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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 7, 2024

Ms. Marianne McConnell, Director of Planning & Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, Pennsylvania 18936-9605

Re: MCPC #23-0134-003
Plan Name: The Village – Land Development
(1 lot, approximately 6.05 acres)
Situate: 511 Stump Road, near Orchard Drive
Montgomery Township

Dear Ms. McConnell:

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 on February 16, 2024. We forward this letter as a report of our review.

BACKGROUND

Harry E. Hassan has submitted a land development application to renovate a roughly 6 acre neighborhood-scale shopping center, known as The Village, by proposing the installation of a new 3,600 square foot two-story mixed use building with medical offices and apartments on current parking spaces in the southern corner of the property, along with installing apartments on two of the three other buildings already present on the site. This property, on the west side of Stump Road in the S Shopping Center zoning district, contains an existing stand-alone building used as a restaurant, which will not change, and two other two-story buildings with first floor commercial and office uses. This proposal would allow for the installation of apartments on the second floor, as permitted under the "Mixed Use Complex" zoning provision in the S district as long as dwelling units range between 25% and 60% of the total floor area on the site and are not located on the first floor. Landscaping additions are not provided, as the project will not affect any trees. A previous letter dated July 27, 2023 for this proposal addressed a required zoning text amendment, which was approved by the township on September 11, 2023; an additional previous letter dated October 31, 2023 concerned the conditional use approval for the site's proposed uses.

COMPREHENSIVE PLAN COMPLIANCE

Comments are reprinted from previous letters.

Montgomery County's 2015 comprehensive plan, *Montco 2040: A Shared Vision*, explicitly calls on the county to "work with local municipalities, developers and property owners redeveloping older retail properties" with mixed use concepts including medium density housing. These properties, it is noted, should feature combined driveways and interconnected parking, buildings close to the street with front doors and windows facing the street, sidewalks set back from the street that connect to the building, street trees and landscaping and walls to screen parking among other street beautification features, and appropriate signage. We believe that the land development proposal is compliant with *Montco 2040* and encourage the township to further consider the listed features as additional mixed use complexes are proposed.

Montgomery Township's 2022 comprehensive plan update identifies the proposed area of the development as "Commercial" on its future land use map. However, the housing implementation strategies portion of the plan calls for encouragement of a variety of housing types and zoning that supports mixed-uses in commercial areas. We believe that this land development application is generally compatible with the township's 2022 comprehensive plan, and if the resulting mixed use center developments are successful, we would encourage an update to the Future Land Use map to accurately reflect areas of mixed use potential in the township.

RECOMMENDATION/CONCLUSION

The Montgomery County Planning Commission (MCPC) generally supports the land development application, and appreciates the developers' inclusion of a pathway from Stump Road to the building 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 number (#23-0134-003) on any plans submitted for final recording.

Sincerely,

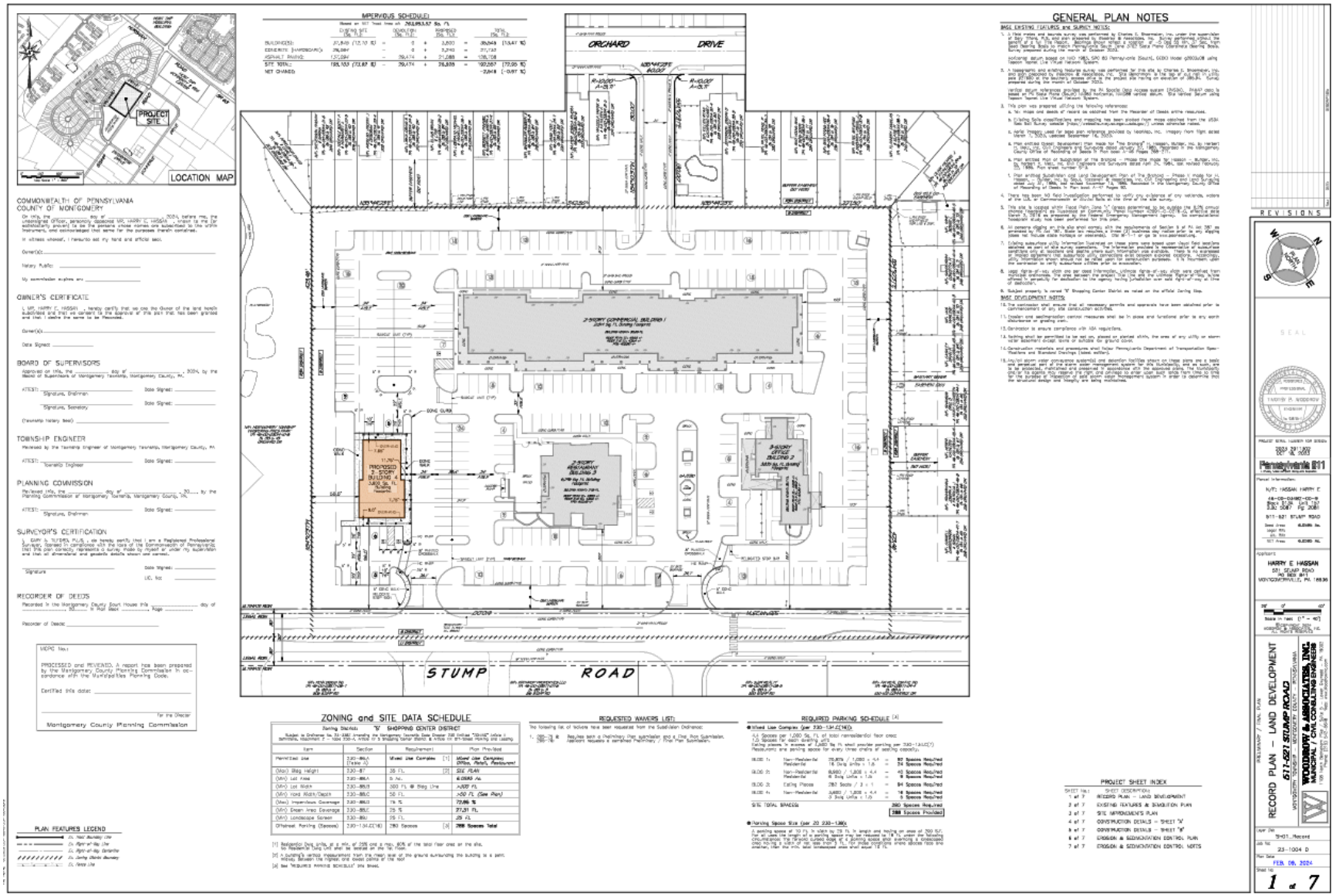
Matthew Popek

Matthew Popek, AICP
Transportation Planning Assistant Manager
Matthew.Popek@montgomerycountypa.gov - 610-278-3730

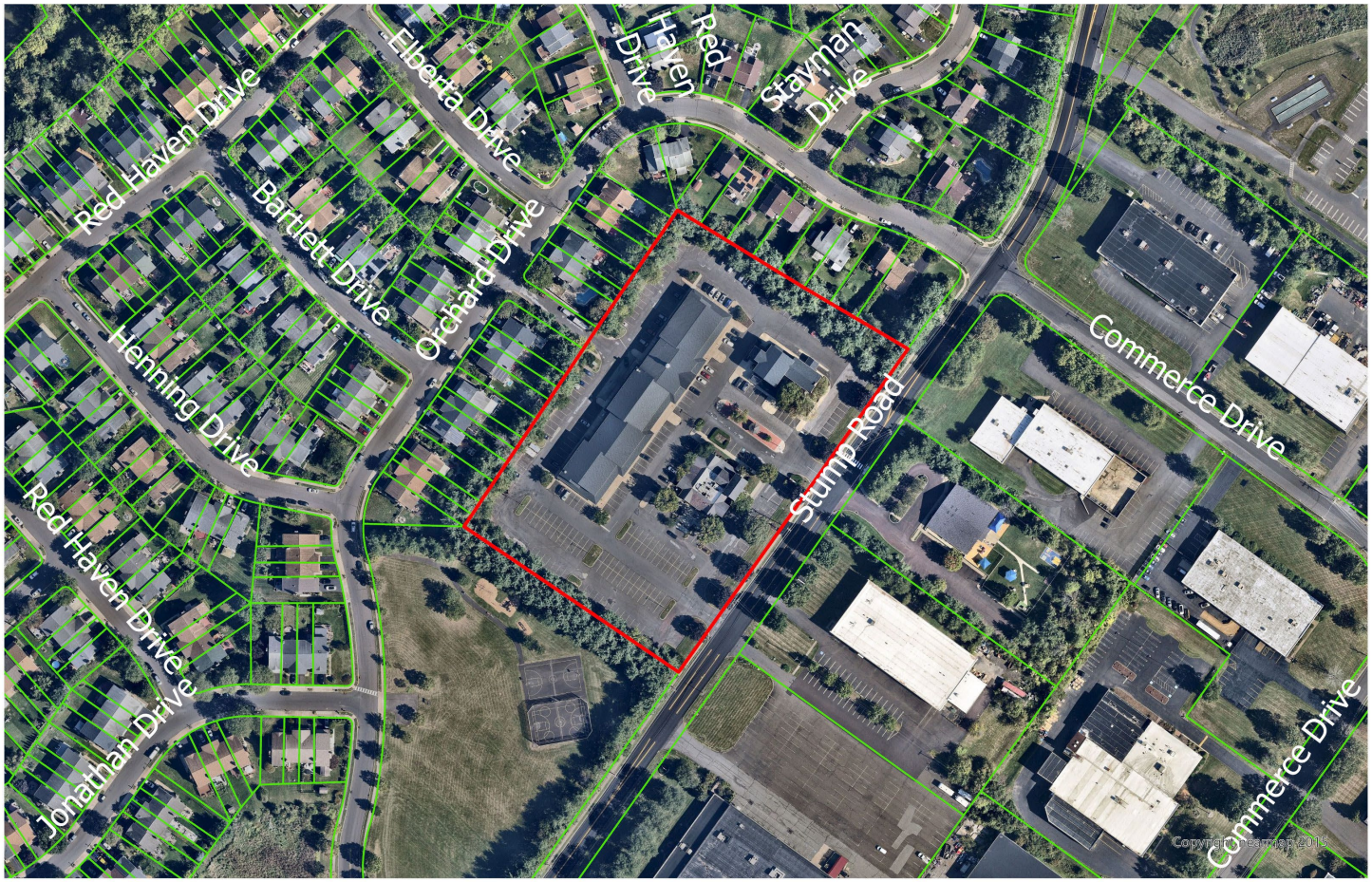
c: Harry E. Hassan, Applicant
John Kolb, Applicant's Representative
Carolyn McCreary, Twp. Manager
Jim Rall, Chrm., Twp. Planning Commission

Attachments: (1) Site Plan
(2) Aerial

Site Plan – 511 Stump Road, Montgomery Township



Aerial – 511 Stump Road, Montgomery Township



The Village Land Development
MCPC#230134003

Montgomery County Planning Commission
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Aerial photography provided by Nearmap

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