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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 24, 2024

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

Re: MCPC #24-0147-001
Plan Name: Select Soccer Center
(82,175 sq. ft. commercial on approximately 8.3 acres)
Situate: Keith Valley Road (east)/south of Graeme Park Road
Horsham Township

Dear Mr. Walker:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 27, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, JR Real Estate Group, LLC, proposes to consolidate the two lots, demolish an existing industrial building, and construct an 82,175-square foot indoor sports building towards the rear of the site with an entrance lobby connecting the proposed building to the existing indoor sports building on the site. The existing driveway to Keith Valley Road is proposed to remain with an additional driveway access to Graeme Park Road to be added. Additional improvements shown at this time include a total of 241 surface parking spaces, stormwater management facilities including two rain gardens, landscaping, and a 5-foot wide asphalt sidewalk along the Keith Valley Road frontage of the site. The property is located in the township's I-2 Industrial zoning district.

According to the zoning hearing board decision for application HTZHB 23-31, dated March 12, 2024, the applicant has received the following variances from the township's zoning ordinance:

- From §230-161 to allow the property to be used as an indoor sports facility, which is not a permitted use in the I-2 Industrial zoning district

- From §230-162.B.(1) to allow an impervious coverage of 67.7% where a maximum of 65% is permitted in the I-2 Industrial zoning district
- From §230-162.C.(1) to allow a front yard setback of 106.1 feet where a minimum of 150 feet is required
- From §230-162.C.(1) to allow a rear yard setback of 20.2 feet where a minimum of 75 feet is required
- From §230-162.C.(1) to allow a parking lot setback from the right-of-way of 47.7 feet where a minimum of 50 feet is required
- From §230-32.B.(25) to allow a total of 241 parking spaces where 725 parking spaces are required

COMPREHENSIVE PLAN COMPLIANCE

The proposed development of an indoor sports facility is consistent with the goals of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*, including the sustainable places goal to "provide more opportunities for residents to exercise and have healthy lifestyles."

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

ZONING ORDINANCE COMMENTS

There appears to be a typo in the list labeled "Zoning Relief Granted" on Sheet 1 of 21. The second item in this list states, "variance granted to permit an impervious surface coverage of 68.7%"; however, the zoning hearing board decision dated March 12, 2024 that we received from township staff states that the applicant was granted zoning relief to permit "an impervious coverage of 67.7%." In addition, the table labeled Zoning and Site Data Schedule on Sheet 1 of 21 lists the proposed impervious coverage as 71.19%, which exceeds the impervious coverage amount the applicant received a variance for.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Based on our review, we have identified the following comments related to the township's Subdivision and Land Development Ordinance that we recommend be addressed as part of future submissions:

A. Handicapped Parking. Section 198-33.D.(12) states that "the quantity of handicap parking spaces to be provided shall not be less than 2.5% of the total number of spaces proposed." A total of 241

parking spaces are proposed, therefore it appears that the 4 handicapped parking spaces currently proposed may not meet this minimum percent requirement.

B. Parking Stall Size. Section 198-33.D.(8) states that "parking stall dimensions shall be not less than 10 feet in width and 20 feet in depth." It appears that all of the proposed parking stalls are only 9 feet wide and several rows of proposed parking stalls are only 18 feet deep. It did not appear that a waiver related to parking stall dimensions was included in the list labeled "Waiver Relief Requested" on Sheet 1 of 21.

C. Sidewalk Placement. Section 198-34.A.(3) states that "sidewalks shall be located between the curb and right-of-way line." The proposed sidewalk along Keith Valley Road on either side of the driveway is located outside of the public right-of-way. We encourage the applicant to discuss with the township whether additional public right-of-way or a public access easement is needed where the sidewalk and crosswalk are located outside of the existing right-of-way.

D. Evergreen Buffer. Section 198-39.E.(5)(g) states that "the establishment of large monoculture evergreen buffers is discouraged. Where a buffer planting shall include 40 or more evergreen trees, no more than half of these evergreen trees shall be a single species of tree." An evergreen buffer consisting of 56 of the same species of tree is proposed between the proposed building and the rear property line.

PEDESTRIAN CIRCULATION

We commend the applicant for proposing to construct a sidewalk along the Keith Valley Road frontage of their site. In order to maximize the effectiveness of this important pedestrian connection in the future, we encourage the applicant to construct a pedestrian walkway connecting the proposed sidewalk along Keith Valley Road to the entrance to their building.

STORMWATER MANAGEMENT

The proposed stormwater management facilities on the site include a combination of landscaped rain gardens and an underground pipe stormwater system under a portion of the parking lot. We encourage the applicant to explore shifting the location of the underground stormwater system so that two canopy trees can be planted in the center parking lot island, consistent with the pattern of tree planting throughout the rest of the parking lot.

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 non-residential 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 (#24-0147-001) on any plans submitted for final recording.

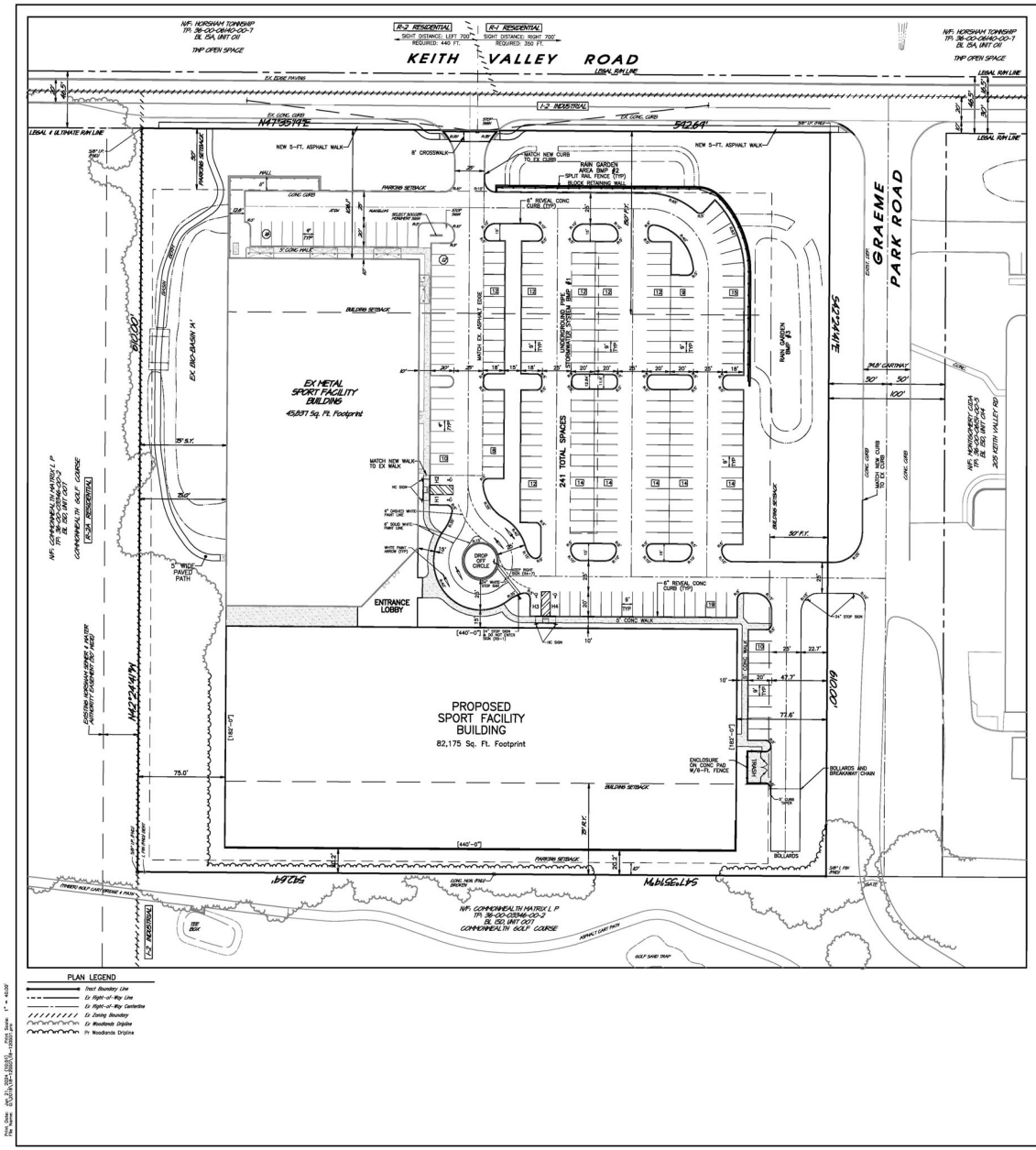
Sincerely,

Marley B Bice

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

c: Woodrow & Associates, Inc., 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



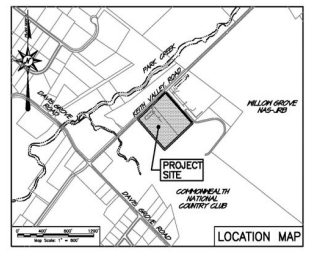
GENERAL PLAN NOTES

BASE EXISTING FEATURES AND SURVEY NOTES:

1. Outbound and topographic information illustrated on these plans has been taken from plans entitled, "Proposed Warehouse Building — 223 Keith Valley Road," prepared by All County and Associates, Inc. dated May 25, 2018 and last revised on February 14, 2019. The aforementioned plans make note that their plans were based upon plans prepared by Charles E. Shoemaker, Inc prepared in 2006 and last revised in 2007.
2. A topographic and existing features survey was performed for this site by Charles E. Shoemaker, Inc. as referenced in plans prepared by All County and Associates, Inc. Updated per As-Built survey by Charles E. Shoemaker, Inc. Nov. 2023
3. This plan was prepared utilizing the following references:
   a. Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
   b. Existing Soils classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (http://websoilsurvey.ac.egov.usda.gov/) unless otherwise noted.
   c. Vertical datum references provided by the PA Spacial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD88 vertical datum. Flight date was Spring 2008, updated by DVRPC flight 2010.
   d. Aerial imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated March 19, 2018, updated Sept. 18, 2023.
   e. Land Development Plans entitled "Proposed Warehouse Building — 223 Keith Valley Road," prepared by All County and Associates, Inc dated May 25, 2018 and last revised on February 14, 2019.
   f. Land Development Plans entitled "223 Keith Valley Road" as prepared by Woodrow & Assoc., Inc. dated Oct. 15, 2019, last revised June 16, 2020.
4. A field investigation was performed by Nova Consultants, LTD during the month of February 2020 to verify the existence of any wetlands and/or waters. No wetlands or waters were found within the project limits.
5. This site is illustrated on Community Panel Number 42091-C-0283G, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency. This site is primarily within Flood Plain Zone 'X' (areas determined to be outside the 0.2% annual chance floodplain) and partially in Zone AE (areas with Base Flood Elevations). Calculated FEMA Flood Elevation of 237 falls outside of parcel limits.
6. All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to www.paonecall.org.
7. Existing subsurface utility information illustrated on these plans were based upon visual field locations and/or plans provided by the appropriate utility. The contractor should recognize that variations in conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
8. Subject property is Zoned 'I-2' Industrial District as noted on the official Zoning Map.
9. Tree sizes indicated on these plans based upon the original survey prepared by Charles E. Shoemaker, Inc. prepared in 2006 and updated per Nov. 2023 survey As-Built update. Accuracy per date of field survey.

BASE DEVELOPMENT NOTES:

10. The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
11. Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
12. Legal rights-of-way width are per deed information. Ultimate rights-of-way width were derived from municipal ordinances. The area between the project Title Line and the Ultimate Rights-of-Way is/are offered in perpetuity for dedication to the agency having jurisdiction over said right-of-way at time of dedication.
13. Contractor to ensure compliance with ADA regulations.
14. Nothing shall be permitted to be set on, placed or planted within, the area of any utility or storm water easement except lawn or suitable low ground cover.
15. Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
16. Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Municipality, and as such, are to be protected, maintained and preserved in accordance with the approved plans. The Municipality and/or its agents may reserve the right and privilege to enter upon such lands from time to time for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.
17. This project shall be served by public sanitary sewer and water services by the Horsham Water and Sewer Authority.
18. Existing trees, shrubs or branches within the legal right of way of all public roadways that are obstructing sight lines, are to be removed as directed by the Township Engineer.
19. Concrete survey monuments are to be placed at all tract corners and angle points, along road right right of ways and where easements intersect property and right of way lines, where markers presently do not exist. Survey iron pins shall be set along all remaining proposed easements and property corners.
20. Clear sight triangles; no wall, fence, structure, hedge, tree, shrub or other growth is permitted to be planted or maintained within the clear sight triangle which will interfere with a free and unobstructed view within such triangles.
21. Unless approved by the Township, no topsoil is to be removed from the site and all excess topsoil is to be redistributed on-site in areas not covered by impervious surfaces.
22. Upon completion of all public/private improvements, the Applicant shall furnish the Township and Horsham Water and Sewer Authority with as-built plans for all utilities, stormwater management facilities, and other public/private improvements as shown on the approved plans.
23. Retaining wall specifications, calculations and design details shall be submitted for review and approval to the Township Engineers office prior to the start of construction.
24. No trees located on site outside the proposed limits of disturbance shall be removed without the approval of the Township Landscape Architect.
25. Trees that are proposed for removal and are located within 15 feet of trees to remain shall be cut flush to grade and then ground to a minimum of 12 inches below grade.
26. A blanket easement is hereby offered to Horsham Township permitting access for the purposes of inspection, repair, maintenance, reconstruction or replacement of any facilities which may be dedicated (offered) to public use/ownership. In the event that the lot owner or homeowners' association fails to honor their maintenance responsibilities set forth herein, in any manner, Horsham Township shall have the right of entry upon and within the area of the easement to undertake any required corrective or maintenance effort. The total cost of such, including administrative, engineering, and legal costs, shall be assessed against the lot owner or homeowners' association by the Township. Failure to remedy all associated costs described above may be subject of the imposition of a lien by the Township against the owner(s) in question in the same manner as the Township might otherwise be empowered by law to assess or impose a lien against a property for municipal improvements.



REVISIONS

TIMOTHY P. WOODROW, REGISTERED PROFESSIONAL ENGINEER, No. 039151-E

Pennsylvania 811

Parcel Information:
N/F: JR Real Estate Group, LLC
219 Keith Valley Rd
TP 36-00-06140-00-2
BI 15-D Unit 13
223 Keith Valley Rd
TP 36-00-06154-00-2
BI 15-D Unit 15
Gross Tract Area:
361,540.80 Sq. Ft.
8.2998 Acres

Applicant:
JR Real Estate Group, LLC
c/o James M Roche
888 Summerset Place
Ambler, PA 19002

Scale In Feet (1" = 40')

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PRELIMINARY / FINAL PLAN

SITE LAYOUT DETAIL PLAN

SELECT SOCCER CENTER

HORSHAM TOWNSHIP – MONTGOMERY COUNTY – PENNSYLVANIA

WOODROW & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
1108 North Bethlehem Pike / Suite 3 - Lower Gwynedd - PA 19002
Phone: (215) 542-8448 - Web: www.woodrowinc.com

Layer List: Sht02_Record
Job No: 18-1205 D2
Plan Date: JUNE 19, 2024
Sheet No: 2 of 21



Select Soccer Center
MCPC#240147001

Montgomery County Planning Commission

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom

Aerial photography provided by Nearmap

0 100 200 400 Feet

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