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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 25, 2024

Mr. Timothy Hass
Assistant to the Manager
Limerick Township
646 West Ridge Pike
Limerick, Pennsylvania 19468

Re: MCPC #23-0068-002
Plan Name: Limerick Commerce Center
(1 lots comprising 117.9 acres)
Lightcap Road and Possum Hollow Road
Limerick Township

Dear Mr. Haas:

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 22, 2024. We forward this letter as a report of our review.

BACKGROUND

CB Limerick, LLC has submitted a revised land development application for four industrial buildings (1-4) and for one commercial building (5) off Lightcap Road and Possum Hollow Road in Limerick Township. A previous version of this proposal was reviewed by the MCPC on May 16, 2023.

Comparing the revised Proposed Plan with the previous application, it would appear that the through road from Lightcap Road to Sanatoga Road, which would provide access to Buildings 3, 4 and 5, has been realigned to more closely resemble the alignment on the Planned Road as annotated in the Limerick Township Official Map, Rev 7. Adapting this road to closer align with the Township's Official Map planned road alignment was a recommendation in our previous letter. It should be noted, this realignment has subsequently altered the placement of Basin 8 in the original application, to become three Rain Gardens, totaling 123,324 SF, in the revised application.

Furthermore, there appear to be some differences in the footprints of the proposed buildings in the revised submission. Building 1 has increased from 270,400 SF to 272,220 SF, Building 2 has increased from 100,898 SF to 101,000 SF, and Building 3 has increased from 464,971 SF to 465,000 SF. Similarly, there has been an alteration

in the Lot number and sizes in the revised submission as the Lot number has decreased from five to three and the total acreage from 115.63 acres to 109.73 acres. To accommodate this change, the applicant has provided a Condo Plan.

The following comments have been reprinted from our previous letter dated May 16, 2023, with the exception of the one comment discussed above relating to the realignment of the Planned Road that will provide access to Building 3, 4 and 5.

COMPREHENSIVE PLAN COMPLIANCE

The land development plan is still generally in compliance with Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*. As the application site is situated adjacent to a transit hub connecting SEPTA and PART bus services, there is an opportunity through this proposal for the Township to promote the county's goals of improving transportation quality and expand options of county residents and to improve transportation access to businesses. Furthermore, the proposal does encourage development investment where infrastructure already exists.

Similarly, the Limerick Township Comprehensive Plan, adopted March 2009, states that one of its goals and objectives is to increase opportunities to connect to public transit and to walk throughout the township. Another goal of the township's Comprehensive Plan is to encourage economic development in areas with existing transportation and utility infrastructure.

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

REVIEW COMMENTS

ZONING

A. Interchange Overlay District

1. Section 184-224.E. notes that a traffic impact study shall be provided as part of Interchange Overlay District Standards of Approval. The township should coordinate with PennDOT and the applicant on what improvements will need to be made to Sanatoga Road, with the addition of 1,002,669 SF of storage facilities and 30,000 SF of retail space and their associated driveways and access roads.
2. Section 184-224.F. sets out standards for the provision of bus stops and where necessary the provision of an appropriate and sturdy shelter for passengers. The proposed land development will create jobs and as it is located adjacent to where both of Montgomery County's transit services, SEPTA and PART, intersect, we recommend that the Township request a sturdy shelter for passengers as part of this proposal to serve the site's employees.

OFFICIAL MAP

A. Planned Road

1. The recently adopted Official Map has a planned road annotated from where the Philadelphia Premium Outlet's eastern access road intersects with Lightcap Road, which subsequently runs through the application site connecting Lightcap Road to where Possum Hollow Road meets Zara Drive. The proposed plan does not include this planned road as part of this application. It is recommended the proposed plan be adapted to more closely align with the Township's Official Map planned road alignment.

B. Planned Off-Road Trail

1. The recently adopted Official Map has a planned off-road trail annotated along the southern edge of Lightcap Road from Airport Road to Evergreen Road. This proposed off-road trail, therefore, will run the full length of the northern edge of the application site but is not included in the proposed plan. It is recommended the proposed plan be adapted to more closely align with the Township's Official Map off-road trail alignment.
2. The recently adopted Official Map has a planned off-road trail annotated along Possum Hollow Road and connects to the proposed off-road trail on Lightcap Road through the application site adjacent to a planned road that connects the eastern access to the Philadelphia Premium Outlets to Possum Hollow Road and Zara Drive. This planned off-road trail alignment is not included in the proposed plan. It is recommended the proposed plan be adapted to more closely align with the Township's Official Map off-road trail alignment.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

A. Sidewalks and Crosswalks

1. The Proposed Features Legend provided in the Proposed Plan and Landscape Plan does not clearly differentiate between some of the application's proposed features. It is difficult to distinguish between proposed concrete features, proposed pavement markings, proposed curbs, and proposed sidewalks. It is recommended the applicant clearly differentiate between these proposed features on the Proposed Plans and Landscape Plans.
2. Section 155-15.D. sets out the standards for sidewalks. The Board of Supervisors has the authority to require sidewalks along any street where they are deemed to be needed. We recommend that the Township request sidewalks along Lightcap Road, the access driveways, and proposed access road to provide a safe connection within the proposed commercial and industrial development, and to safely link the proposal to transit links and commercial services provided at the Philadelphia Premium Outlet.
3. In addition to sidewalks, crosswalks should be provided to create a safe pedestrian environment throughout the proposed development. In particular, crosswalks should be provided across Lightcap Road, connecting the application site with the bus stops and Philadelphia Premium Outlets.

B. Landscape Plan

1. Along large expanses of the boundary of the application site, it is proposed that a natural vegetation buffer remain in lieu of new landscaping. Under Section 155-27.B. the street tree requirement may be waived by the Board of Supervisors where existing vegetation is considered sufficient. No formal waivers have been submitted as part of this application. It is recommended that the Township coordinate with the applicant to determine whether enough street trees will remain in the natural vegetation buffer and to determine whether the applicant needs to submit a formal waiver or revise their landscaping plan to include additional street trees.
2. The landscape schedule does not include a plan for the detention basins. Best stormwater management practices naturalize the basin with wooded shrubs and a basin planting mix. The township should work with the applicant to select an appropriate landscape schedule for the stormwater detention basin to improve water quality through sediment removal and filtration.

DEVELOPER COORDINATION

A. Providence Properties, Inc.

1. An application for land development was submitted on April 3, 2023 for 235 townhomes adjacent to the site, south of Possum Hollow Road. This proposal includes a new road from Zara Drive to Sanatoga Road and the conversion of Possum Hill Road to public trail, as annotated in the Official Map. Further, the proposed road in this application should intersect Sanatoga Road directly north of S10, where a 55 townhouse development is proposed. The Township should consider the impact that both of these developments will have on each other and help with the coordination of both projects through the land development application process. This includes having appropriate landscape screening between the conflicting land uses from these separate applications, and it further emphasizes the importance of creating a sidewalk and crosswalk network and enhanced bus stop in this proposal.

CONCLUSION

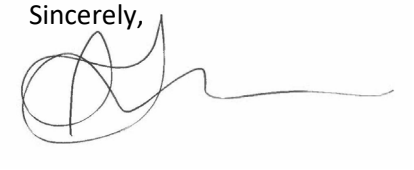
We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Limerick Township's planning objectives.

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 #23-0068-002 on any plans submitted for final recording.

Sincerely,

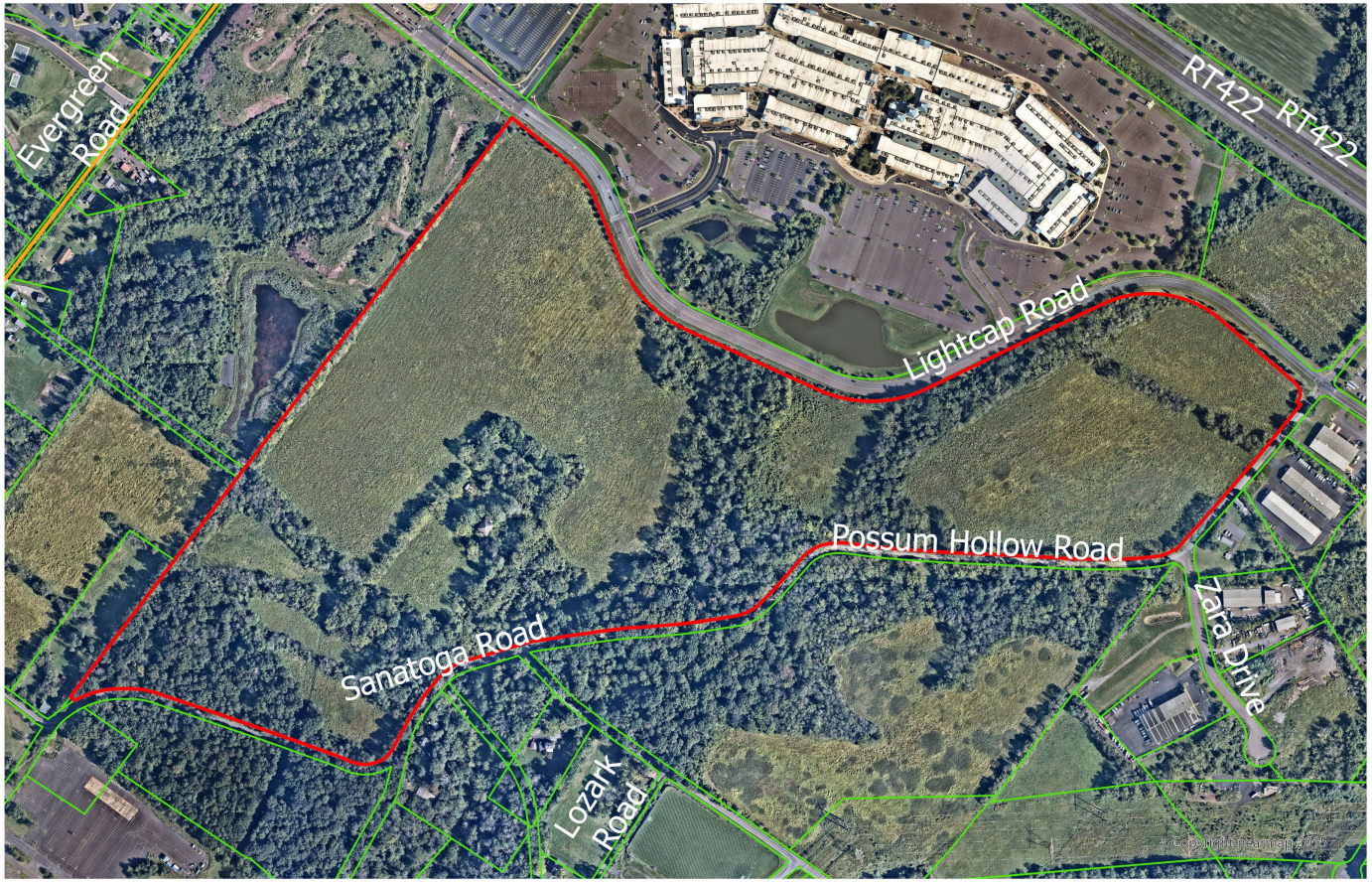


Andrew Turner, AICP, MRTPI, Transportation Planner
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c: Cheskel Brach, CB Limerick LLC, Applicant
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Daniel Kerr, Mgr., Limerick Township
Greta Martin Washington, Dir. Comm. Plng., Limerick Township
Christopher J. Haring, Chair Limerick Township Planning Commission
Michael McGahee, SEPTA
Jennifer Dougherty, AICP, SEPTA
Harley Cooper, SEPTA

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

ATTACHMENT A: AERIAL – LIMERICK COMMERCE CENTER



Limerick Commerce Center
MCPC#220068002

Montgomery County Planning Commission

0 250 500 1,000 Feet

N

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Aerial photography provided by Nearmap

ATTACHMENT B: COVER SHEET RECORD PLAN

