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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 26, 2021

Mr. Justin Keller, Borough Manager
Pottstown Borough
100 E. High Street
Pottstown, PA 19464

Re: MCPC #21-0262-001
Plan Name: Chipotle Restaurant and Retail Space
(Approximately 1.459 acres)
Situates: 200 Shoemaker Road
Pottstown Borough

Dear Mr. Keller:

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 September 27, 2021. We forward this letter as a report of our review and recommendations.

BACKGROUND

The applicant, Pottstown Equities, LLC, proposes to demolish an existing 5,562 square foot building and install a 2,325 square foot Chipotle restaurant with outdoor seating and a pickup drive through lane. The property is located in the borough's HB Highway Business zoning district.

COMPREHENSIVE PLAN COMPLIANCE

This area of Pottstown Borough is identified as Community Mixed Use and Services in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Community Mixed Use and Service areas are local community focal points that typically have a significant retail or institutional element with surrounding residential uses.

The *Pottstown Metropolitan Regional Comprehensive Plan* identifies this area of Pottstown as a Regional Core. Regional cores are described as having a "traditional town character with a diverse mix of housing types and nonresidential land uses, public sewer and water, and a walkable grid road system supported by several major regional roadways and two highways."



RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal. However, in the course of our review we identified the following comments that we feel should be addressed prior to moving forward with the land development. Our review comments are as follows:

REVIEW COMMENTS

ENVIRONMENTAL

- A. Stormwater Management. This application represents an opportunity for Pottstown to upgrade from previous planning efforts and reduce flooding and increase water quality on a regional scale, in keeping with its current MS4 program. The plan shows an increase in impervious surface coverage by 430 square feet. To mitigate this impact, the applicant proposes to provide amended soils in the lawn areas and plant additional trees. However, the amended soils are mostly curbed and therefore they won't capture runoff from the hard surfaces on the site. It is important to note that most of the current lawn areas on the site appear to be uncurbed and able to absorb runoff. We recommend that rolled curbs or curb cuts be employed where feasible to allow runoff to flow onto the amended soil areas.

TRANSPORTATION

- A. Pedestrian Circulation. Currently, there is no safe route for pedestrians to reach the proposed businesses from the sidewalk along Shoemaker Road. We recommend implementing a sidewalk on the left side of the east entrance off of Shoemaker Street and adding a crosswalk near the stop bar shown in front of the bypass lane and pickup lane.
- B. Robinson Street and Shoemaker Road Intersection. Presently, vehicle drivers are unable to turn left from Robinson Street onto Shoemaker Road. To improve the vehicular circulation of the site and overall business park, we recommend reconfiguring the island to allow these left turns and defer to the borough traffic engineer.
- C. PART Bus Stop. The Pottstown Area Rapid Transit (PART) Orange Line and Green Line run adjacent to this site. We recommend the applicant work with Kourtney High, Pottstown Area Rapid Transit Inc. Grants Administrator (KHigh@pottstown.org), to add a bus stop in this location.

DESIGN

- A. Loading Zone. The location of the loading zone is too far from the proposed building. In the currently proposed location, all merchandise would have to be manually hand carted across wheel stops and through parking spaces, a pickup lane, and a bypass lane.
- B. Trash Enclosure Location. Similarly, the trash enclosure is located too far from the proposed building. To take out the trash, people would need to cross parking stalls and traffic aisles.
- C. Trash Enclosure Access. Garbage truck access to the trash enclosure is severely limited. The curb bump out interferes with the path for a truck to back in perpendicular to the dumpster to pick up the trash

from the retail dumpster. Furthermore, when the trucks are present to remove the garbage, they will block the Robinson Street entrance and exit, causing a traffic hazard.

SITE DESIGN

To resolve the site design, circulation, and stormwater management issues on the site as listed above, we recommend the applicant consider removing the section with 11 parking spaces in the northwest of the site. We don't find this additional parking to be necessary for the proposed uses. The removal of this parking and naturalization of the hard surfaces will decrease the site's impervious surface coverage and improve the overall circulation of the site.

CONCLUSION

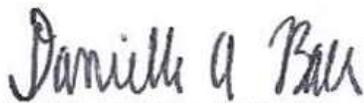
We wish to reiterate that MCPC generally supports the applicant's proposal to develop the proposed Chipotle restaurant and retail space.

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 (#21-0262-001) on any plans submitted for final recording.

Sincerely,



Danielle A. Baer, AICP, Community Planner II

610-278-3751 – dbaer@montcopa.org

c: Pottstown Equities, LLC, Applicant
Ken Lowther, Applicant's Representative
Jim Derr, Chr., Borough Planning Commission
Keith Place, Borough Director of Licensing and Inspection
Charles D. Garner, Jr., Borough Solicitor

Winter Stokes, Borough Zoning Officer
Kourtney High, Pottstown Area Rapid Transit Inc., Grants Administrator

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

Attachment B: Aerial Image of Site



Chipotle Restaurant and Retail Space
MCPC #210262001

Montgomery
County
Planning
Commission

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