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

May 21, 2025

Mr. Dan DeMeno, Manager
Worcester Township
1721 South Valley Forge Road—Box 767
Worcester, Pennsylvania 19490

Re: MCPC #24-0066-003
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 April 25, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Commerce Pursuit Capital LP, has submitted a revised preliminary plan proposing the development of a 13.32-acre tract for 45 townhomes, open space and associated improvements in the MR Multi-Residential Overlay District. The tract does have an existing residence on it, which is proposed to remain. Twenty-seven 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. The development would be served by public water and sewer service. 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. This access point along Germantown Pike is labeled as emergency access with a fence and knock box for emergency access only. The primary access point is off of Trooper Road (SR 3002).

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

A. Front Yards. In two prior review letters 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. The driveways remain in the same location as the previous two reviews.

B. Amenity Spaces. As a requirement of the MR District, the applicant is required to provide an amenity area within the development. This prior plan labeled the amenity space with sidewalk to access it. This revision has removed the sidewalk and it is not labeled as amenity space. However, it does remain as an open sloped lawn area. We strongly encourage providing a multi-purpose space that allows children to play and adults to safely gather. Site amenities may want to be considered such as benches and the reintroduction of a walkway.

C. Street Trees. We noted during previous reviews that much of the interior streets are lined with Serviceberry trees and we would encourage increasing the variety of tree species placed within the interior of the property. While the variety of trees has been addressed, all of the ornamental street trees have been moved to the rear of the buildings. The current submission is showing less than 10 street trees. More street trees should be reintroduced on the interior streets.

D. 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

A. 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. Additionally, the primary access from Germantown Pike is a state road and as such the applicant will need a highway occupancy permit to create this new driveway access. Please copy John Gallagher from PADOT on any future correspondences on this topic.

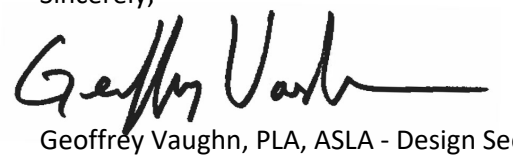
CONCLUSION

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 #24-0066-003 on any plans submitted for final recording.

Sincerely,



Geoffrey Vaughn, PLA, ASLA - Design Section Manager
geoffrey.vaughn@montgomerycountypa.gov - 610-278-3751

c: Barry Stingel, T&M Associates, Applicant's Representative
Christian Jones, Assistant Township Manager
Jennifer Payne, EIT, CBSI - Manager, Transportation and Inspection at McCormick Taylor, Inc.
John Gallagher , PennDOT HOP Manager

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



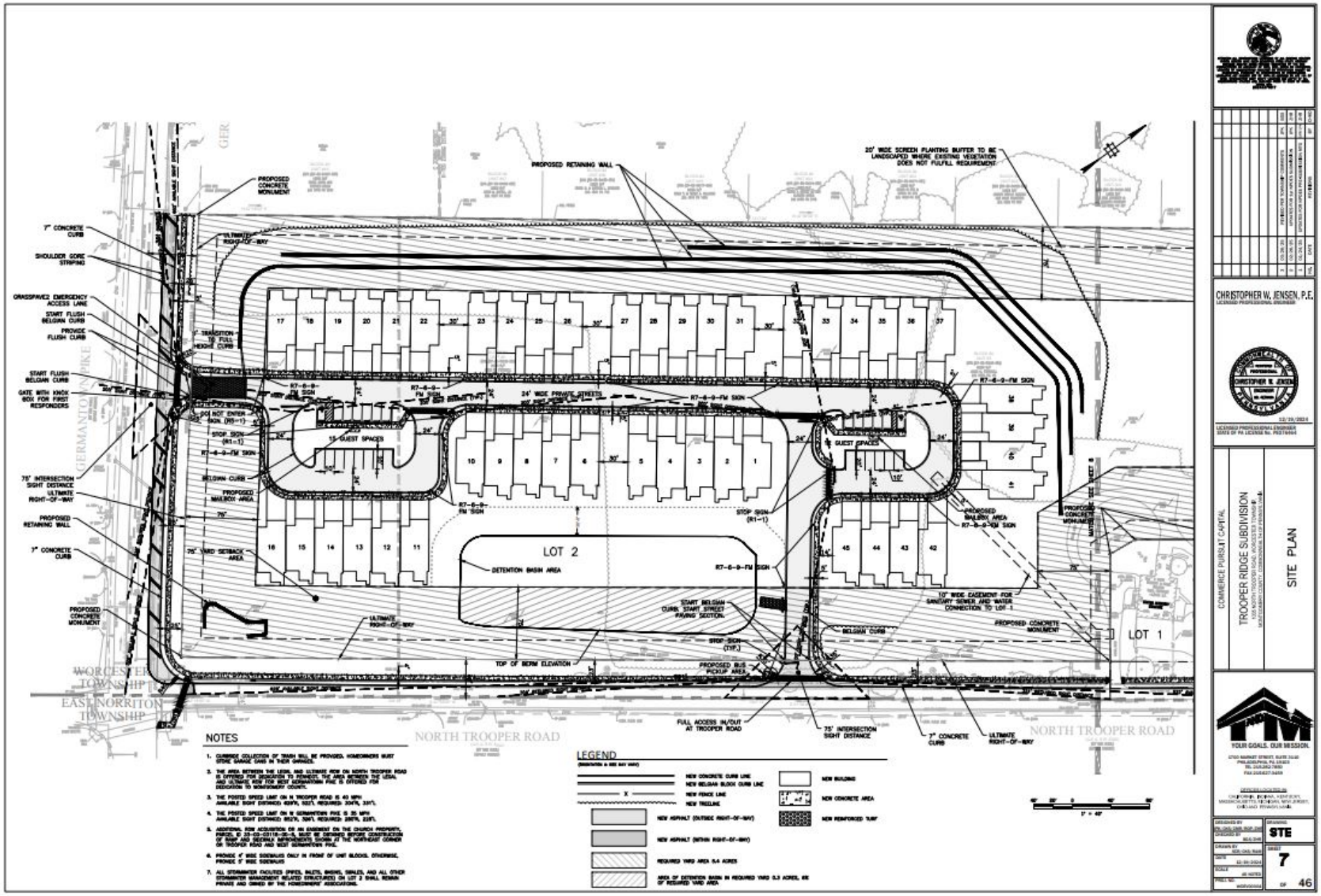
Trooper Ridge
MCPC#240066003

Montgomery County Planning Commission

0 150 300 600 Feet

N

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/planning
Aerial photography provided by Nearmap


PROPOSED RETAINING WALL
20' WIDE SCREEN PLANTING BUFFER TO BE LANDSCAPED WHERE EXISTING VEGETATION DOES NOT FULFILL REQUIREMENT
PROPOSED CONCRETE MONUMENT
7" CONCRETE CURB
SHOULDER SCRE STRIPING
ULTIMATE RIGHT-OF-WAY
GRASSPAVE2 EMERGENCY ACCESS LANE
START FLUSH BELGIAN CURB
PROVIDE FLUSH CURB
GATE WITH KNOX BOX FOR FIRST RESPONDERS
START FLUSH BELGIAN CURB
1" TRANSITION TO FULL HEIGHT CURB
24' WIDE PRIVATE STREETS
DO NOT ENTER SIGN (R5-1)
STOP SIGN (R1-1)
15 GUEST SPACES
GUEST SPACES
BELGIAN CURB
PROPOSED MAILBOX AREA
75' INTERSECTION SIGHT DISTANCE
ULTIMATE RIGHT-OF-WAY
PROPOSED RETAINING WALL
7" CONCRETE CURB
75' YARD SETBACK AREA
LOT 2
DETENTION BASIN AREA
LOT 1
10' WIDE EASEMENT FOR SANITARY SEWER AND WATER CONNECTION TO LOT 1
PROPOSED CONCRETE MONUMENT
PROPOSED CONCRETE MONUMENT
START BELGIAN CURB, START STREET PAVING SECTION.
STOP SIGN (TYP.)
PROPOSED BUS PICKUP AREA
TOP OF BERM ELEVATION
FULL ACCESS IN/OUT AT TROOPER ROAD
75' INTERSECTION SIGHT DISTANCE
7" CONCRETE CURB
ULTIMATE RIGHT-OF-WAY
NORTH TROOPER ROAD
NORTH TROOPER ROAD
GERMANTOWN PIKE
WORCESTER TOWNSHIP
EAST NORRITON TOWNSHIP
NOTES
1. CURBSIDE COLLECTION OF TRASH WILL BE PROVIDED. HOMEOWNERS MUST STORE GARAGE CANS IN THEIR GARAGES.
3. THE AREA BETWEEN THE LEGAL AND ULTIMATE ROW ON NORTH TROOPER ROAD IS OFFERED FOR DEDICATION TO PENNDOT. THE AREA BETWEEN THE LEGAL AND ULTIMATE ROW FOR WEST GERMANTOWN PIKE IS OFFERED FOR DEDICATION TO MONTGOMERY COUNTY.
4. THE POSTED SPEED LIMIT ON N TROOPER ROAD IS 40 MPH AVAILABLE SIGHT DISTANCE(S): 450'S, 502'I. REQUIRED: 200'S, 238'I.
5. THE POSTED SPEED LIMIT ON W GERMANTOWN PIKE IS 35 MPH AVAILABLE SIGHT DISTANCE(S): 502'S, 356'I. REQUIRED: 200'S, 238'I.
6. PROVIDE 4' WIDE SIDEWALKS ONLY IN FRONT OF UNIT BLOCKS. OTHERWISE, PROVIDE 5' WIDE SIDEWALKS
7. ALL STORMWATER FACILITIES (PIPES, INLETS, BASINS, SWALES, AND ALL OTHER STORMWATER MANAGEMENT RELATED STRUCTURES) ON LOT 2 SHALL REMAIN PRIVATE AND OWNED BY THE HOMEOWNERS' ASSOCIATION.
LEGEND
NEW CONCRETE CURB LINE
NEW BELGIAN BLOCK CURB LINE
NEW FENCE LINE
NEW TREELINE
NEW ASPHALT (OUTSIDE RIGHT-OF-WAY)
NEW ASPHALT (WITHIN RIGHT-OF-WAY)
REQUIRED YARD AREA 5.4 ACRES
AREA OF DETENTION BASIN IN REQUIRED YARD 3.3 ACRES, 6% OF REQUIRED YARD AREA
NEW BUILDING
NEW CONCRETE AREA
NEW REINFORCED TURF
1" = 40'
CHRISTOPHER W. JENSEN, P.E.
LICENSED PROFESSIONAL ENGINEER
LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076445
COMMERCE PURSUIT CAPITAL
TROOPER RIDGE SUBDIVISION
SITE PLAN
YOUR GOALS. OUR MISSION.
DESIGNED BY
DRAWN BY
CHECKED BY
DRAWING
3TE
SHEET
7
OF 46