

May 6, 2020

David Boelker  
Zoning Officer  
Borough of Phoenixville  
351 Bridge Street, 2<sup>nd</sup> FL  
Phoenixville, PA 19460

Re: Preliminary/Final Land Development Plan, 4th Review  
Eland Point Crossing – 108 Kimberton Road

Project Scope: Demolition of existing shopping center and construction of 108 apartment units within 4, 3-story buildings.

Applicant: 113 Corporation, 615 Old Lancaster Ave.; Bryn Mawr, PA 19010

Property Address: 108 Kimberton Road

Parcel Number: 15-11-89

Parcel Size: 4-625 acres (applicant's survey)

Zoning District: MU – Mixed Use Growth

CN: 1042.01.216

Dear David:

We have reviewed the above-referenced Land Development Plan labeled and dated as follows.

Title	Date/Latest Revision
Preliminary/Final Land Plan Eland Point Crossing	03/04/2020

## Site

The site is located along the north side of Rt. 113, approximately 1/2 mile west of Nutt Road. It is currently operated as the Village at Eland shopping center, which is accessed from both Rt.113/Kimberton Road and Dawson Drive. The property is adjacent to Schuylkill Township along the north and east boundaries. Below is a tax parcel map of the property.



Village at Eland tax parcel map

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## Proposed Plans

The plan proposes to construct four (4), 3-story apartment buildings with a total of 108 units. Site access will be from Rt.113 and Dawson Drive. Surface parking is provided for 206 cars. Other proposed features include a swimming pool/washroom at the west end of the property and a “club house” at the east end of the western most apartment building.

This is a significant change from the plan approved by Resolution 2017-13 on December 12, 2017. That plan included 193 dwelling units within 5 buildings and 255 parking space, some of which was under each building.

## Zoning

The site is within the MU – Mixed Use Growth zoning district, which classifies the proposed apartment buildings as “Detached” structures. With a tract area of less than five (5) acres, the project is only required to have one use.

## Comments:

1. Build-To line. The required Build-To line is 10 to 20 feet from the curb line and the proposed buildings are over 100 feet from the existing curb/cartway edge along Rt. 113. The plan proposes to address this issue by creating an internal street and setting the buildings back from this curb line. This is the same configuration for the approved 2017 plan.
2. Public Open Space is defined as “... designed and intended for the use or enjoyment of the public....,” and the MG zoning district (§27-307) requires that at least 5% of the tract area (10,000 square feet for this project) include Public Open Space. The plan proposes to satisfy this requirement with “open space/park area” and pool area at the west end of the property (7,020 sf) and 2 “open space/park areas” between buildings 3 and 4 (1,972 sf) and 2 and 3 (2,880 sf) which totals to 11,872 square feet. We note that this total is listed as 10,124 sf in the Zoning Plan Notes on Sheet C-301.

It is also stated under Special Project Notes on Sheet C-102 that “The open space shown on the property shall be reserved for public use.”

3. Building Width. §27-404.1.A. requires that individual buildings with street frontage shall not have any street wall greater than 150 feet in length without a mid-building change in the street wall plane for a minimum of eight feet in depth and 20 feet in width. Since the western most building – Building 4 – is about 320 in width, it is provided with an articulated façade that generally meets this criteria. The other 3 buildings are similarly configured.
4. Internal Street. The new street is required to be designed according to the minimum requirements listed in §27-401, Streets, Alleys and Sidewalks, under Part 4, Design and Development Regulations. The minimum requirements for Residential streets include a 5’ sidewalk, 4’ planting strip with street trees at 40’ on-center, 7’ parking lanes and 8.5’ travel lanes. The proposed internal street does not have the required 4’ planting strip and the ornamental trees (not street trees) are planted in the front yards between the sidewalk and the buildings.

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This configuration does not technically meet this requirement. The addition of street trees in the parking area planting islands and bump-outs would help to address the lack of trees along this internal "street."

5. Blocks. §27-402 provides dimensional requirements for both commercial and residential blocks. Blocks are defined as surrounded by streets and the proposed project includes one block that is over 1,400' long. Residential blocks are to be 400-600 feet long and 250-300 feet deep. Most of the tract is also less than 250' deep. Variances would be required from these block dimensional requirements.

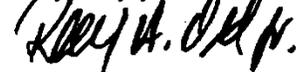
We are not sure if variances were obtained regarding these requirements for the approved 2017 plan, if so they should be noted on the plan.

## Other Comments

6. Trail Easement. We recommend that the applicant contribute to the design and construction of a trail to accommodate a pedestrian linkage with the borough sidewalk network east of this project.

Should you wish to discuss these comments, please do not hesitate to call.

Very truly yours,



Ray H. Ott, Jr., AICP

John Hornick, P.E. ([ihornick@bohlereng.com](mailto:ihornick@bohlereng.com))

Michael Murray, Esq. ([mmurray@owmlaw.com](mailto:mmurray@owmlaw.com))