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PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 24, 2025

Will Brugger, Director of Planning
Towamencin Township
1090 Troxel Rd.
Lansdale, PA 19446

Re: MCPC # 22-0097-002
Shops at Town Square
(1 lot comprising 52 acres)
Situate: Forty Food Road and Allentown Road
Towamencin Township

Dear Mr. Brugger,

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

BACKGROUND

The applicant, The Robert Nicoletti Family Trust, has submitted a preliminary plan to build 20,837 square feet of commercial space on 7.76 acres on Forty Foot Road, adjacent to the Towamencin Shopping Village. The plan proposes fast food and sit-down restaurants, a bank, and several small retail stores. The proposal is part of a larger plan to redevelop the village, which includes the adjacent properties north and west that are also owned by the applicant.

The property is within the Entertainment Lifestyle Overlay District which permits B2 Office, C7 Eating Place—Drive Through and Fast Food, C-9 Financial Establishment, C-16 Retail Trade and Trade Services, C-18 Shopping Center and C-22 Health Club as conditional uses.

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 property is located in the Community Mixed Use and Services future land use designation, which emphasizes shopping centers, retail and offices, along with entertainment as a secondary use.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified a number of key issues that we believe should be resolved prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

CONDITIONAL USES

The uses proposed in this development—B-2 Office, C-6 Eating Place, C-7 Eating Place with Drive-Through Service, C-9 Financial Establishment, C-16 Retail Trade and Retail Services and C-22 Health Club—are all permitted as conditional uses. The applicant will need to get approval for these uses at a conditional use hearing.

PARKING

The proposed development on pad sites 1A and 1C encroach into the existing office parking lot, taking away approximately 71 parking spaces. The applicant should ensure that the office property still meets minimum parking space requirements for any future tenants. B-2 Office requires one space per 250 square feet of gross floor area, according to Sec. 153-502.B(2), but the preliminary plan incorrectly lists it as one space per 200 square feet.

STORMWATER BASINS

To accommodate additional plantings in the proposed parking lots (see Landscaping), the applicant should consider reconfiguring the stormwater basins that take up significant space beneath the parking lots. The applicant should also ensure that the basins are regularly inspected.

LANDSCAPING

The applicant is requesting a waiver from §136-502.E.2(c) to not require 10% of the gross lot area to be provided for open space. However, this creates a significant amount of impervious surface. The applicant might consider installing additional parking islands with tree plantings, per §116A.J.(5)(a) to reduce the impervious surface coverage.

The preliminary plan calls for shrubs along the frontage of Forty Foot Road. To provide shade for pedestrians on the sidewalk, the County recommends installing street or canopy trees along this frontage, per §116A.J.(5)(a). The applicant should plant them just behind the sidewalk to prevent encroachment into the overhead wires. The applicant should also include a snow removal plan that will demonstrate how shrubs will not be impacted by piles of shoveled snow.

CROSS-EASEMENTS

The applicant should ensure they obtain the necessary cross easements for the proposed driveway extending from the existing shopping center to the office property.

TRANSPORTATION

The proposed ingress/egress is directly across from the entrance to the Village at Newbury and may become part of a signaled intersection. The applicant should contact PennDOT District 6-0 about the

potential need for a High Occupancy Permit and to also inquire about the potential need for crosswalks, audible signals and other safety measures to accommodate residents accessing the proposed development on foot.

CONCLUSION

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

Sincerely,

David Greenberg

David Greenberg, Senior County Planner
(610)-278-3741 – david.greenberg@montgomerycountypa.gov

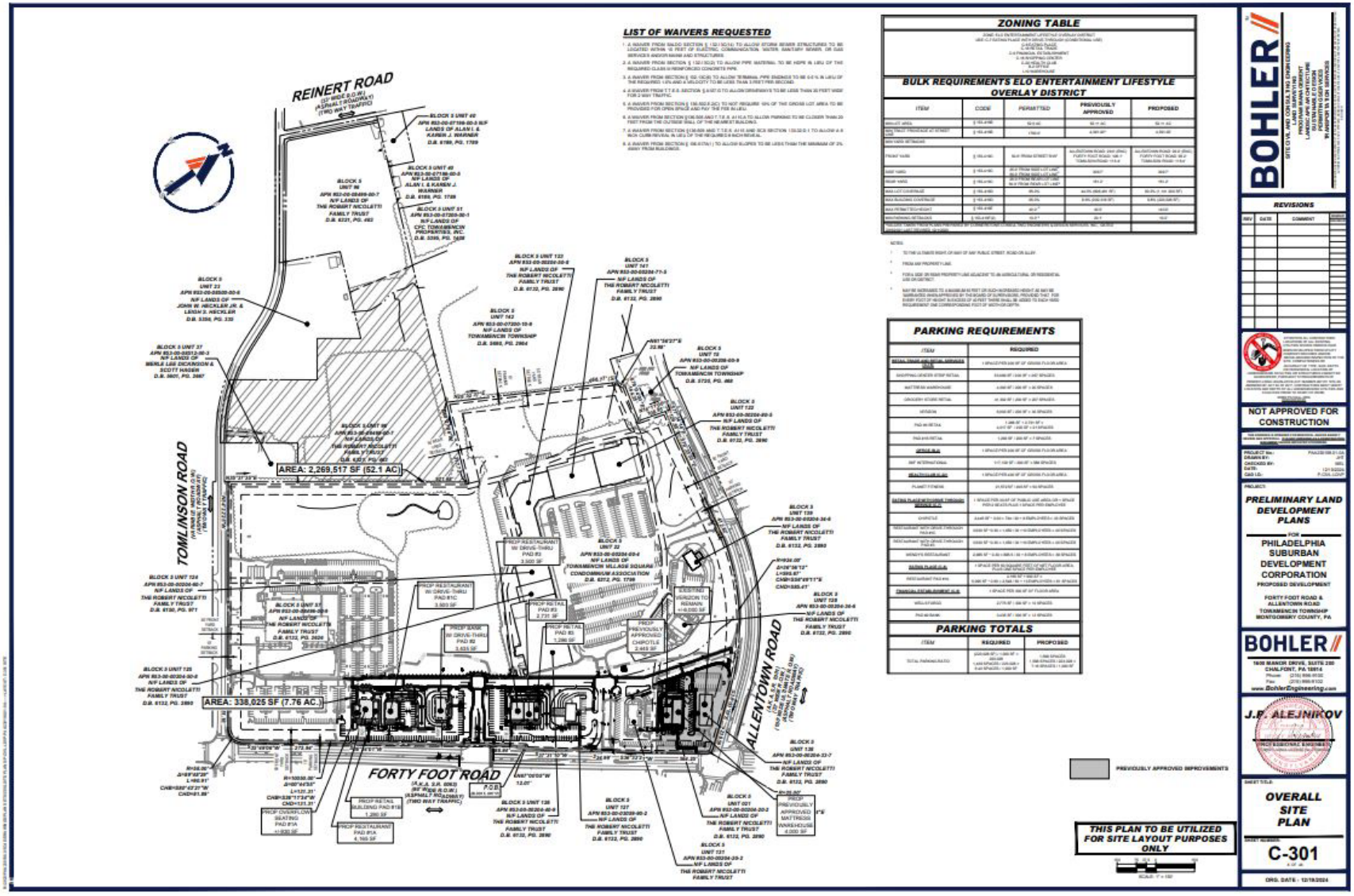
c: Mark Nicoletti/The Robert Nicoletti Family Trust, Applicant
Matthew McHugh, Attorney for Applicant
David Kraynik, Towamencin Township Manager
Robert Iannozzi, Towamencin Township Solicitor
Mary Stover, Towamencin Township Engineer
Brett MacKay, Towamencin Township Planning Commission Chair
Scott Burton, PennDOT

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

ATTACHMENTS A & B



Shops at Town Square
MCPC#220097002


REINERT ROAD
TOMLINSON ROAD
ALLENTOWN ROAD
FORTY FOOT ROAD
AREA: 2,269,517 SF (52.1 AC)
AREA: 338,025 SF (7.76 AC.)
LIST OF WAIVERS REQUESTED
ZONING TABLE
BULK REQUIREMENTS ELO ENTERTAINMENT LIFESTYLE OVERLAY DISTRICT
PARKING REQUIREMENTS
PARKING TOTALS
PREVIOUSLY APPROVED IMPROVEMENTS
THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY
BOHLER
REVISIONS
NOT APPROVED FOR CONSTRUCTION
PRELIMINARY LAND DEVELOPMENT PLANS
PHILADELPHIA SUBURBAN DEVELOPMENT CORPORATION
PROPOSED DEVELOPMENT
FORTY FOOT ROAD & ALLENTOWN ROAD
TOWAMENCIN TOWNSHIP
MONTGOMERY COUNTY, PA
J.P. ALEJNIKOV
OVERALL SITE PLAN
C-301
ORG. DATE - 12/19/2024