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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 22, 2024

Mr. Scott Hutt, Assistant Township Manager
Hatfield Township
1950 School Road
Hatfield, Pennsylvania 19440

Re: MCPC #24-0115-001
Proposal Name: Corner Brook LLC
Situate: Line Lexington Road
Hatfield Township

Dear Mr. Hutt:

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 13, 2024. We forward this letter as a report of our review.

BACKGROUND

The Montgomery County Planning Commission received a set of plans for review regarding improvements on a .95-acre, C Commercial District-zoned property located at Line Lexington Road and Old Bethlehem Pike in Hatfield Township. Corner Brook, LLC, the applicant, seeks permission from the municipality to construct a two-story, 5,548-square foot building that will house ten apartments. In addition, an existing two-and-a-half-story dwelling on the site will be altered to accommodate three apartment units. Per municipal requirements, parking will provided for 32 vehicles.

As indicated on the plans by the applicant's engineer, the Zoning Hearing Board has granted a variance—with conditions—from the use regulations of the C Commercial District under §282-203.B.(1).(c) of the Zoning Ordinance, allowing residential development on the subject tract.

COMPREHENSIVE PLAN COMPLIANCE

This submittal is generally consistent with the goals and objectives established in the County Comprehensive Plan, *Montco 2040: A Shared Vision*. The subject tract is located within a Community Mixed-Use Area as defined by our Future Land Use Map and within a Designated Growth Area as determined by the MCPC Development Potential Map.

As mandated by the Pennsylvania Municipalities Planning Code, our Plan divides Montgomery County into broad land use categories that reflect the desired character, level of development, and access to utilities.

The Future Land Use Component of Montco 2040 shows that the subject tract lies within a locale classified as Community Mixed-Use. Per the Comprehensive Plan, Community Mixed-Use Areas are local community focal points that typically have a significant retail or institutional element with surrounding residential uses. Secondary uses might include light industrial, entertainment, and medium-density residential.

In addition, we believe that the applicant's proposal furthers the following specific Montco 2040 goals:

Support housing choices and opportunities to meet the needs of all people

As residents of different ages and means continue seeking housing that meets their needs within the township, various housing options should be available. Apartments, multifamily units, and townhomes are gaining popularity across Montgomery County as housing trends evolve.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports this proposal; however, during our review, we identified the following issues that the applicant and municipality may wish to consider before the final plan approval.

REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMPLIANCE

A. Automobile Parking Facilities (*§250-40*) - As specified in the Subdivision and Land Development Ordinance, *parking areas with ten or more parking spaces shall be located or designed in such a manner that they mitigate the visual impact at the perimeter of the property from the surrounding areas*. Grading to depress the parking area, raised berms, landscaping, walls, or fencing are satisfactory methods to mitigate the impact of the parking areas. It appears that the plan, as proposed, may not satisfy this requirement. The Landscaping and Lighting Plan delineates no landscape treatment along the Line Lexington Road or Old Bethlehem Pike frontage of the property, where the applicant proposes parking lots for 18 and 15 vehicles each, respectively. Revisions or amendments to the plan showing a parking lot buffer may be needed.

DESIGN ISSUES

A. Pedestrian Access and Walkability - As depicted on the plan, no sidewalks are proposed along streets adjacent to the parcel. Our concerns about pedestrian accessibility relate to how the applicant could improve pedestrian access in the vicinity. While we recognize that, at present, the pedestrian network in the area surrounding the subject tract appears to be fragmented and incomplete, we nevertheless suggest that municipal officials may wish to assess and determine whether steps should be taken to improve walkability. The applicant's property *Walk Score*® (a public access walkability index) is assessed at 47 (out of 100), which means that the surrounding area is "car-dependent," where most errands require a car. Accordingly, the township should examine its plans or objectives regarding improving pedestrian accessibility. Requiring sidewalks along both streets' frontages will help fill a gap where no sidewalks currently exist.

B. Passive Open Space Area - Our office observes that no open space areas are proposed for this residential development. We note that the nearest open space amenity to the subject tract is Frick's Trail at Line Lexington and Valley Woods Road, approximately ½ mile away; however, there is no continuous pedestrian access available to/from the site. Accordingly, we suggest that some thought be given to the recreational

needs of future residents of this 10-unit apartment development. At minimum, consideration should be given to providing a passive recreation area in the area surrounding the proposed rain garden.

MISCELLANEOUS

A. Assignment of MCPC Number - When an application is sent to the County for review, a staff member must assign a unique, nine-digit identifier to the plan. This identifier is known as an MCPC number. We inform you that "24-0115-001" has been reserved for this submission. To make the plan recording process more efficient, if any plans are brought to this office for recording, the MCPC number should always be included on the relevant sheets in the area designated for the seal of this agency.

CONCLUSION

We reiterate that the MCPC generally supports this application; however, it is recommended that township officials consider the issues raised in this letter.

Please note that the review comments and recommendations in this report are advisory to the municipality, and the municipality will make the final disposition to approve any proposal.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature before recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,

Kevin Chavous, ASLA, LEED AP, SITES AP, WELL AP, LFA, CNU-A, AICP CUD
Design Planner II
610.278.3731 – kevin.chavous@montgomerycountypa.gov

c: Aaron Bibro, Township Manager, Hatfield Township
Corner Brook, LLC Applicant
R L Showalter & Associates, Inc., Applicant's Engineer

Attachments: A. Site Plan
B. Land Use Plan

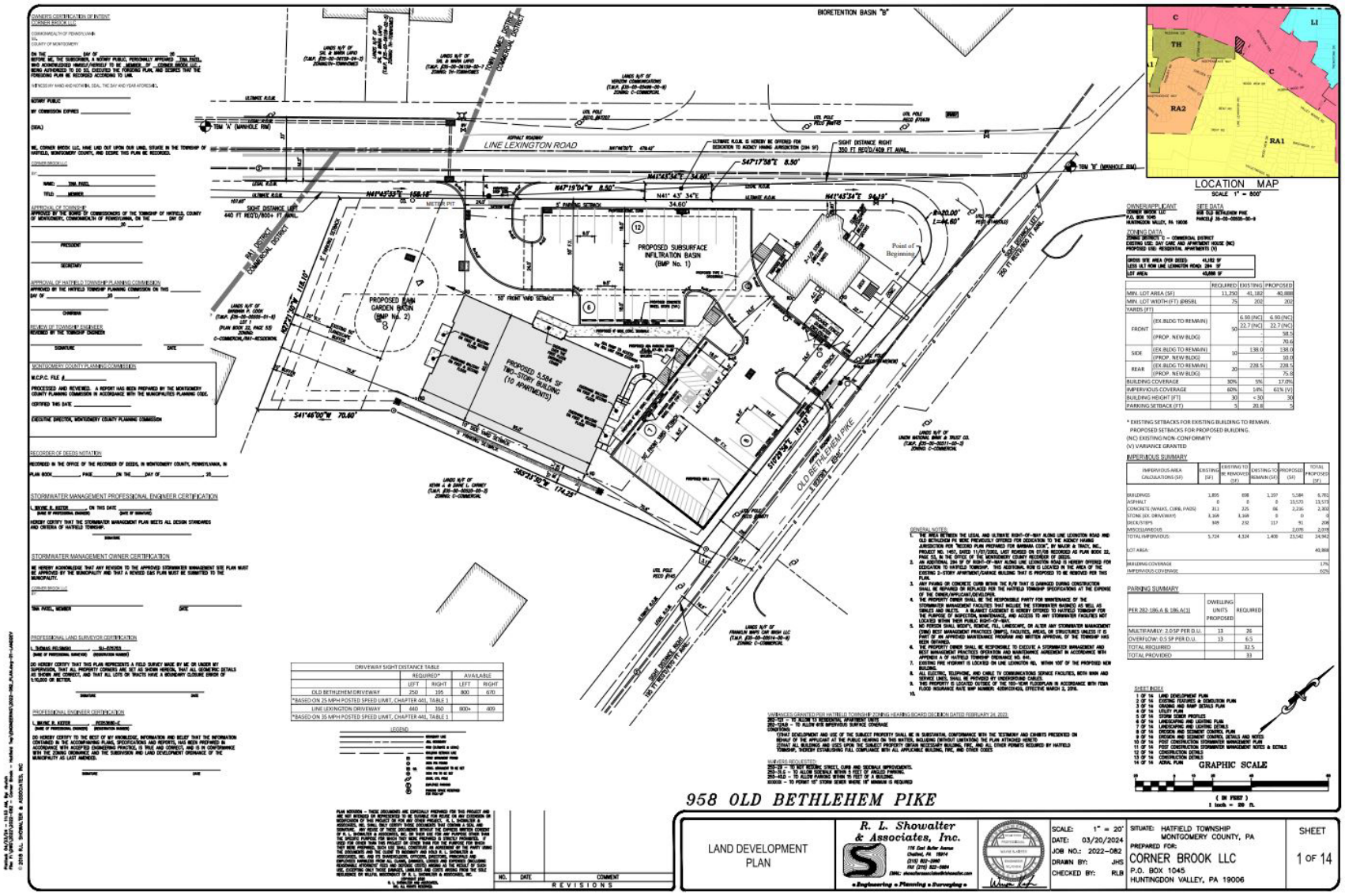


Corner Brook LLC
MCPC#240115001

Montgomery County Planning Commission

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LINE LEXINGTON ROAD
OLD BETHLEHEM PIKE
BIORETENTION BASIN "B"
PROPOSED SUBSURFACE INFILTRATION BASIN (BMP No. 1)
PROPOSED RAIN GARDEN BASIN (BMP No. 2)
PROPOSED 5,584 SF TWO-STORY BUILDING (10 APARTMENTS)
Point of Beginning
LOCATION MAP
SCALE 1" = 800'
GRAPHIC SCALE
958 OLD BETHLEHEM PIKE
LAND DEVELOPMENT PLAN
R. L. Showalter & Associates, Inc.
SCALE: 1" = 20'
DATE: 03/20/2024
JOB NO.: 2022-082
DRAWN BY: JHS
CHECKED BY: RLB
SITUATE: HATFIELD TOWNSHIP MONTGOMERY COUNTY, PA
PREPARED FOR: CORNER BROOK LLC P.O. BOX 1045 HUNTINGDON VALLEY, PA 19006
SHEET 1 OF 14