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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

November 21, 2018

Mr. Tommy Ryan, Manager
Worcester Township
1721 Valley Forge Road—Box 767
Worcester, Pennsylvania 19490

Re: MCPC #18-0262-001
Plan Name: Center Point Village
Worcester Township

Dear Mr. Ryan:

We have reviewed the above-referenced zoning text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 22, 2018. We forward this letter as a report of our review.

BACKGROUND

The applicant has proposed the rezoning of the area around Valley Forge Road and Skippack Pike in Worcester Township. This area is considered the "heart of both Worcester Township and Montgomery County". It is approximately the geographic center of the County. The proposal creates two new zoning districts: Center Point Village 1 District (CPV-1) and Center Point Village 2 District (CPV-2). This version of the ordinance is very similar to a draft worked on by the MCPC and is consistent with the plan "A Vision for Center Point Village," which was adopted by Worcester Township. The intent of CPV-1 is to permit a mix of housing types, commercial and institutional buildings in a walkable village setting. Mixed residential developments and mixed use developments are permitted in the CPV-1 District. The intent of the CPV-2 District is to create a commercial core within a walkable village and to help guide development around Skippack Pike and Valley Forge Road. Three classes of use types are included in this district. SALDO standards are also proposed which include pedestrian connections and building design regulations.



RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, without further comment. We wish to commend the applicant for the proposed zoning and SALDO changes as they are consistent with the Township's adopted "A Vision for Center Point Village" plan.

CONCLUSION

We wish to reiterate that MCPC supports the proposed zoning changes without comment. This plan will help to guide village-style development at Skippack Pike and Valley Forge Road.

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 adopt this proposed zoning ordinance amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



Jamie Magaziner, Planner II

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c: Gordon Todd, Chrm., Township Planning Commission
Robert L. Brant, Township Solicitor