

Richland Township Planning Commission
AGENDA
December 19, 2017

- I. Call to Order
- II. Roll Call
- III. Approval of November 21, 2017 Minutes
- IV. Development

1. MRP Industrial (Park 309)
Preliminary/Final Land Development

The site consists of approximately 21.7 acres, is located at 50, 108, and 120 West Pumping Station Road, and is within the Planned Industrial (PI) Zoning District. Existing improvements on the site include three houses, with associated structures and driveways.

The applicant proposes to combine the existing parcels and subdivide the property into two lots. Proposed Lot 1 is approximately 10.0 acres and is proposed to consist of a 114,400 sf industrial building, with associated loading facilities, parking areas, driveways, and stormwater management facilities; and proposed Lot 2 is approximately 11.7 acres and is proposed to consist of a 145,800 sf industrial building with associated loading facilities, parking areas, driveways, and stormwater management facilities. The proposed use for both lots is Use G3 Warehousing, which is permitted by right in the PI District. Two proposed driveways on Lot 1, and two proposed driveways on Lot 2, provide access to West Pumping Station Road. The site is proposed to be served with public water and sewer.

MPC Deadline: March 16, 2018

The Zoning Hearing Board meeting is scheduled for Thursday, January 25, 2018.

Staff Recommendation: Staff recommends that the Planning Commission recommend that the Board of Supervisors approve the Preliminary/Final Land Development Plans, subject to the following conditions:

1. Compliance with the Boucher & James, Inc. letter dated 12/12/2017
2. Compliance with the Gilmore & Associates, Inc. letter dated 12/14/2017
3. Compliance with Bucks County Planning Commission letter dated 10/05/2017
4. Compliance with the Quakertown Area Planning Committee memo dated 10/11/2017
5. Compliance with the Richland Township Water Authority letter dated 11/17/2017
6. Compliance with conditions of the future Zoning Hearing Board Decision. If the applicant does not receive the relief requested, then the applicant shall re-submit the plans and go back to the Planning Commission for another recommendation for Preliminary/Final plan approval.
7. Compliance with all Zoning and Subdivision and Land Development Ordinance requirements.
8. Compliance with the regulations of all municipal and governmental agencies having jurisdiction.

The applicant is requesting the following Waivers and Deferrals as noted on the Park 309 Waiver and Deferral Request Letter dated November 28, 2017 (**Staff Recommendations are in bold**):

WAIVERS:

1. Preliminary/Final Combined Plan. The applicant requests a waiver of the requirement to submit separate plans for Preliminary and Final. **Staff does not object to this request.**
2. SLDO Section 22-506 from the requirement to widen West Pumping Station Road. **Staff does not object to this waiver request, with the condition that a fee-in-lieu of road widening be provided.**
3. SLDO Section 22-510.2 from the requirement to provide common ingress and egress for adjacent non-residential lots; to permit two driveways for each building. **Staff does not object to this waiver request.**
4. SLDO Section 22-516.5.B from the requirement that parking areas shall not be closer than 20 feet from the outside wall of the nearest building; to permit parking to be located between 8 feet and 18 feet from the building. **Staff does not object to this waiver request.**
5. SLDO Section 22-516.5.M(3) from the requirement to provide entrance and exit drives at a maximum width of 54 feet at the curb line; to permit a width of 74 feet for the car driveways and 130 feet for the

truck driveways. **Staff does not object to this waiver request.**

6. SLDO Section 22-702.C(2) from the requirement to show existing features within 400 feet of the site; to permit an aerial photo to be used in lieu of on-ground survey data. **Staff does not object to this waiver request.**
7. SWM Ordinance Section 25-301.10 which requires roof drains not be connected to storm sewers; to permit roof drains to be piped directly into the storm system. **Staff does not object to this request.**

DEFERRALS:

8. SLDO Section 22-515.2 which requires curbs to be constructed along existing streets that abut a subdivision or land development; to permit a deferral of this requirement. **Staff does not object to this deferral request, with the condition that a note be added to the plans stating that the applicant agrees to install the required curb at such time that the Township deems it necessary.**
9. SLDO Section 22-518.1 which requires sidewalks to be installed along West Pumping Station Road; to permit a deferral of this requirement. **Staff does not object to this deferral request, with the condition that a note be added to the plans stating that the applicant agrees to install the required sidewalk at such time that the Township deems it necessary.**

2. Ahlum / Goldthorp Tract – Final Land Development

The site consists of approximately 28.6 acres and is located at 380 Trumbauersville Road within the SRL – Suburban Residential Low Zoning District. Existing site improvements include a 2 ½ story stone dwelling, a barn, and associated driveway. Beaver Run traverses the northern edge of the property.

The applicant proposes to subdivide the property into 38 lots using the B1 Single-Family Detached use. The plans indicate that the existing 2 ½ story stone dwelling is to remain on proposed Lot 21, and the existing barn is to be removed. The site is proposed to be served by public water and sewer.

The Richland Township Board of Supervisors granted Conditional Preliminary Land Development Plan Approval at their meeting on September 11, 2017, subject to conditions which are outlined in the Conditional Preliminary Land Development Plan Approval letter from Richland Township dated September 20, 2017.

The applicant is here to discuss issues pertaining to the location of the proposed trail crossing.

MPC Deadline: February 18, 2018

Staff Recommendation: Staff does not recommend approval of the Final Land Development plans until the location of the proposed trail crossing is resolved.

V. New/Old Business

VI. Adjournment

The Next Planning Commission meeting will be Tuesday, January 16, 2018 at 7:00pm