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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

September 15, 2026

Mr. Daniel DeMeno, Township Manager
Worcester Township
1721 South Valley Forge Road—Box 767
Worcester, Pennsylvania 19490

Re: MCPC #22-0045-004
Plan Name: City View Apartments – Final Plan
(1 lot comprising 12.24 acres)
Situate: North Park Avenue and Germantown Pike
Worcester Township

Dear Mr. DeMeno:

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 August 18, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, BT Worcester LLC, is proposing to develop 2 apartment buildings containing 80 units in Building I, 64 units in Building II, for a total of 144 units in the Commercial (C) base zoning district and the MR Multi-Residential Overlay District. This land development was previously reviewed on March 14, 2022, and 180 units were proposed. The existing site, approximately 12.24 acres in area, previously contained numerous buildings and businesses of various sizes and characters, but have since been demolished. The applicant proposes clearing the remaining pads and paved surfaces, regrading the entire site, and constructing the two multifamily buildings and associated improvements, including landscaping, stormwater management structures, parking, trash storage, and green areas. Each building will have a building footprint of 28,800 square feet. It appears that several utility poles will also be relocated as a part of the project. The development will be served by public sewer and water.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040: A Shared Vision, the County's current comprehensive plan, identifies the future land use of this tract as a Suburban Residential Area, which is appropriate for single-family attached and

multifamily development. This proposal is consistent with the County's comprehensive plan. It is also consistent with the Future Land Use Map of Worcester Township's 2022 Comprehensive Plan, which identifies the tract as part of the Village Center (Fairview Village).

Encouraging walkable communities is cited as a major priority in both the county's comprehensive plan, *Montco 2040: A Share Vision*, as well as the township's comprehensive plan update in respect to village centers.

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

REVIEW COMMENTS

LANDSCAPING

A. Stormwater Basin Landscaping. The final plan set indicates that an Ernst Seed Mix will be planted in the detention basin. We recommend requiring the applicant to clearly delineate, through hatching or another graphic callout, the precise location of all Ernst Seed Mix plantings. This will help facilitate installation and inspection by the contractor and other parties.

B. Planting on Steep Slopes. There are several areas where planting occurs on steep slopes, yet there appears to be no details provided about the permanent ground cover crop material that will occupy the areas between the trees on these steep slopes. This ground cover should be detailed via notes and immediately stabilized to avoid potential runoff during the time of construction and planting establishment. Additionally, details should be provided for planting trees and shrubs on steep slopes. A maintenance and operations plan is also recommended to identify management techniques for steep slope plantings to control erosion, especially along the southwestern side of the property that abuts single-family residential properties.

TRANSPORTATION AND CIRCULATION

A. County Road. Since Germantown Pike is a county-owned road, a county highway occupancy permit is required for this development.

B. Pedestrian Connections. This project will be a major multifamily development within Fairview Village, and it has the potential to be a significant pedestrian generator. Due to this, improving mobility for residents is vital for the future of this area.

The township should consider working with the applicant to incorporate an additional external pedestrian connection along the eastern side of the property and/or Park Avenue to support

future sidewalk network expansion within Fairview Village. Maintaining the option to walk ensures that new residents will avoid contributing to the vehicular traffic in this area every time they want to visit the shopping center or other businesses in Fairview Village. Maintaining future connectivity opportunities remains important given the scale of this multifamily project.

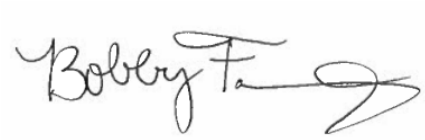
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Worcester Township'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 (*#23-0045-004*) on any plans submitted for final recording.

Sincerely,



Bobby Fanning, Senior Transportation Planner
Bobby.fanning@montgomerycountypa.gov - 610- 278-3742

c: BT Worcester, LLC, Applicant
Peter Clelland, BET Investments, Inc., Applicant's Representative
Christian Jones, Assistant Township Manager
Tony Sherr, Chairman, Township Planning Commission

Attachments: A. Aerial View of the Site
B. Reduced Copy of Applicant's Plan

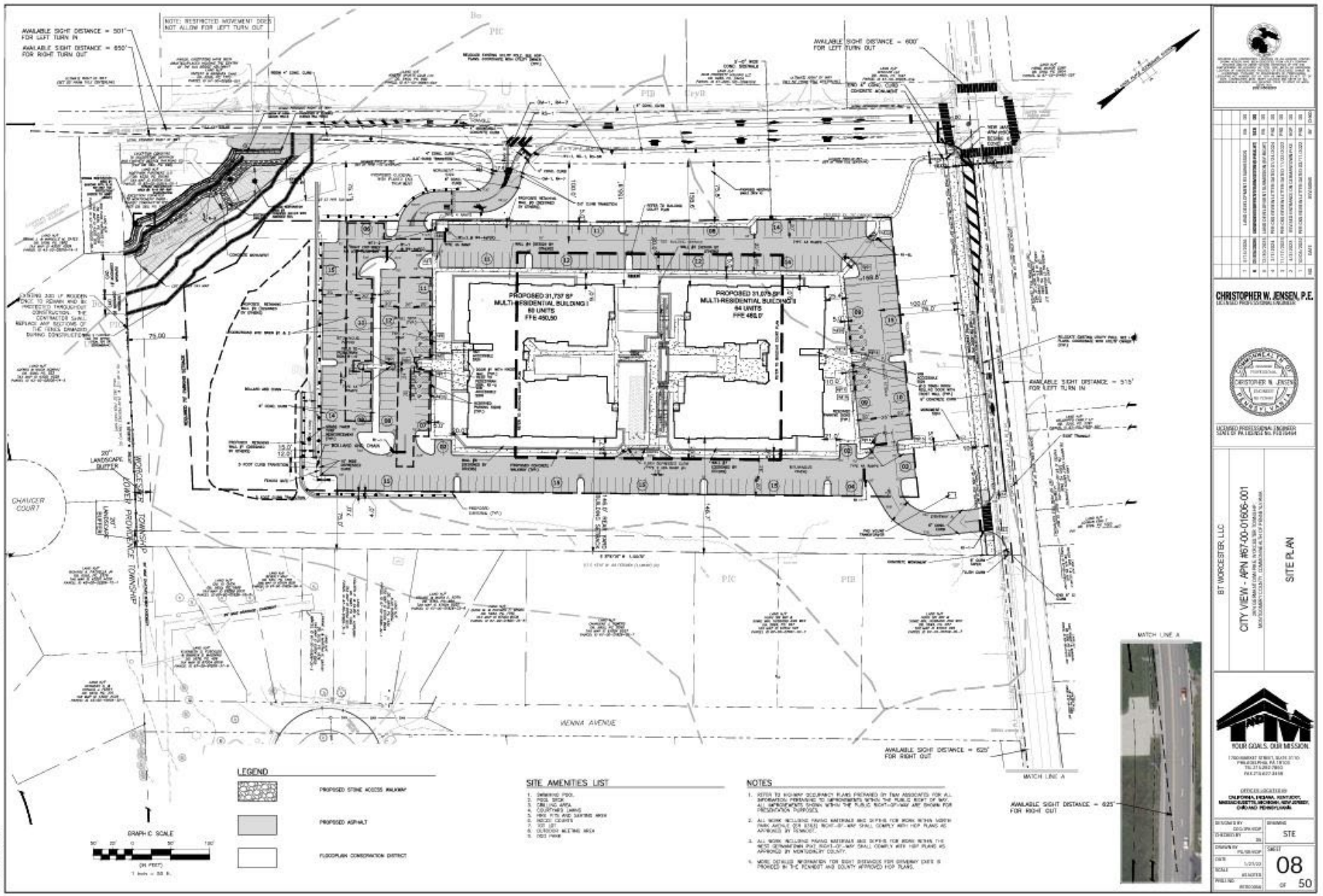


City View Apartments
MCPC#220045004

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
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(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/planning
Aerial photography provided by Nearmap

0 100 200 400 Feet

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AVAILABLE SIGHT DISTANCE = 501'
FOR LEFT TURN IN
AVAILABLE SIGHT DISTANCE = 650'
FOR RIGHT TURN OUT
NOTE: RESTRICTED MOVEMENT DOES NOT ALLOW FOR LEFT TURN OUT
AVAILABLE SIGHT DISTANCE = 600'
FOR LEFT TURN OUT
PROPOSED 31,737 SF
MULTI-RESIDENTIAL BUILDING I
69 UNITS
FFE 490.50
PROPOSED 31,679 SF
MULTI-RESIDENTIAL BUILDING II
64 UNITS
FFE 488.0'
AVAILABLE SIGHT DISTANCE = 515'
FOR LEFT TURN IN
AVAILABLE SIGHT DISTANCE = 625'
FOR RIGHT OUT
MATCH LINE A
CHAUCER COURT
WORCESTER TOWNSHIP
VIENNA AVENUE
LEGEND
PROPOSED STONE ACCESS WALKWAY
PROPOSED ASPHALT
FLOODPLAIN CONSERVATION DISTRICT
GRAPHIC SCALE
SITE AMENITIES LIST
NOTES
CHRISTOPHER W. JENSEN, P.E.
BT WORCESTER, LLC
CITY VIEW - APN #67-00-01606-001
SITE PLAN
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