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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 10, 2024

Ms. Sherri Griffith
Planning/Zoning Administrative Assistant
Upper Pottsgrove Township
1409 Farmington Avenue
Pottstown, Pennsylvania 19464

Re: MCPC #24-0203-001
State Street Commercial Development
Upper Pottsgrove Township

Dear Ms. Griffith:

We have reviewed the above-referenced subdivision application in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 19, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, 1097 State Street L.P., is proposing to develop a 29,299 SF church (Lot H), 8,124 SF automotive garage (Lot F), and 1,671 SF restaurant (Lot G) on three lots comprising a total of 6.57 acres. It is proposed that these lots will be subdivided following a lot consolidation of four existing tax parcels: Tax ID# 60-00-02920-00-8, 60-00-02920-40-3, 60-00-02920-60-2, and 60-00-02920-00-8. This application is part of a larger proposed development that extends into West Pottsgrove Township and Lot F and Lot H appear to be partially located within West Pottsgrove Township. This review letter is for the portion of the development in Upper Pottsgrove Township. A review letter from the county was forwarded, at the request of West Pottsgrove Township, dated September 19, 2024. The property is located in Upper Pottsgrove's R-2 Residential zoning district, Route 100 Commercial Overlay zoning district, and within the Airport Hazard Area.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with Montgomery County's Comprehensive Plan, *Montco 20940: A Shared Vision*. The proposed development is located at the southern end of the Suburban Residential future land use area, where it meets the Business area and the Community Mixed Use and Services area. Primary uses in the Community Mixed Use and Services area include shopping centers and retail uses in concentrated nodes.

The proposal is generally consistent with the 2015 Pottstown Metropolitan Regional Comprehensive Plan future land use map. The proposed development is located in a primary growth area in the future land use plan, where new nonresidential growth is to be focused and where retail uses are appropriate. New residential development

should be planned to provide appropriate transitions between different uses and intensities of development. The development is regionally significant, and is required to undergo review and comment by the Pottstown Metropolitan Regional Planning Committee.

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 Upper Pottsgrove Township may wish to consider prior to final approval. Our comments are as follows:

REVIEW COMMENTS

SUBMISSION CLARIFICATION

A. Application Form

1. For the county to provide the best review for this application we recommend that the township request that the applicant submit a completed application form to accompany the Subdivision Plan, Pre-development Drainage Area Map, Post-development Drainage Area Map, and Inlet Drainage Area Map received September 19, 2024.

B. Pre- and Post-Development Drainage Area Map

1. Although items are labeled on the Pre- and Post-development Drainage Map, there does not appear to be a legend on either map. It is unclear what the infrastructure that runs under, and adjacent to, Pottstown Pike is. These are labeled Pre-development E4 (not reduced) on the Pre-development Drainage Area Map and Post-Dev Bypass C (not reduced) and Post-Dev Offsite Bypass (not reduced) on the Post-development Drainage Area Map. Regardless, it is recommended that the applicant consult the conservation district and township engineer with regard to their proposed drainage system and fully annotate the drainage maps.

CHAPTER 350: ZONING

A. Article XXXI Route 100 Commercial Overlay District

1. On the subdivision plan, there appears to be an access easement that would provide an entrance point to the site from North State Street. Under Article XXXI, Section 350-208, access to nonresidential uses in the Route 100 Commercial Overlay District must be from Upland Square Drive (with the exception of emergency access).
2. Section 350-209 sets out landscape regulations for buffers that supersede the corresponding provisions of the Subdivision and Land Development Ordinance. The applicant should adhere to Section 350-209.A.(1) and (2) where the boundary of Lot H abuts residential development and where Lot F, G and H lie across State Street from R-2 Residential use.

A. Article XV AHA Airport Hazard Area

1. Due to proximity to Pottstown Municipal Airport, the applicant should ensure that the proposed development complies with the current applicable Airport Hazard Area regulations.

TRANSPORTATION

A. Pottstown Area Rapid Transit Coordination

1. It is recommended that the applicant seek opportunities to provide public transit service to the site and should coordinate with Pottstown Area Rapid Transit (PART) to see if providing a bus service is feasible.

B. Sidewalk Connections

1. It is recommended that a sidewalk should be proposed that runs the full length of the south and east border of the site. If this is not feasible along the entire length of Upland Square Drive and North State Street, then a contiguous sidewalk should be provided through the site providing a pedestrian entrance from both Upland Square Drive and North State Street.

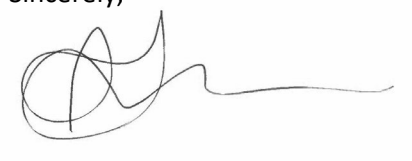
CONCLUSION

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

Please note that the review comments contained in this report are advisory to the municipality and finaldisposition for the approval of any proposal will be made by the municipality.

Should the governing body adopt this proposed zoning ordinance amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



Andrew Turner, AICP, MRTPI, Transportation Planner
andrew.turner@montgomerycountypa.gov – 610-278-3638

c: Michelle L. Reddick, Township Manager and Treasurer
Deborah Roesener, Manager, West Pottsgrove
Justin Keller, Manager, Pottstown
Kourtney High, Grants Administrator, PART

ATTACHMENT A: AERIAL – STATE STREET COMMERCIAL DEVELOPMENT



State Street Commercial Development
MCPC#240203001

Montgomery County Planning Commission

0 50 100 200 Feet

N

ATTACHMENT B: SUBDIVISION PLAN

