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MONTGOMERY COUNTY
PLANNING COMMISSION
MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 28, 2024

Mr. William Walker, Township Manager
Horsham Township
1025 Horsham Road
Horsham, PA 19044

Re: MCPC #22-0153-002
Plan Name: Proposed Self-Storage Facility
(1 lot/104,071 sq. ft. industrial on approximately 5.68 acres)
Situate: Horsham Road (S); east of Babylon Road
Horsham Township

Dear Mr. Walker:

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 May 2, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, PSI Atlantic Horsham PA, LLC, proposes to construct a three-story, 104,071 sq. ft. self-storage facility with a sales office and covered loading area. All existing improvements on the site will be removed. Vehicular access will be provided from Horsham Road, which is a State Road. Additional improvements shown at this time include a total of 16 parking spaces, landscaping, stormwater management facilities, and a landscaped berm between Horsham Road and the proposed building. In addition, a five-foot-wide sidewalk and pedestrian-scale street lamps are shown along the Horsham Road frontage. The property is located in the township's I-1 Industrial zoning district.

COMPREHENSIVE PLAN COMPLIANCE

This area of Horsham Township is identified as a Business Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Business Areas are concentrations of employment-oriented land uses, such as offices, research facilities, and industrial parks.

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 Horsham Township may wish to consider prior to final plan approval. Our review comments are as follows:

REVIEW COMMENTS

LANDSCAPING DESIGN

We commend the applicant for proposing a robust landscaping design on the site that includes preservation of existing woodlands along the Park Creek tributary, additional plantings within the riparian buffer, a landscaped berm between the proposed building and Horsham Road, and other site landscaping. In our experience, we have found that landscaping planted on top of berms can dry out quickly and is therefore less likely to thrive as part of the landscaping on the site in the long-term. We encourage the applicant to carefully monitor the berm landscaping, especially until the plantings are well-established, and replace any plantings as needed.

CONCLUSION

We wish to reiterate that MCPC generally supports the proposed development; however, we believe that our suggested revisions will better achieve Horsham Township's planning objectives for industrial 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 (#22-0153-002) on any plans submitted for final recording.

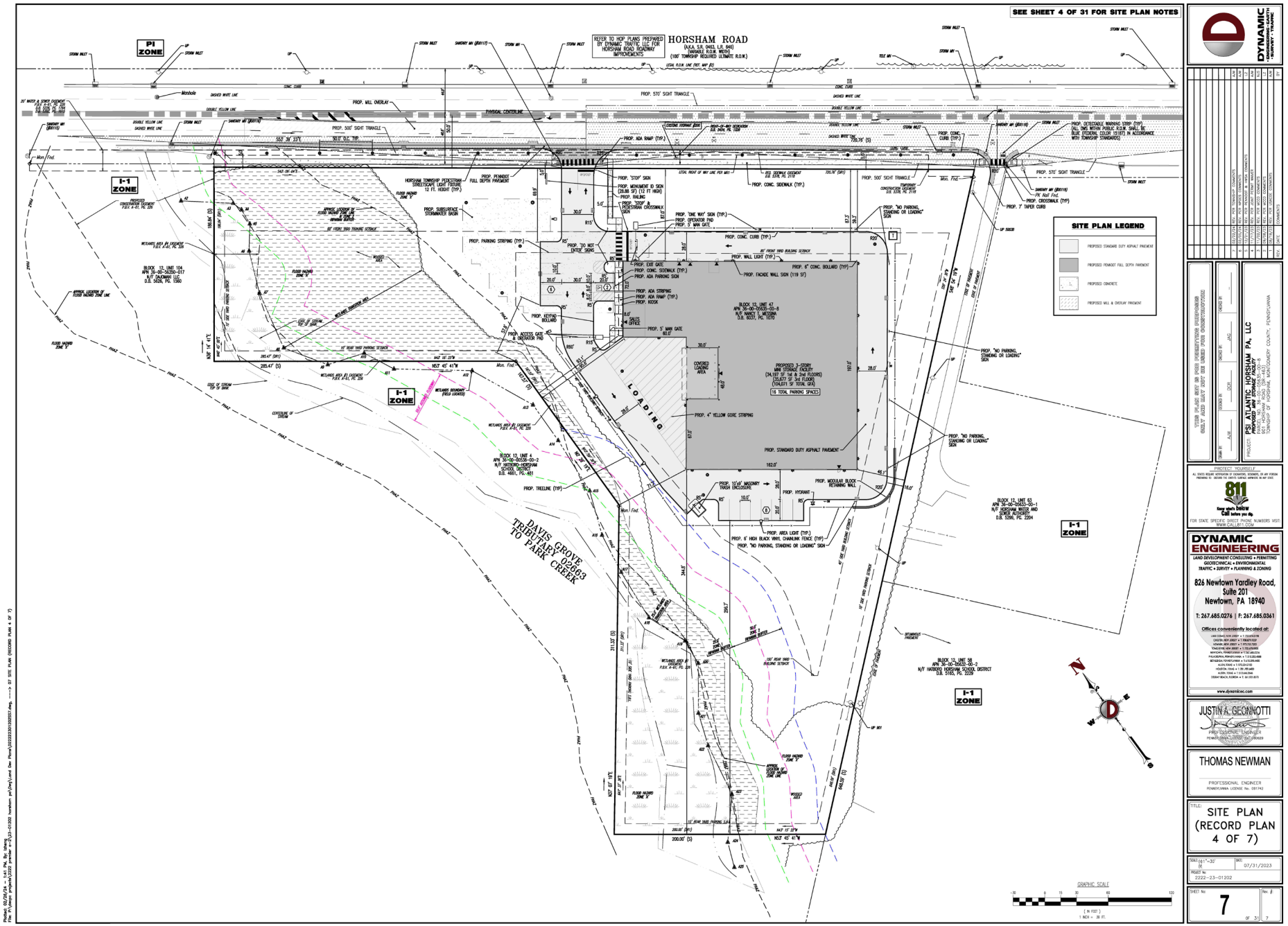
Sincerely,

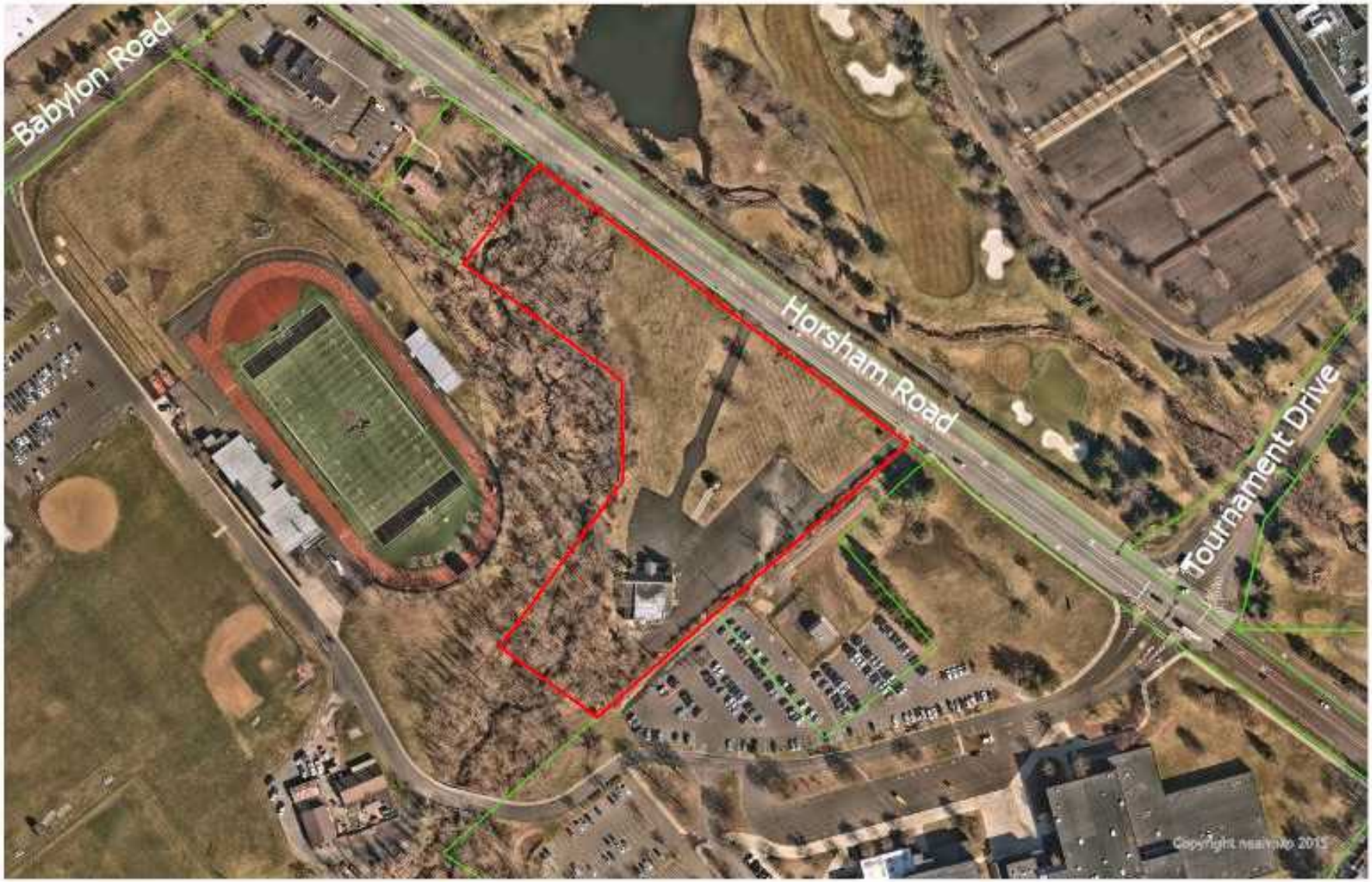
Marley B Bice

Marley Bice, AICP, Community Planning Assistant Manager
610-278-3740 – marley.bice@montgomerycountypa.gov

c: Dynamic Engineering Consultants, PC, Applicant's Engineer
Michael Shinton, P.E., Township Director of Codes & Community Planning
Eric Frary, Chrm., Horsham Township Planning Commission
Erik Garton, P.E., Township Engineer
Mary C. Eberle, Township Solicitor

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


SEE SHEET 4 OF 31 FOR SITE PLAN NOTES
HORSHAM ROAD
(A.K.A. S.R. 0463, LR. 646)
(VARIABLE R.O.W. WIDTH)
(100' TOWNSHIP REQUIRED ULTIMATE R.O.W.)
REFER TO HOP PLANS PREPARED BY DYNAMIC TRAFFIC, LLC FOR HORSHAM ROAD ROADWAY IMPROVEMENTS
PI ZONE
I-1 ZONE
PROP. WILL OVERLAY
PROP. 500' SIGHT TRIANGLE
PROP. 570' SIGHT TRIANGLE
PROP. ADA RAMP (TYP.)
PROP. CONC. CURB (TYP.)
PROP. DETECTABLE WARNING STRIP (TYP.) (ALL ENS WITHIN PUBLIC R.O.W. SHALL BE BLUE (FEDERAL COLOR 15187) IN ACCORDANCE WITH TOWNSHIP STANDARDS)
PROP. CONC. SIDEWALK (TYP.)
PROP. 7' TAPER CURB
PROP. "STOP" SIGN
PROP. MONUMENT ID SIGN (35.88 SF) (12 FT HIGH)
PROP. RAILING
PROP. "STOP" & PEDESTRIAN CROSSWALK SIGN
PROP. "ONE WAY" SIGN (TYP.)
PROP. OPERATOR END
PROP. 5' MAN GATE
PROP. "DO NOT ENTER" SIGNS
PROP. PARKING STRIPING (TYP.)
PROP. EXIT GATE
PROP. CONC. SIDEWALK (TYP.)
PROP. ADA PARKING SIGN
PROP. ADA STRIPING
PROP. ADA RAMP (TYP.)
PROP. KIOSK
PROP. KEYING BOLLARD
PROP. ACCESS GATE & OPERATOR PAD
PROP. WALL LIGHT (TYP.)
PROP. FACADE WALL SIGN (119 SF)
PROP. 6" CONC. BOLLARD (TYP.)
PROP. "NO PARKING, STANDING OR LOADING" SIGN
PROP. 4" YELLOW GORE STRIPING
PROP. STANDARD DUTY ASPHALT PAVEMENT
PROP. MODULAR BLOCK RETAINING WALL
PROP. 10'x8' INDSEMENT TRASH ENCLOSURE
PROP. HYDRANT
PROP. AREA LIGHT (TYP.)
PROP. 6' HIGH BLACK VINYL CHAINLINK FENCE (TYP.)
PROP. TREELINE (TYP)
PROPOSED 3-STORY MINI STORAGE FACILITY (34,197 SF 1st & 2nd FLOORS) (33,677 SF 3rd FLOOR) (104,071 SF TOTAL GFA)
16 TOTAL PARKING SPACES
COVERED LOADING AREA
LOADING
SALES OFFICE
DAVIS GROVE TRIBUTARY 02963 TO PARK CREEK
SITE PLAN LEGEND
PROPOSED STANDARD DUTY ASPHALT PAVEMENT
PROPOSED PENNDOT FULL DEPTH PAVEMENT
PROPOSED CONCRETE
PROPOSED MILL & OVERLAY PAVEMENT
BLOCK 12, UNIT 104 APN 36-00-06350-017 N/F DALEMAN LLC D.B. 5626, PG. 1560
BLOCK 12, UNIT 47 APN 36-00-05633-00-8 N/F NANCY I. MCSORN D.B. 10337, PG. 1070
BLOCK 12, UNIT 4 APN 36-00-00636-00-2 N/F HATBORO-HORSHAM SCHOOL DISTRICT D.B. 4661, PG. 481
BLOCK 12, UNIT 63 APN 36-00-05633-00-1 N/F HORSHAM WATER AND SEWER AUTHORITY D.B. 5394, PG. 2204
BLOCK 12, UNIT 58 APN 36-00-06633-00-2 N/F HATBORO HORSHAM SCHOOL DISTRICT D.B. 5185, PG. 2228
GRAPHIC SCALE
(IN FEET)
1 INCH = 30 FT.
DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
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www.dynamicec.com
JUSTIN A. GEONNOTTI
PROFESSIONAL ENGINEER
THOMAS NEWMAN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 081742
PROJECT: PSI ATLANTIC HORSHAM PA, LLC
PROPOSED MINI STORAGE FACILITY
1011 HORSHAM ROAD (SR 463)
TOWNSHIP OF HORSHAM, MONTGOMERY COUNTY, PENNSYLVANIA
TITLE: SITE PLAN (RECORD PLAN 4 OF 7)
SCALE: 1"=30'
DATE: 07/31/2023
PROJECT No: 2222-23-01202
SHEET No: 7
OF 31
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Proposed Self Storage Facility
MCPC#220153002

Montgomery County Planning Commission

0 100 200 400 Feet

N

Montgomery County Courthouse - Planning Commission
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www.montcopa.org/planning
Aerial photography provided by Nearmap