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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 18, 2024

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

Re: MCPC #23-0212-002
Plan Name: Panera Bread with Drive-thru at Airport Square Shopping Center – Conditional Use
(1 lot, approximately 38.36 acres)
Situate: Airport Square Shopping Center, near Bethlehem Pike & North Wales Road
Montgomery Township

Dear Ms. McConnell:

We have reviewed the above-referenced conditional use application as you requested on March 1, 2024. We forward this letter as a report of our review.

BACKGROUND

RE Plus Airport Square, LLC has submitted a conditional use application to install a Panera Bread restaurant with drive-through on a new pad site in the Airport Square Shopping Center, in the parking lot of the existing T.J. Maxx and Homesense stores. The restaurant building would cover 4,300 square feet with a 556 square foot patio and offer 112 dining seats, with drive-through and bypass lanes proposed running counter-clockwise around the building. Some additional landscaping is proposed which will reduce the total impervious coverage on the shopping center site. Parking for the shopping center will still be in excess of zoning requirements, even with the spaces removed for the pad site. The property is located in the S Shopping Center zoning district. A previous letter dated November 30, 2023 was issued for this proposal, covering the land development application portion; this current application is requesting conditional use approval for a satellite pad development as a restaurant in accordance with Section 230-91.1 and Section 230-156.2 of the township's Zoning Code. The applicant has provided justification for how the proposal meets the various conditional use requirements, including lot area, setbacks, building area ratio, and impervious coverage. Only minor revisions to the plan are noted as part of this application, including a refinement of the restaurant building area and the addition of another marked crosswalk and associated sidewalk across the parking lot at the southwestern corner of the building.

COMPREHENSIVE PLAN COMPLIANCE

Comments are reprinted from the previous letter.

Montgomery County's 2015 Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this development as part of the "Regional Mixed Use Center" covering the Route 309 corridor north of Route 202 around the Montgomery Mall. The plan also encourages development and transformative investment where infrastructure already exists. We believe that the application is compliant with *Montco 2040*.

Montgomery Township's 2022 Comprehensive Plan's Future Land Use map has this site located in the Commercial area. The plan includes strategies for the township including "encourage appropriate economic development on undeveloped parcels" and "identify areas suitable for redevelopment and/or infill development". Additionally, adaptive reuse of underutilized properties is promoted as an opportunity to revitalize the site and the community. We believe that this proposal is generally compatible with the 2022 Comprehensive Plan.

RECOMMENDATION/CONCLUSION

The Montgomery County Planning Commission (MCPC) supports the applicant's conditional use application, and would reiterate the comment made during the land development application review regarding adding pedestrian connections from the satellite pad site to the main commercial shopping building on the property.

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 (#23-0212-002) on any plans submitted for final recording.

Sincerely,

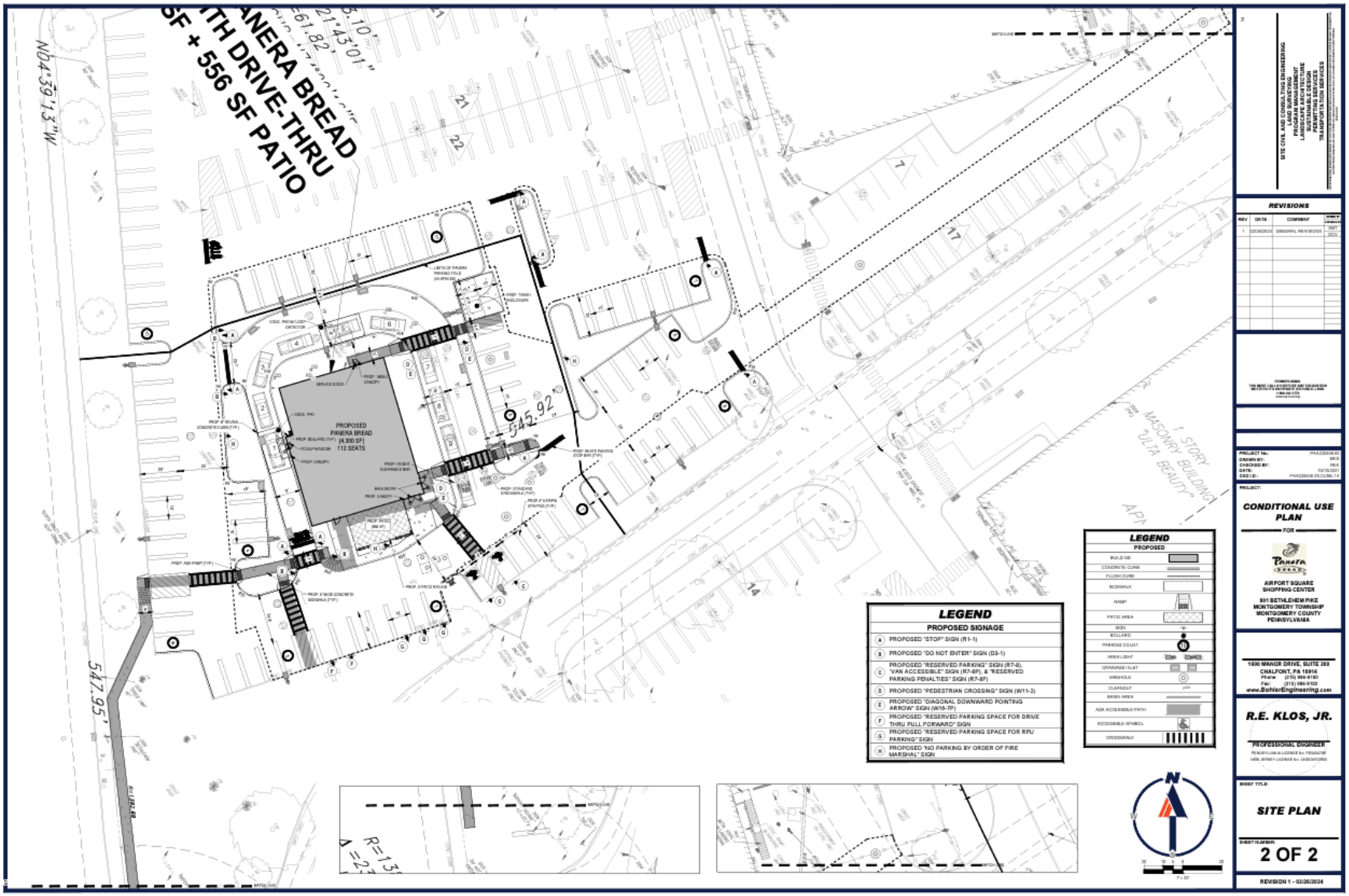
Matthew Popek

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

c: Kelli Burke, RE Plus Airport Square, LLC, Applicant
James J. Garrity, Wisler Pearlstine, Applicant's Representative
Carolyn McCreary, Twp. Manager
Jim Rall, Chrm., Twp. Planning Commission

Attachments: (1) Site Plan
(2) Aerial

Site Plan – Airport Square Shopping Center, Montgomery Township



Aerial – Airport Square Shopping Center, Montgomery Township



Panera Bread with Drive-thru
at Airport Square Shopping Center
MCPC#230212002

Montgomery County Planning Commission

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Aerial photography provided by Nearmap