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**MONTGOMERY COUNTY  
PLANNING COMMISSION**

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August 20, 2020

Mr. Jason Bobst, Manager  
West Norriton Township  
1630 West Marshall Street  
Jeffersonville, Pennsylvania 19403

Plan Name: Unified Development Removal for the Industrial District

Dear Mr. Bobst:

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 August 6, 2020. We forward this letter as a report of our review.

## BACKGROUND

West Norriton Township submitted a draft text amendment for review that would amend Chapter 27 Zoning, Part 11 I – Industrial District **§27-1101** Use Regulations. The amendment deletes **§27-1101.F** resulting in the removal of Unified Development. This removal of the provision for Unified Development in the Industrial zoning district is pursuant to recently reviewed zoning map and text amendments related to the parcels at the Riverview site. Riverview is located between South Trooper Road and Riverview Boulevard, east of Route 422 and bordering the Schuylkill River.

As a result of these recent amendments, Barbados Island would become the sole remaining I - Industrial district in the township. This amendment would remove Unified Development and its constituent residential, retail, and office uses from Barbados Island. Various industrial uses remain in the township, as these uses remain included in current code for both the I-Industrial and LC&I Limited Commercial and Industrial districts. The inclusion of the Unified Development standards in the Industrial zoning district was originally designed to facilitate a prior development project at the Riverview site.

## COMPREHENSIVE PLAN COMPLIANCE

MONTCO 2040: A SHARED VISION; THE COMPREHENSIVE PLAN FOR MONTGOMERY COUNTY

The applicant's proposal is generally consistent with the goals of *Montco 2040: A Shared Vision*. The plan's Future Land Use designates Barbados Island as part of the Conservation Area/Open Space category. The commercial, office, and residential uses currently provided for under Unified Development are not consistent with the Future Land Use goals of *Montco 2040: A Shared Vision*. The removal of Unified Development and the associated uses from Barbados Island is consistent with both the county plan, as well as the industrial uses historically permitted on Barbados island. We commend the applicant, as the proposal would limit "expansion of existing development" as *Montco 2040* recommends for such designated "environmentally-sensitive land."



*Montco 2040: A Shared Vision* also includes the improvement of stormwater management and the reduction of flood impacts in its goals. In this regard, the applicant's submission is also generally consistent with the plan.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal without comment as we have found it to be generally consistent with *Montco 2040: A Shared Vision*.

We wish to commend the applicant for updating the use regulations in the I – Industrial District consistent with *Montco 2040: A Shared Vision's* goal of limiting development on the environmentally sensitive land on Barbados Island. We recognize that the inclusion of the Unified Development standards in the Industrial zoning district was designed to facilitate prior development at the Riverview site. The township's recent zoning map amendment changing the Riverview parcels to B-P Business & Professional zoning removes the need for the Unified Development uses in the Industrial zoning district. Therefore, we support the applicant's proposal and township's efforts to maintain current and flexible zoning codes that support the future land use goals contained in *Montco 2040*.

## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal to remove Unified Development Uses and Standards from the I - Industrial District zoning code. Furthermore, we support the township's efforts intended to limit expansion of existing development in areas designated by *Montco 2040* as Conservation Area or Open Space in order to lessen flood impacts and preserve environmentally sensitive land.

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,



Michael Lowrey, Community Planner  
mlowrey@montcopa.org - 610-278-3887

c: Dan Grieser, Esq., Township Solicitor  
Bruce Shoupe, Chair, Township Planning Commission

Attachments: *Attachment A – Location Aerial Map*

# ATTACHMENT A

Attachment A – Location Aerial Map

