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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 24, 2025

Ms. Brianna Costira, Planning Administrator
Limerick Township
646 West Ridge Pike
Limerick, Pennsylvania 19468

Re: MCPC #25-0224-001
Plan Name: AutoZone Store 5970
(1 lot comprising 1.34 acres)
Situate: 123 W. Ridge Pike/near Royersford Road
Limerick Township

Dear Ms. Costira:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 20, 2025. We forward this letter as a report of our review.

BACKGROUND

AutoZone Development, LLC has submitted a land development proposal to build a 7,382-square foot AutoZone auto parts store. The development will be on parcel 37-00-04228-00-1, a 58,613-square foot (about 1.35 acres) lot located at 123 West Ridge Pike, on the western corner of the intersection with Royersford Road. The proposal includes demolishing the three existing buildings on the site, which have a combined area of 5,499 square feet. The proposal also includes two driveways, with one on Ridge Pike and one on Royersford Road; sidewalks fronting both Ridge Pike and Royersford Road; inlets, a divergent channel, and an underground infiltration basin to manage stormwater; and landscaping with various types of plants, including a mulched area with plantings between the parking lot and the sidewalks on both Ridge Pike and Royersford Road, and a natural buffer near the borders with the surrounding parcels. The development is in the Main Street Base Zoning District.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040: A Shared Vision, the Montgomery County Planning Commission's 2015 comprehensive plan, includes this parcel in the Designated Growth Area on its development potential map and the

Community Mixed Use and Service Area on its future land use map. The Designated Growth Area includes the most logical places in the county for future growth and development, and almost all new non-residential development should be in these areas. The Community Mixed Use and Service Area include community and neighborhood shopping centers and retail uses in concentrated nodes on major roads.

In addition, the 2009 Limerick Township Comprehensive Plan includes this parcel in the Community Enhancement Area. The plan states that the Community Enhancement Area contains places in Limerick Township where infill development and redevelopment is appropriate, and where there is a need to improve neighborhood and commercial facilities.

Because this development proposal is for a retail auto parts facility on an already-developed site, the Montgomery County Planning Commission finds this project to be consistent with both *Montco 2040* and the 2009 Limerick Township Comprehensive Plan.

RECOMMENDATION AND COMMENTS

The Montgomery County Planning Commission generally supports the applicant‘s proposal. However, in the course of our review, we have identified the following issues that the applicant and Limerick Township may wish to consider prior to final plan approval. Our comments are as follows:

CROSSWALKS

According to the applicant’s site plan, there are no painted crosswalks across the two driveway openings on Ridge Pike and the driveway opening on Royersford Road. We recommend that the applicant add high-visibility, continental crosswalks across all driveway openings onto Ridge Pike and Royersford Road.

PEDESTRIAN RAMP

According to the applicant’s site plan, the pedestrian ramp on the eastern side of Royersford Road is misaligned, as the ramp leads directly into the middle of Ridge Pike and will not be aligned with the pedestrian ramp proposed by the applicant on the western side of Royersford Road. We recommend that the applicant realign the east side pedestrian ramp with the proposed west side pedestrian ramp.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant’s proposal, but we believe that our suggested revisions will better achieve Limerick 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 #25-0224-001 on any plans submitted for final recording.

Sincerely,

Russell Livolsi

Russell Livolsi, Transportation Planner I
Russell.Livolsi@montgomerycountypa.gov - 610-278-3638

c: Kevin Murphy, AutoZone Development, LLC
Chris Peters, MDM Surveyors and Engineers, LLC
Daniel Kerr, Manager, Limerick Township
Greta Martin Washington, Dir., Township Community Planning
Christopher J. Haring, Chairperson, Township Planning Commission

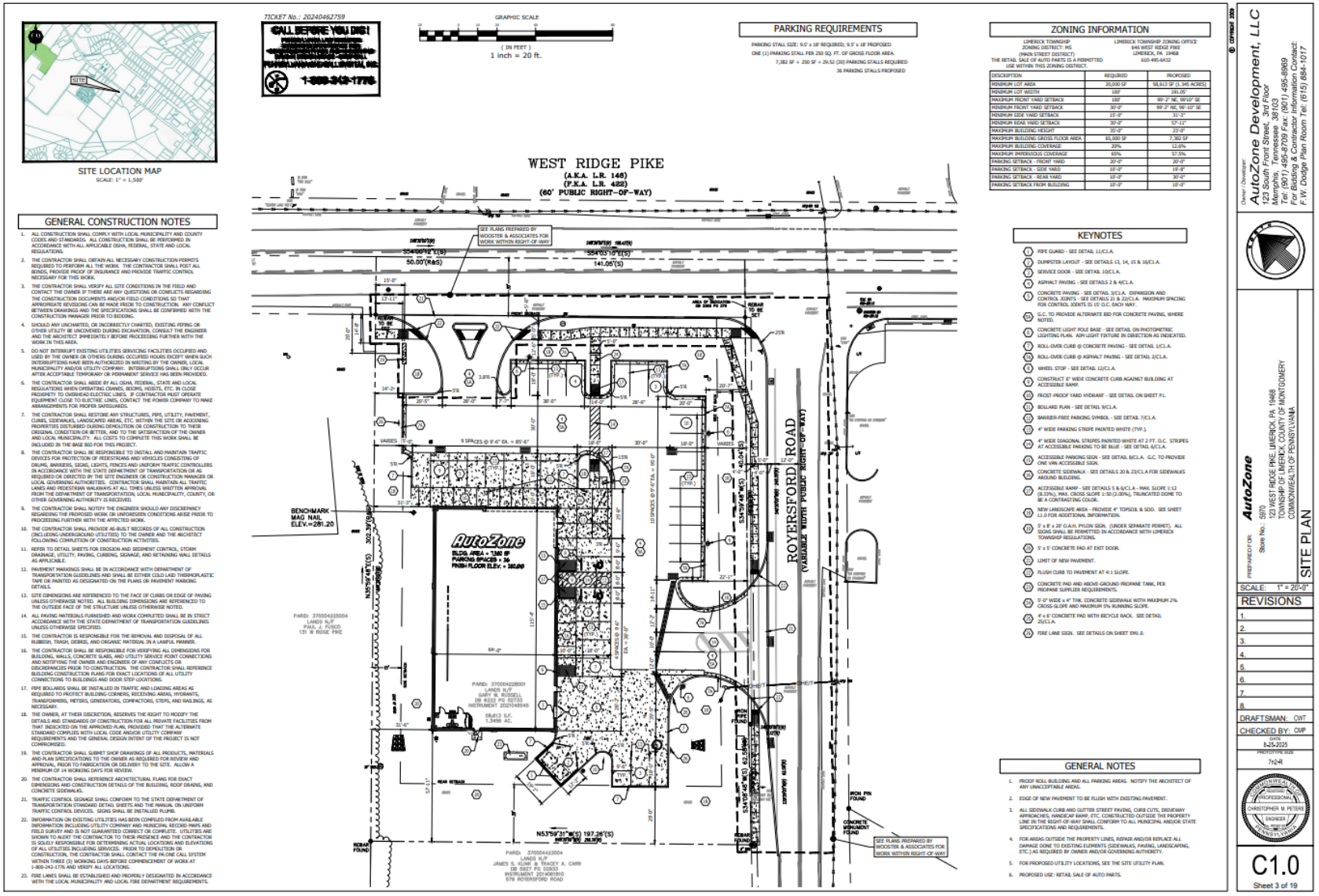
Attachments: A. Aerial View of Site
B. Reduced Copy of Site Plan



Autozone Store 5970
MCPC #25-0224-001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19401-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial Imagery provided by Nearmap

0 25 50 100 Feet
N


SITE LOCATION MAP
SCALE: 1" = 1,500'
TICKET No.: 20240462759
CALL BEFORE YOU DIG!
1-800-242-1776
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
PARKING REQUIREMENTS
ZONING INFORMATION
LIMERICK TOWNSHIP
ZONING DISTRICT: MS
(MAIN STREET DISTRICT)
LIMERICK TOWNSHIP ZONING OFFICE
646 WEST RIDGE PIKE
LIMERICK, PA 19468
610-495-6432
DESCRIPTION | REQUIRED | PROPOSED
MINIMUM LOT AREA | 20,000 SF | 58,613 SF (1.345 ACRES)
MINIMUM LOT WIDTH | 100' | 191.05'
MAXIMUM FRONT YARD SETBACK | 100' | 99'-2" NE, 99'10" SE
MINIMUM FRONT YARD SETBACK | 30'-0" | 99'-2" NE, 99'-10" SE
MINIMUM SIDE YARD SETBACK | 15'-0" | 31'-1"
MINIMUM REAR YARD SETBACK | 30'-0" | 57'-11"
MAXIMUM BUILDING HEIGHT | 35'-0" | 23'-0"
MAXIMUM BUILDING GROSS FLOOR AREA | 65,000 SF | 7,382 SF
MAXIMUM BUILDING COVERAGE | 20% | 12.6%
MAXIMUM IMPERVIOUS COVERAGE | 65% | 57.5%
PARKING SETBACK - FRONT YARD | 20'-0" | 20'-0"
PARKING SETBACK - SIDE YARD | 10'-0" | 19'-8"
PARKING SETBACK - REAR YARD | 10'-0" | 30'-0"
PARKING SETBACK FROM BUILDING | 10'-0" | 10'-0"
WEST RIDGE PIKE
(A.K.A. L.R. 146)
(F.K.A. L.R. 4202)
(60' PUBLIC RIGHT-OF-WAY)
ROYERSFORD ROAD
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
AutoZone
BLDG. AREA = 7,382 SF
PARKING SPACES = 36
FINISH FLOOR ELEV. = 281.00
BENCHMARK
MAG NAIL
ELEV.=281.20
SEE PLANS PREPARED BY WOOSTER & ASSOCIATES FOR WORK WITHIN RIGHT-OF-WAY
SEE PLANS PREPARED BY WOOSTER & ASSOCIATES FOR WORK WITHIN RIGHT-OF-WAY
PARID: 370004228001
LANDS N/F
GARY W. RUSSELL
DB 6222 PG 02733
INSTRUMENT 202104854S
58,613 S.F.
1.3456 AC.
PARID: 370004235004
LANDS N/F
PAUL J. FOSCO
131 W RIDGE PIKE
PARID: 370004423004
LANDS N/F
JAMES S. KUNK & TRACEY A. CARR
DB 5827 PG 02833
INSTRUMENT 201409180
679 ROYERSFORD ROAD
IRON PIN FOUND
CONCRETE MONUMENT FOUND
REBAR FOUND
N53°59'41"W(S) 303.39'(M&S)
S34°00'19"W(S) 191.05'(M&S)
S34°00'19"E(S) 50.00'(M&S)
N53°59'41"E(S) 141.05'(S)
S34°00'19"W(S) 140.04'(S)
S34°00'19"W(S) 62.05'(M&S)
N53°59'41"W(S) 197.26'(S)
S34°00'19"W(S) 191.05'(M&S)
GENERAL CONSTRUCTION NOTES
1. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL MUNICIPALITY AND COUNTY CODES AND STANDARDS. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED TO PERFORM ALL THE WORK. THE CONTRACTOR SHALL POST ALL BONDS, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
3. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE OWNER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO CONSTRUCTION. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE CONSTRUCTION MANAGER PRIOR TO BIDDING.
4. SHOULD ANY UNCHARTED, OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER AND THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
5. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER, LOCAL MUNICIPALITY AND/OR UTILITY COMPANY. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY OR PERMANENT SERVICE HAS BEEN PROVIDED.
6. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS.
7. THE CONTRACTOR SHALL RESTORE ANY STRUCTURES, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. WITHIN THE SITE OR ADJOINING PROPERTIES DISTURBED DURING DEMOLITION OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AND TO THE SATISFACTION OF THE OWNER AND LOCAL MUNICIPALITY. ALL COSTS TO COMPLETE THIS WORK SHALL BE INCLUDED IN THE BASE BID FOR THIS PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF PEDESTRIANS AND VEHICLES CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORM TRAFFIC CONTROLLERS IN ACCORDANCE WITH THE STATE DEPARTMENT OF TRANSPORTATION OR AS REQUIRED OR DIRECTED BY THE SITE ENGINEER OR CONSTRUCTION MANAGER OR LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE DEPARTMENT OF TRANSPORTATION, LOCAL MUNICIPALITY, COUNTY, OR OTHER GOVERNING AUTHORITY IS RECEIVED.
9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SHOULD ANY DISCREPANCY REGARDING THE PROPOSED WORK OR UNFORESEEN CONDITIONS ARISE PRIOR TO PROCEEDING FURTHER WITH THE AFFECTED WORK.
10. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AND THE ARCHITECT FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES.
11. REFER TO DETAIL SHEETS FOR EROSION AND SEDIMENT CONTROL, STORM DRAINAGE, UTILITY, PAVING, CURBING, SIGNAGE, AND RETAINING WALL DETAILS AS APPLICABLE.
12. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH DEPARTMENT OF TRANSPORTATION GUIDELINES AND SHALL BE EITHER COLD LAID THERMOPLASTIC TAPE OR PAINTED AS DESIGNATED ON THE PLANS OR PAVEMENT MARKING DETAILS.
13. SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE UNLESS OTHERWISE NOTED.
14. ALL PAVING MATERIALS FURNISHED AND WORK COMPLETED SHALL BE IN STRICT ACCORDANCE WITH THE STATE DEPARTMENT OF TRANSPORTATION GUIDELINES UNLESS OTHERWISE SPECIFIED.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LAWFUL MANNER.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS FOR BUILDING, WALLS, CONCRETE SLABS, AND UTILITY SERVICE POINT CONNECTIONS AND NOTIFYING THE OWNER AND ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REFERENCE BUILDING CONSTRUCTION PLANS FOR EXACT LOCATIONS OF ALL UTILITY CONNECTIONS TO BUILDINGS AND DOOR STEP LOCATIONS.
17. PIPE BOLLARDS SHALL BE INSTALLED IN TRAFFIC AND LOADING AREAS AS REQUIRED TO PROTECT BUILDING CORNERS, RECEIVING AREAS, HYDRANTS, TRANSFORMERS, METERS, GENERATORS, COMPACTORS, STEPS, AND RAILINGS, AS NECESSARY.
18. THE OWNER, AT THEIR DISCRETION, RESERVES THE RIGHT TO MODIFY THE DETAILS AND STANDARDS OF CONSTRUCTION FOR ALL PRIVATE FACILITIES FROM THAT INDICATED ON THE APPROVED PLAN, PROVIDED THAT THE ALTERNATE STANDARD COMPLIES WITH LOCAL CODE AND/OR UTILITY COMPANY REQUIREMENTS AND THE GENERAL DESIGN INTENT OF THE PROJECT IS NOT COMPROMISED.
19. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLAN SPECIFICATIONS TO THE OWNER AS REQUIRED FOR REVIEW AND APPROVAL, PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
20. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF THE BUILDING, ROOF DRAINS, AND CONCRETE SIDEWALKS.
21. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DEPARTMENT OF TRANSPORTATION STANDARD DETAIL SHEETS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB.
22. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE PA ONE CALL SYSTEM WITHIN THREE (3) WORKING DAYS BEFORE COMMENCEMENT OF WORK AT 1-800-242-1776 AND VERIFY ALL LOCATIONS.
23. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
KEYNOTES
1 PIPE GUARD - SEE DETAIL 11/C1.A.
2 DUMPSTER LAYOUT - SEE DETAILS 13, 14, 15 & 16/C1.A.
3 SERVICE DOOR - SEE DETAIL 10/C1.A.
4 ASPHALT PAVING - SEE DETAILS 2 & 4/C1.A.
5 CONCRETE PAVING - SEE DETAIL 3/C1.A. EXPANSION AND CONTROL JOINTS - SEE DETAILS 21 & 22/C1.A. MAXIMUM SPACING FOR CONTROL JOINTS IS 15' O.C. EACH WAY.
6A G.C. TO PROVIDE ALTERNATE BID FOR CONCRETE PAVING, WHERE NOTED.
6 CONCRETE LIGHT POLE BASE - SEE DETAIL ON PHOTOMETRIC LIGHTING PLAN. ASH LIGHT FIXTURE IN DIRECTION AS INDICATED.
7 ROLL-OVER CURB @ CONCRETE PAVING - SEE DETAIL 1/C1.A.
7A ROLL-OVER CURB @ ASPHALT PAVING - SEE DETAIL 2/C1.A.
8 WHEEL STOP - SEE DETAIL 12/C1.A.
9 CONSTRUCT 8' WIDE CONCRETE CURB AGAINST BUILDING AT ACCESSIBLE RAMP.
10 FROST-PROOF YARD HYDRANT - SEE DETAIL ON SHEET P1.
11 BOLLARD PLAN - SEE DETAIL 9/C1.A.
12 BARRIER-FREE PARKING SYMBOL - SEE DETAIL 7/C1.A.
13 4" WIDE PARKING STRIPE PAINTED WHITE (TYP.).
14 4" WIDE DIAGONAL STRIPES PAINTED WHITE AT 2 FT. O.C. STRIPES AT ACCESSIBLE PARKING TO BE BLUE - SEE DETAIL 6/C1.A.
15 ACCESSIBLE PARKING SIGN - SEE DETAIL 8/C1.A. G.C. TO PROVIDE ONE VAN ACCESSIBLE SIGN.
16 CONCRETE SIDEWALK - SEE DETAILS 20 & 23/C1.A FOR SIDEWALKS AROUND BUILDING.
17 ACCESSIBLE RAMP - SEE DETAILS 5 & 6/C1.A - MAX. SLOPE 1:12 (8.33%), MAX. CROSS SLOPE 1:50 (2.00%), TRUNCATED DOME TO BE A CONTRASTING COLOR.
18 NEW LANDSCAPE AREA - PROVIDE 4" TOPSOIL & SOD. SEE SHEET L1.0 FOR ADDITIONAL INFORMATION.
19 5' x 9' x 20' O.A.H. PYLON SIGN. (UNDER SEPARATE PERMIT). ALL SIGNS SHALL BE PERMITTED IN ACCORDANCE WITH LIMERICK TOWNSHIP REGULATIONS.
20 5' x 5' CONCRETE PAD AT EXIT DOOR.
21 LIMIT OF NEW PAVEMENT.
22 FLUSH CURB TO PAVEMENT AT 4:1 SLOPE.
23 CONCRETE PAD AND ABOVE-GROUND PROPANE TANK, PER PROPANE SUPPLIER REQUIREMENTS.
24 5'-0" WIDE x 4" THK. CONCRETE SIDEWALK WITH MAXIMUM 2% CROSS-SLOPE AND MAXIMUM 5% RUNNING SLOPE.
25 4' x 6' CONCRETE PAD WITH BICYCLE RACK. SEE DETAIL 22/C1.A.
26 FIRE LANE SIGN. SEE DETAILS ON SHEET EM1.0.
GENERAL NOTES
1. PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY THE ARCHITECT OF ANY UNACCEPTABLE AREAS.
2. EDGE OF NEW PAVEMENT TO BE FLUSH WITH EXISTING PAVEMENT.
3. ALL SIDEWALK CURB AND GUTTER STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMP, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
4. FOR AREAS OUTSIDE THE PROPERTY LINES, REPAIR AND/OR REPLACE ALL DAMAGE DONE TO EXISTING ELEMENTS (SIDEWALKS, PAVING, LANDSCAPING, ETC.) AS REQUIRED BY OWNER AND/OR GOVERNING AUTHORITY.
5. FOR PROPOSED UTILITY LOCATIONS, SEE THE SITE UTILITY PLAN.
6. PROPOSED USE: RETAIL SALE OF AUTO PARTS.
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Owner / Developer:
AutoZone Development, LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
Tel: (901) 495-8709 Fax: (901) 495-8969
For Bidding & Contractor Information Contact:
F.W. Dodge Plan Room Tel: (615) 884-1017
PREPARED FOR:
AutoZone
Store No.: 5970
123 WEST RIDGE PIKE, LIMERICK, PA 19468
TOWNSHIP OF LIMERICK, COUNTY OF MONTGOMERY
COMMONWEALTH OF PENNSYLVANIA
SITE PLAN
SCALE: 1" = 20'-0"
REVISIONS
1
2
3
4
5
6
7
8
DRAFTSMAN: CWT
CHECKED BY: CWP
DATE:
8-25-2025
PROTOTYPE SIZE:
7n2-R
UNIVERSAL PROFESSIONAL
CHRISTOPHER M. PETERS
ENGINEER
COMMONWEALTH OF PENNSYLVANIA
C1.0
Sheet 3 of 19