parking and Loading section do not apply to the MUO District. The parking needs study that is required for informing the amount of parking for each site's development identified 928 parking spaces for the West Site and 208 parking spaces for the East Site needed to adequately accommodate demand. The amount of parking proposed for the West and East sites is 2,182 and 313 spaces, respectively. We encourage the Municipality to ask the applicant to reduce the number of spaces or reserve the spaces for use in the future, as needed.

Reducing the number of parking spaces or creating reserve parking could eliminate the need for the waiver request to permit diagonal parking. It could also provide additional or expanded areas of green space adjacent to other proposed green space or open areas, like the public plaza, or creating a wider buffer between the residences and the large warehouse-type buildings proposed for the East Site.

STORMWATER MANAGEMENT

A. Underground Storage Systems. The Subdivision and Land Development Checklist included with the application materials indicates that an application to Montgomery County Conservation District (MCCD) is not applicable. MCCD is authorized by PA DEP to review development applications that require an NPDES permit. We ask the municipal engineer to confirm that this project is required to obtain an NPDES permit and encourage the applicant to coordinate a pre-application meeting with MCCD staff.

B. Stormwater Operations and Maintenance Plan. The underground storage, above-ground bioretention areas, and wet pond stormwater control measures require monitoring and maintenance to ensure they are functioning as intended. We recommend that the Municipality require the applicant to provide an operation and maintenance plan for all stormwater facilities.

C. Potential for Conflict between Landscaping and Underground Stormwater Management Facilities. Approximately 30 underground storage systems are proposed across the East and West Sites. We recommend that the applicant confirms that the trees and shrubs proposed to be planted in areas adjacent to the underground facilities do not have root systems that could damage the facilities or cause them to fail.

LIBERTY BELL TRAIL

The plan identifies the sidewalk along Stanbridge Street as the Liberty Bell Trail Extension. The Liberty Bell Trail is included as part of the regional Circuit Trails network that extends across southeastern Pennsylvania and southern New Jersey. Circuit Trails multi-use paths that are constructed to a minimum standard 10-foot width to accommodate frequent use by a variety of modes. This connection could serve as a non-vehicular option for students who live in Norristown to travel to Norristown Area High School. We strongly encourage the Municipality to consider the benefits of widening the proposed sidewalk to be at least 10 feet wide – ideally 12 feet – to accommodate growth in use by the wider community in the future, and to require the applicant to provide this important section of the 850+ mile Circuit Trails network.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the Municipality's planning objectives for the redevelopment of this site.

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 #25-0185-02 on any plans submitted for final recording.

Sincerely,

Donna Fabry

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

c: Alvina Hamme, Chair, Municipal Planning Commission
Vincent Poppa, Assistant Director of Planning and Municipal Development
Anthony Maras, Pinnacle Realty Development Company

Attachments: A. Site Aerial
B. Site Plan

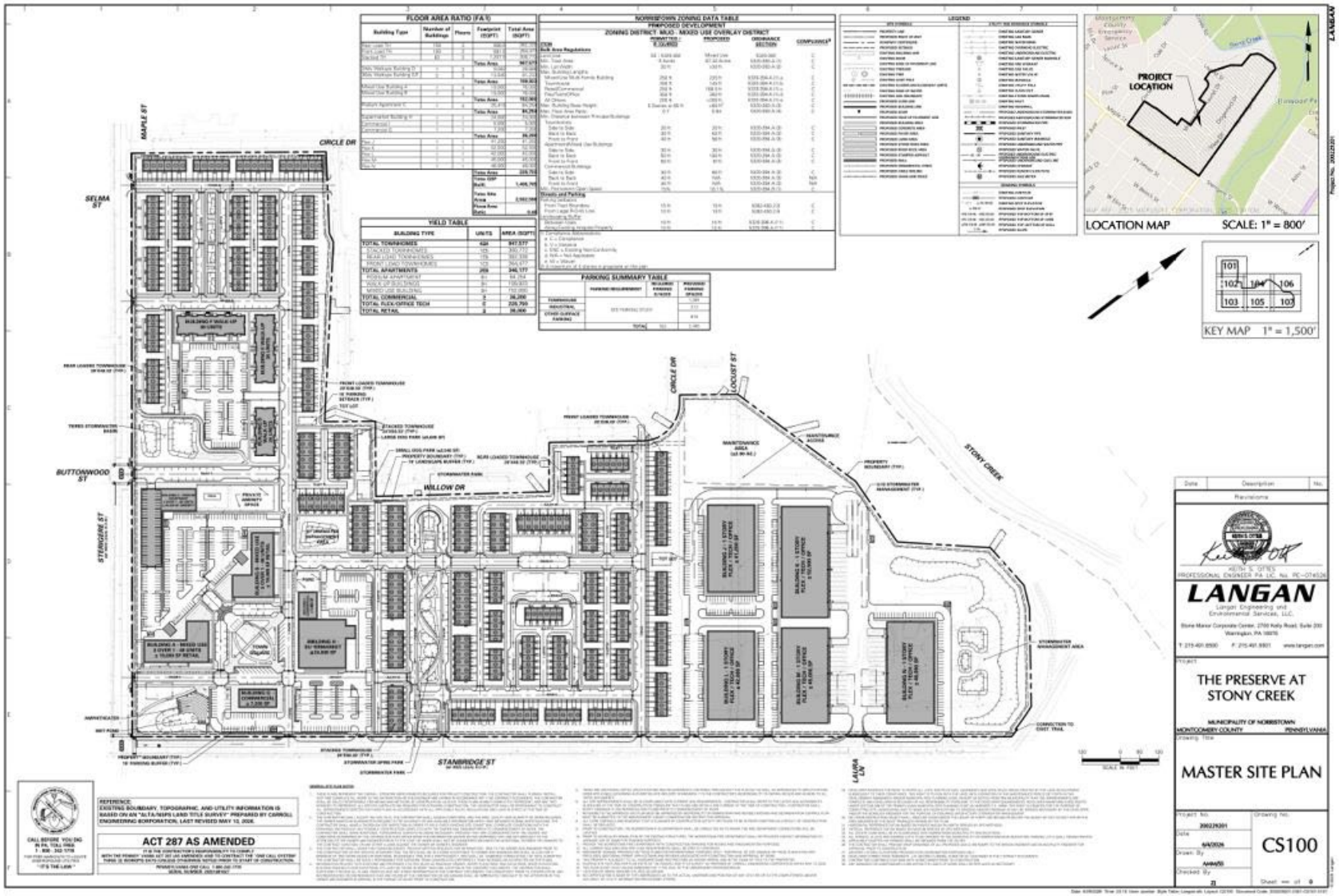


The Preserve at Stony Creek
MCPC#250185002

Montgomery County Planning Commission

0 250 500 1,000 Feet

N


FLOOR AREA RATIO (FAR)
NORRISTOWN ZONING DATA TABLE
PROPOSED DEVELOPMENT
ZONING DISTRICT: MUO - MIXED USE OVERLAY DISTRICT
YIELD TABLE
PARKING SUMMARY TABLE
LEGEND
PROJECT LOCATION
LOCATION MAP
SCALE: 1" = 800'
KEY MAP
1" = 1,500'
MAPLE ST
CIRCLE DR
SELMA ST
BUTTONWOOD ST
STERIGERE ST
WILLOW DR
LOCUST ST
STONY CREEK
STANBRIDGE ST
LANGAN
THE PRESERVE AT STONY CREEK
MUNICIPALITY OF NORRISTOWN
MONTGOMERY COUNTY
PENNSYLVANIA
MASTER SITE PLAN
CS100
ACT 287 AS AMENDED