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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 18, 2024

Ms. Beth Gooch, Planning and Zoning Coordinator
Franconia Township
P.O. Box 128
Franconia, Pennsylvania 18924

Re: MCPC #24-0034-001
Plan Name: West Broad Street School Expansion
Situate: 342 West Broad Street
Franconia Township

Dear Ms. Gooch:

We have reviewed the above-referenced land development application in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested February 7, 2023. We forward this letter as a report of our review.

BACKGROUND

The applicant, Souderton Area School District, proposes a 17,000 square foot addition to an existing school building with associated infrastructure on a 23.8 acre parcel. The development takes place in the INST - Institutional District zoning district.

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 that Franconia Township may wish to consider prior to final approval. Our comments are as follows:

REVIEW COMMENTS

A. Pedestrian Accessibility and Safety – We recommend that measures be taken to ensure pedestrian’s safety along the proposed driveway area from West Broad Street.
   a. Crosswalks, raised crossways, and/or other techniques should be incorporated at the driveway crossing on the north end of the circle to ensure children and other visitors can cross safely.
   b. We also recommend the sidewalk along West Board Street be extended south to the end of the property to allow for easier access to the trail access on the property’s edge. A crosswalk

should be incorporated across the West Broad Street in ingress/egress to ensure the safety of those entering the school and those walking along West Broad Street to access the trail.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Franconia'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 (#24-0034-001) on any plans submitted for final recording.

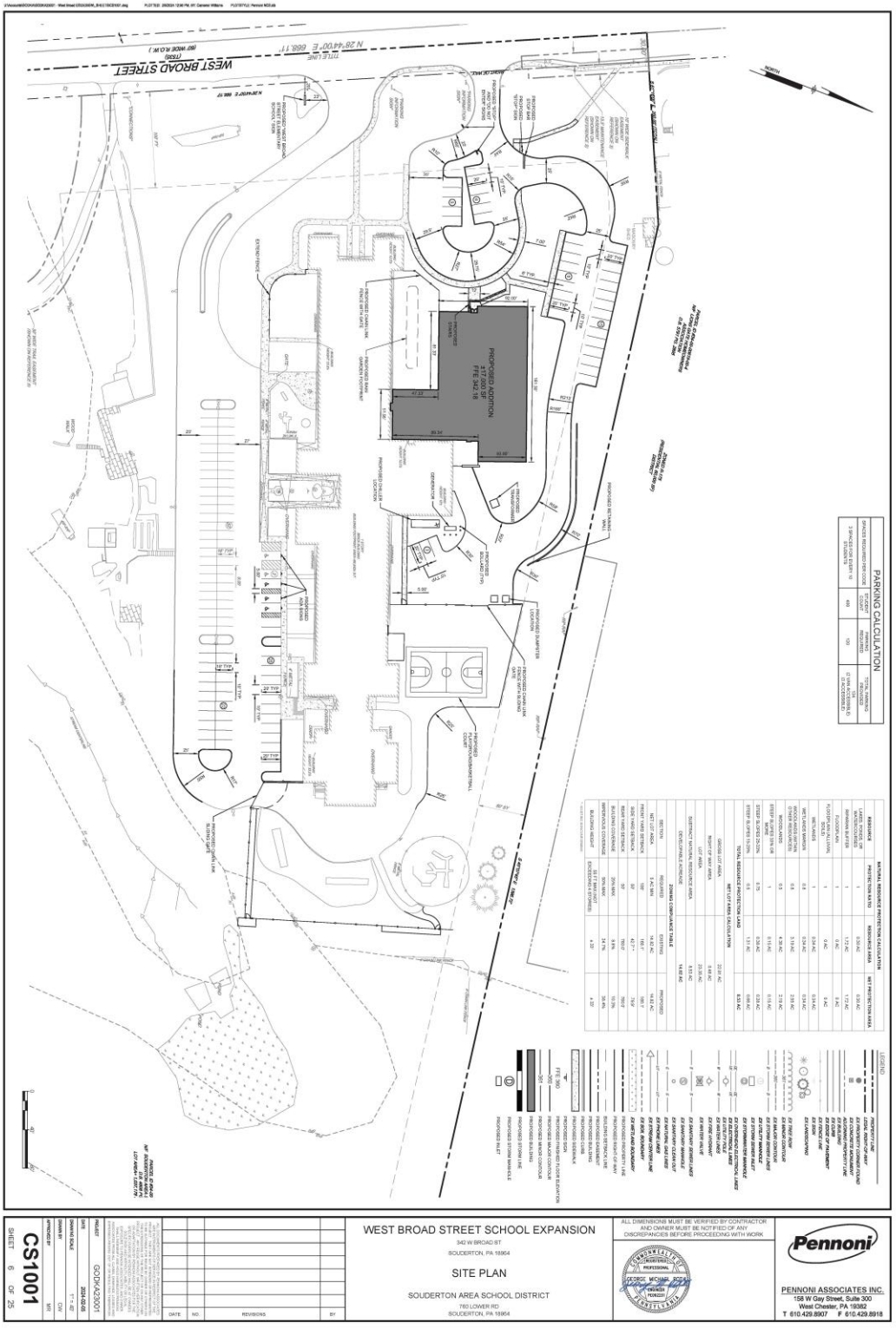
Sincerely,

Jon A. Lesher, Environmental Planning Assistant Manager
610-278-3750 – Jon.Lesher@montgomerycountypa.gov

C: Eastburn and Gray, PC, Township Solicitor
Bursich Associates, Township Engineer

Attachments:
Site Plan (Appendix 1)
Aerial (Appendix 2)

Site Plan – West Broad Street School Expansion - Franconia Township



Aerial- West Broad Street School Expansion - Franconia Township

