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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

August 11, 2017

Mr. Robert S. Dunlop, Code/Zoning Officer
Springfield Township
1510 Paper Mill Road
Wyndmoor, Pennsylvania 19038

00069_027485 2742
(45) 17-0169-001 (02)



Re: MCPC #17-0169-001
Plan Name: Wyndmoor Properties Mixed Use Redevelopment
(1 lot/10 units comprising 1.04 acres)
Situate: Traymore Avenue (north)/Willow Grove Avenue (east)
Springfield Township

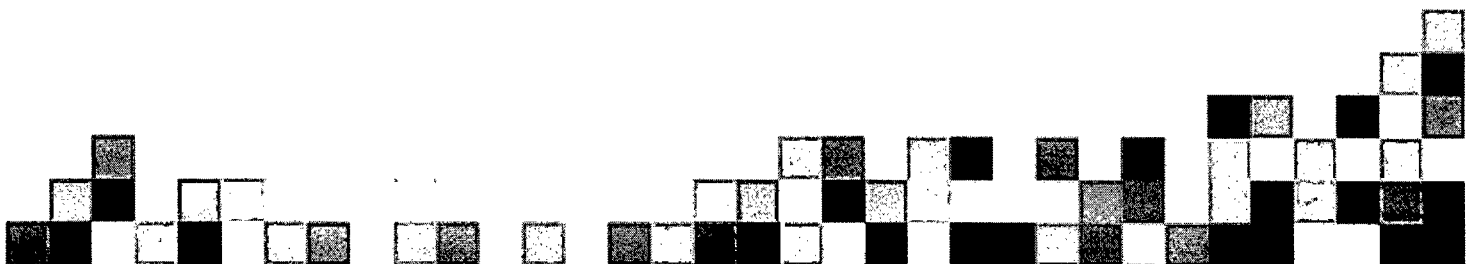
Dear Mr. Dunlop:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 21, 2017. We forward this letter as a report of our review.

BACKGROUND

The applicant, Wyndmoor Properties, LLC proposes to consolidate six parcels to create a 1.038-acre lot in the Township's B-1 Business Zoning District. A 3-story mixed use building featuring ground-floor commercial space and 10 residential units on the second and third floors is proposed for the site. Existing features to be demolished or removed include: 2 two-story buildings, 2 one-story buildings, a gas canopy and 2 gas pumps, numerous paved areas across the site, as well as 4 trees and a small portion of a wooded area at the property's northwest border.

Six variances were granted by the Zoning Hearing Board on March 27, 2017, in regards to permitting a multiple-dwelling use; permitting a reduced lot area per family; exceeding the maximum building coverage; reducing the amount of landscaping and buffering required; reducing the front yard setback; and reducing the number of parking spaces required. Seven waivers have been requested, including requests to pay



fees-in-lieu of providing recreational land for the non-residential portion of the project and for replacement of trees that are not able to be planted on-site.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal and commends the applicant for a well-designed plan in a limited amount of space. We believe that this proposal will have a beneficial impact on the character of the neighborhood, contributing to its aesthetics and amenities, as well as promoting use of local businesses. We have identified the following issue that the applicant and the Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

STREETLIGHTS

Based on the lighting plan, it does not appear that any streetlights are proposed for the site along East Willow Grove Avenue. The addition of pedestrian-scale streetlights would enhance pedestrian safety and contribute to the overall character of the site. As the redevelopment of this site presents a unique opportunity to set a precedent for streetscape design in this neighborhood, the Township may wish to consider requesting that the applicant incorporate decorative streetlamps or other appropriate lighting along East Willow Grove Avenue.

SIGNS

It is unclear whether any signage is proposed for the proposed commercial entities. We encourage the Township to require that the applicant include the location of all signage, including business signs, driveway access signs, etc., on the site plan and include the sign design on the plan detail sheets.

SEASONAL SIDEWALK CAFÉ

The plan identifies a proposed paver area in front of Tenant 3, which could potentially be used as an outdoor dining area. We support this use, as it will contribute to the vibrancy of this corner as a neighborhood destination, especially when considered in conjunction with the popular Rita's Water Ice stand across the street. We refer the applicant to Section 114-139.3 of the Subdivision and Land Use Ordinance, which provides regulations in regards to Seasonal Sidewalk Cafés.

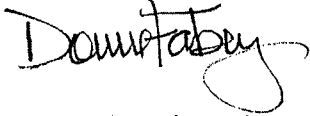
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Springfield Township's planning objectives for redevelopment of the Willow Grove Avenue corridor.

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.

Sincerely,

A handwritten signature in black ink, appearing to read "Donna Fabry". The signature is fluid and cursive, with a large loop at the end of the last name.

Donna Fabry, Planner II
dfabry@montcopa.org - 610-278-3638

c: Wyndmoor Properties LLC, Applicant
Robert Gutowski, Chair, Township Planning Commission
Mark Eisold, Township Engineer
James Garrity, Township Solicitor

Attachments: Site Aerial
Site Plan



Wyndmoor Properties
Mixed Use Redevelopment
170169001

Montgomery County
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Year 2015 aerial photography provided by the
Delaware Valley Regional Planning Commission

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