

Hawk Valley Associates, P.C.

Professional Planning, Zoning and Consultant Services

September 23, 2021

City of Reading
ATTN: Naomi Crimm, Planner
Community Development Services
815 Washington Street
Reading, PA 19601

**RE: *Reading Area Community College Annexation Plan
Preliminary/Final Plan Application***

Dear Ms. Crimm,

Pursuant to your request, my office has reviewed the Preliminary/Final Plan Application involving the Reading Area Community College (RACC) Annexation Plan, which has been submitted on behalf of RACC (Applicant), the City of Reading and the Pennsylvania Department of Transportation. Based upon my review of this Annexation Plan, I hereby offer the following comments for review and consideration in accordance with the provisions specified by the City of Reading and PA Municipalities Planning Code:

- (1) The Applicant proposes to acquire a 0.56 +/- acre parcel of land via vacation and/or annexation. This property is located along the south side of Penn Street (SR 3422) and along the west side of South 2nd Street (SR 2008). This property is currently owned by the Pennsylvania Department of Transportation (PennDOT) in conjunction with the City of Reading.
- (2) The Preliminary/Final Plan Application include: an Annexation Plan containing 3 plan sheets prepared by Bogia Engineering, Inc., as dated September 1, 2021; the application for review; and other documents relating to the vacation and/or annexation of land for this project.
- (3) The Subject Property is located within the Commercial Core (C-C) Zoning District as well as the Institutional (INS) Overlay District and the Riverfront Redevelopment (RR) Overlay Districts. The Applicant should remove all references to the Manufacturing Commercial (M-C) Zoning District.
- (4) The following comments pertain to the existing and proposed uses on the annexation parcel:
 - (a) The existing uses include gateway improvements that are related to transportation, utility, municipal and institutional uses that have been previously permitted or approved by the City of Reading, PennDOT and/or RACC.
 - (b) The proposed site improvements shall include: pedestrian site accessibility improvements; signage; landscaping enhancements; and other related gateway improvements that are generally consistent with the City of Reading Zoning Ordinance.

The existing and/or proposed uses contained within the 0.56 acre tract of land appear to comply with the provisions specified by the C-C Zoning District as well as the applicable provisions that may apply to the INS and RR Overlay Districts.

- (5) The 0.56 acre property is intended to be annexed to RACC as a result of this plan. A note should be provided on the plan indicating that the parcels of land shall be joined in common deed with the other contiguous lands owned by RACC. A draft deed description should be submitted and recorded with the approved plan. [SALDO 515-105, 515-307, 515-310, 515-312.A and 515-403]
- (6) The Applicant may be subject to the provisions for site accessibility, off-street parking and loading within or adjacent to the 0.56 acre property that is being annexed. Any modifications to the existing transportation improvements (vehicular or pedestrian) as well as the areas designated for off-street parking and loading should be permitted by PennDOT and/or the City of Reading as part of the Annexation Plan and/or Minor Land Development Plan. [Zoning Parts 15 and 16]
- (7) A note should be added to the plan indicating that a blanket easement shall be established over the 0.56 acre parcel of land in order to provide transportation (vehicular and pedestrian), utility, stormwater, landscaping, street lighting, utilities and public improvements. [SALDO Part 5]
- (8) A note should be provided on the Land Development Plan indicating that a zoning permit and building permit shall be submitted for the proposed site improvements, which shall be subject to the review and approval of the Zoning Officer, Building Code Officials and emergency management responders. [Zoning 600-807.A, 600-1101 and 600-1202.A]
- (9) A note should be provided on the Land Development Plan indicating that all proposed site improvements shall be located, designed, permitted, constructed and inspected in accordance with the provisions specified by the City of Reading. [515-309, 515-501, 515-601 and 515-602]
- (10) All required monuments and markers should be set prior to municipal approval. [SALDO 515-403]
- (11) The Certification of Accuracy should be endorsed prior to approval. [SALDO 515-403.13]
- (12) The Certification of Ownership should be endorsed prior to approval. [SALDO 515-403.13]
- (13) The proposed plan should be submitted to the Berks County Planning Commission for review and consideration. [SALDO 515-105, 515-312.A and 515-403]
- (14) The Annexation Plan should be reviewed by all utility companies that provide service in this general vicinity in order to verify that there are no conflicts. [SALDO 515-308]
- (15) The applicant is advised that the Annexation Plan may be subject to the review by other departments within the City of Reading or by other agencies with jurisdictional control.

If you should have any questions, please contact me at (610) 775-7392 or Jerome@HawkValley.com.

Sincerely,



J. Jerome Skrincosky, AICP
Planning Consultant to the City of Reading

copy: City of Reading Planning Commission
Director of Community Development
City of Reading Engineer
Department of Public Works
City of Reading Zoning Administrator
City of Reading Solicitor
Reading Area Community College
Joan London, Esquire
Bogia Engineering, Inc.



