MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

NEIL K. MAKHIJA, CHAIR
JAMILA H. WINDER, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV

MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 13, 2025

Dan DeMeno, Manager
Worcester Township
1721 South Valley Forge Road
P.O. Box 767
Worcester, PA 19490

Re: MCPC #24-0066-002
Plan Name: 1035 Trooper Road
(2 lots comprising 13.32 acres)
Situate: Trooper Road at Germantown Pike
Worcester Township

Dear Mr. DeMeno:

We have reviewed the above-referenced preliminary subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 14, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Commerce Pursuit Capital LP, has submitted a preliminary plan proposing the development of a 13.32 acre tract for 45 townhomes, open space, and associated improvements (including amenity space) in the MR Multi-Residential Overlay District. The tract does have an existing residence on it, which is proposed to remain. Twenty-four guest parking spaces are proposed along two central green islands within the development. Stormwater management, including an underground basin, is placed along the perimeter of the property. Several retaining walls are proposed for the northern corner of the site. One of the two access points to the development is along Germantown Pike, a county-owned road, which will require a Highway Occupancy Permit from the county. The development would be served by public water and sewer service.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040: A Shared Vision, the county's current comprehensive plan, identifies the future land use of this tract as a Suburban Residential Area, which is appropriate for single-family attached and multifamily development. This proposal is consistent with the county's comprehensive plan. It is also consistent with

the Future Land Use Map of Worcester Township's 2008 Comprehensive Plan, which identifies the general area of this development as a Mixed Use Village Area.

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 township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

SITE DESIGN

1) Front Yards. In a prior review letter for this site, we noted that the front yards of these townhouses are relatively narrow, and that adjacent garages and driveways could be paired together to provide consolidated green space and more areas for landscaping and tree cover.
2) Amenity Spaces. As a requirement of the MR District, the applicant is required to provide an amenity area within the development. What had been two amenity spaces in the prior submission is now one; we strongly encourage providing a multi-purpose space that allows for children to play and adults to safely gather.
3) Street Trees. We noted during our review that much of the interior streets are lined with serviceberry trees and we would encourage increasing the variety of tree specimens placed within the interior of the property.
4) Stormwater Management. With the placement of the stormwater basin along North Trooper Road in a very visible spot, we'd encourage the applicant to treat this as an amenity and take care that it does not get overrun with invasives like phragmites.

TRANSPORTATION

1) Highway Occupancy Permit. A reminder that Germantown Pike is a county road and as such, the applicant will need a highway occupancy permit to create this new driveway access. Please copy Jennifer Payne through the county's Office of Roads and Bridges on any future correspondence on this topic.

CONCLUSION

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

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 #24-0066-002 on any plans submitted for final recording.

Sincerely,

Anne Leavitt-Gruberger

Anne Leavitt-Gruberger, County Planning Manager

anne.leavitt-gruberger@montgomerycountypa.gov – 610-278-3727

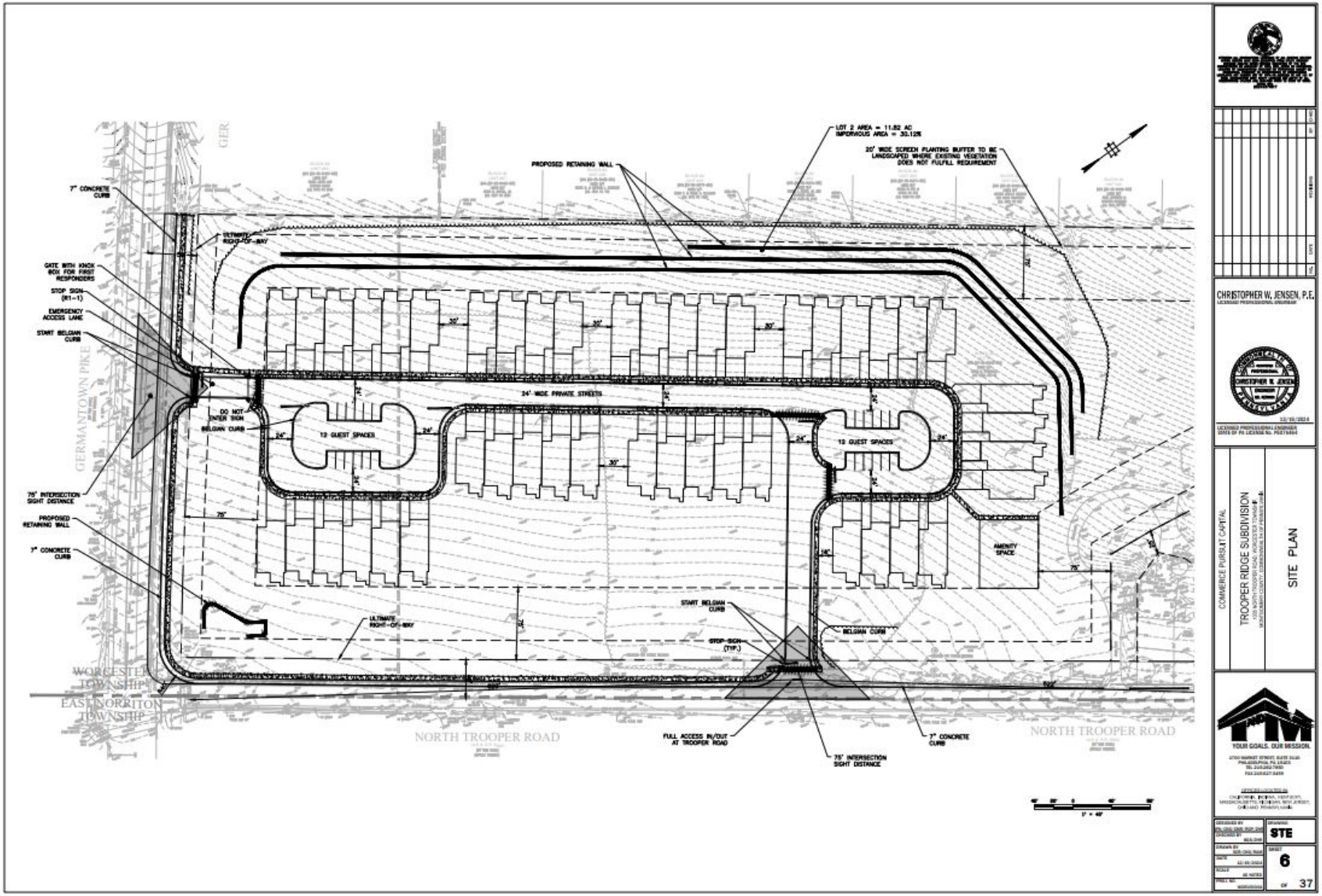
c: Barry Stingel, T&M Associates, Applicant's Representative
Christian Jones, Assistant Township Manager

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

ATTACHMENTS



1035 Trooper Road
MCPC#240066002



CHRISTOPHER W. JENSEN, P.E.

COMMERCE PURSUIT CAPITAL

TROOPER RIDGE SUBDIVISION

SITE PLAN

YOUR GOALS. OUR MISSION.

STE

6 of 37