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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 6, 2024

Mr. Justin Keller, Borough Manager
Pottstown Borough
100 East High Street
Pottstown, PA 19464

Re: MCPC #23-0215-002
Plan Name: 502 Hale St
(4 units on 1 lots on 0.14 acres)
Situate: 502 Hale Street
Cross Street: Washington Hill Road
Pottstown Borough

Dear Mr. Keller:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 2, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Mark Gallagher, has submitted a preliminary land development plan (a resubmission). The proposal would construct a two-story, four-unit building on a 0.14 acre lot. The façade renderings would make the building appear like a twin dwelling unit from the street. The current proposal includes wider driveways, moved farther from the side property lines than in the original proposal. The driveways would accommodate four cars apiece (each would be 18' X 36'), in contrast to two cars apiece in the original proposal. A four-foot wide ramp for ADA access has been added, and location for the trash enclosure has been identified. We previously reviewed a submission for this site on December 19, 2024. The plan is dated January 29, 2024. The site is located in the TTN Traditional Town Neighborhood zoning district, which is part of the Conservation zoning district. Public water and sewer serve the site.

On January 30, 2024, the applicant applied for a variance from sections 308.3, 309, 310, 605.5, 609.1, and 609.2 of the zoning ordinance. These requests include that for rear yard setback, building height, direct access to the street without movement of another vehicle, and parking in front of the building.

CONSISTENCY WITH COMPREHENSIVE PLANS

The proposed plan is generally consistent with *MONTCO 2040: A Shared Vision, The Montgomery County Comprehensive Plan (2015)*. The plan's future land use map shows the proposed subdivision located in the "Town Residential" future land use area. Primary uses in this area include multifamily residential development.

The development site is located in the "regional core" future land use area of the Pottstown Metropolitan Area Regional Comprehensive Plan (2015). The plan notes that the regional core has a traditional town character with a diverse mix of housing types.

The proposed plan is generally consistent with the Pottstown Borough Comprehensive Plan. On that plan's future land use map, the development site is located in the Town Residential future land use area, where all types of housing should be encouraged.

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 issue(s) that the applicant and borough may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

Comments from our previous review letter dated December 19, 2024 remain relevant. Following is a short summary, with new comments noted in bold, italic font:

DIMENSIONAL REQUIREMENTS

A. Building Requirements

1. The plans shall demonstrate how the proposal complies with the building size requirements of §27-309 and building height requirements of §310.
2. Apartments shall have a minimum of 2,400 square feet on the ground floor [§319.2 Traditional Town Neighborhood - Permitted Uses].

B. Driveways. For multifamily properties, driveways shall be located at least 100 feet from intersections. It appears that the site is less than 100 feet from the intersection with Butler Avenue [§22-A527].

LANDSCAPING

A. Plan. A landscaping plan shall be submitted [§22-A509]. ***Note: information about trees to remain and to be removed has been added to the plan in the most recent submission.***

B. Street Trees. There is 62 feet of street frontage. For frontages of 60 feet or more, the SALDO requires, "At least 3 trees, with a minimum of 1 tree every 30 feet with an average spacing of at least 1 tree every 30 feet." [§22-505]. All tree species required by this Part shall conform to the approved Tree List of the Borough of Pottstown, as specifically enumerated and set forth in §104,

Planting of Trees on Public Rights-of-Way, contained in Chapter 25, Trees, of the Code of Ordinances of the Borough of Pottstown, as amended.

C. Tree Preservation. All trees six inches or more in caliper at breast height shall not be removed unless they are located within the proposed right-of-way line of a street or impracticable for development purposes. Relocation of noteworthy plant materials will be encouraged where retention is impracticable [§22-A509].

D. Screening. Screening of parking areas adjacent to streets and solid waste storage units and/or dumpsters is required [§510]. There is existing vegetation along the southwest property line, but not along the northeast property line near the parking and trash enclosure. A fence or wall of at least four feet in height is required.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the borough'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 (23-0215-002) on any plans submitted for final recording.

Sincerely,

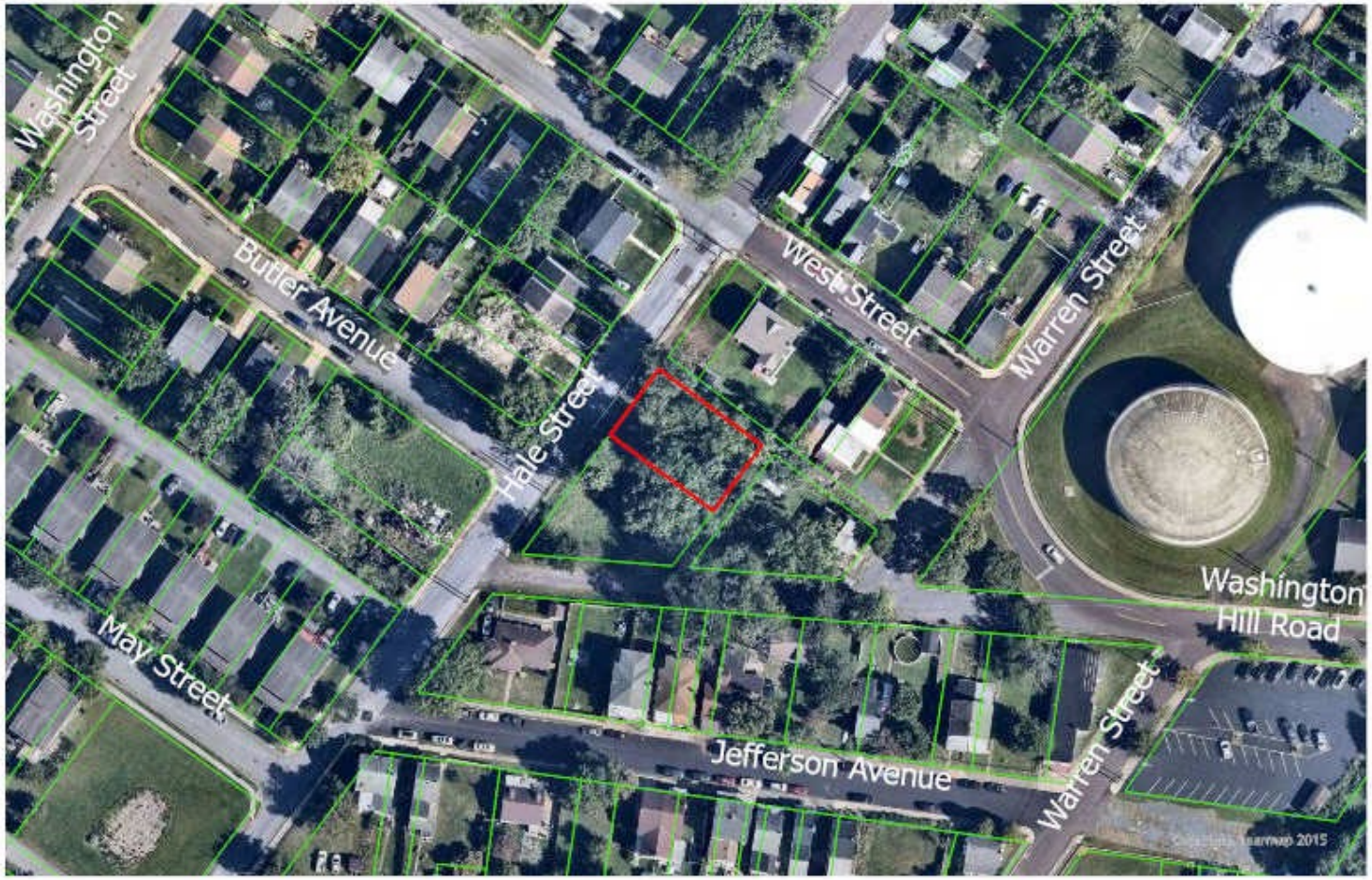


Michael Narcowich, AICP, Community Planning Assistant Manager II
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c: Mark Gallagher, Applicant
Jim Derr, Chair, Borough Planning Commission
Keith Place, Borough Director of Licensing and Inspection
Winter Stokes, Borough Zoning Officer
Charles D. Garner, Jr., Borough Solicitor

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENT A



502 Hale Street
MCPC#230215002

Montgomery County Planning Commission

0 50 100 200 Feet

N

ATTACHMENT B

