

**UPPER MERION TOWNSHIP PLANNING COMMISSION
OCTOBER 24, 2012**

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on October 24, 2012 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

PRESENT: Robert Krutsick, Chairman; Steve Elgart, Vice-Chairman; Mark McKee, Secretary; Jaquelin Camp; Thomas Sincavage, III; William Jenaway, Liaison to the Board of Supervisors; Robert Loeper, Township Planner; Scott Greenly, Associate Planner; and Maudy Hedlund, Recording Secretary.

Meeting Minutes: October 10, 2012

Mr. Elgart motioned for the approval of the Minutes of October 10, 2012.

Ms. Camp seconded. A 5-0 vote, in favor, carried.

**Plans: King of Prussia Associates
DP 2012-09**

The Container Store at the King of Prussia Mall

Construction of a 24,216 SF retail building on an existing parking lot at the King of Prussia Mall. The project will include modifications to the parking, utilities, lighting and landscaping.

Site acreage: 127 ±, Project acreage: 2.36, Zoning: SC-Shopping Center

Present: Michael F. Hartman, Senior Civil Engineer, Simon Property Group, Inc.
Denise R. Yarnoff, Esq., Riley Riper Hollin & Colagreco, Exton, PA.
Gregory C. Newell, P.E., President, Nave Newell, King of Prussia, PA.
Jack W. Wallace, P.E., Project Engineer, Nave Newell.
Matthew Hammond, P.E., Executive Vice President, Traffic Planning and Design, Inc., Pottstown, PA.

Mr. Loeper noted that the Business Improvement District's proposed changes for the Route 202 Corridor follow the national trend to bring buildings closer to the street line and move parking setbacks to the side or to the rear. The Shopping Center District is the only district that does not have building setbacks.

The plan proposes:

- To construct a free-standing, one-story retail store located on the Mall's parking lot at street-front Route 202.
- A parking lot adjacent to the store's front entrance, and additional parking spaces at the Court connected by a pedestrian crosswalk.
- A loading dock at the rear of the store.
- To shift the Court's current entrance on Route 202 to the west and, to enhance safety, eliminate one of the two existing right-turn exit lanes.

The applicant:

- Will not request a landscaping waiver.
- Is committed to stormwater management and reducing infiltration. Landscaping would utilize native grasses. For every tree, five bushes would be planted.
- Offers to landscape the area in front of the store along Route 202.
- Offers to relocate and improve the sidewalks.
- Requested from the Board of Supervisors a waiver from having to double-stripe their proposed parking lot.
- Has not addressed signage at this time.
- Provided the following estimates of anticipated new trips:
Friday Peak Hour: 15-23
Saturday (11:00 AM-1:00 PM): 32

Members:

- Were in favor of occupying the Mall's excess parking space and bringing buildings closer to Route 202.
- Viewed the proposed building, with its blank, white wall at the sidewalk out of scale and not an urban improvement.
- Asked to see illustrations of other Container Store designs. The applicant produced architectural renderings of several models.
- Were in favor of the applicant's preference for applying single stripes on the proposed parking lot.

The Planning Commission will await the County's comments.

There being no additional business, the meeting adjourned at 8:06 p.m.

Respectfully Submitted,

MARK MCKEE, SECRETARY

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