

Hawk Valley Associates, P.C.

Professional Planning, Zoning and Consultant Services

September 20, 2021

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

**RE: *Super Natural Produce III; 225 - 243 North 4th Street
Preliminary Land Development Plan Review; Revision 1***

Dear Ms. Crimm,

Pursuant to your request, my office has reviewed the Revised Preliminary Land Development Plan for Super Natural Produce III, which has been submitted on behalf of KBLJ, LLC (Record Owner and Applicant). Based upon my review, I hereby offer the following comments in accordance with the provisions established by the City of Reading and the Pennsylvania Municipalities Planning Code:

- (1) This proposed development is located on two (2) parcels of land, which are described as follows:
 - (a) The parcel of land located at 225 North 4th Street (TPID# 07530774713686) contains 2,200 +/- square feet (0.05 acre) of land area. This property contains an existing residential building and use (3 apartment units), which is in a state of active repair.
 - (b) The parcel of land located at 227 North 4th Street (TPID# 07530774713686) contains 2,200 +/- square feet (0.05 acre) of land area. This property contains an existing residential building and use (3 apartment units), which is in a state of active repair.
 - (c) The parcel of land located at 229 North 4th Street (TPID# 07530774714746) contains 25,700 +/- square feet (0.59 acre) of land area. This property contains an abandoned commercial building that is unoccupied use and an existing residential use (3 apartment units), which are in a state of active repair.
 - (d) The parcel of land located at 243 North 4th Street (TPID# 07530774714845) contains 18,300 +/- square feet (0.42 acre) of land area. This property is currently abandoned as a result of recent demolition work to the former commercial building and use.

The Applicant proposes to redevelop the sites with a combination of uses that shall include: a grocery store; retail center; warehouse; restaurant; office complex; 9 residential apartment units; an off-street parking garage; and other uses. The existing and proposed site conditions should be verified by the Applicant and noted on the Land Development Plan and Architectural Plans.

- (2) The Land Development Plan Application has been revised and includes the following documents:
 - (a) Preliminary Land Development Plans containing 7 plan sheets, as revised and issued by Tarson, LLC and last dated June 15, 2021.
 - (b) Architectural Renderings and Floor Plans, as prepared by Milan Consulting Group
 - (c) Engineering and Site Utility Plans prepared by James Koppenhaver, PE.

- (3) The site is located within the R-3 Zoning District. The following comments shall apply:
- (a) The existing and proposed uses that will occupy the buildings on the consolidated lot may be nonconforming in terms of the use and building design. The Applicant has supplied a list of nonconformities, which should be verified by the Zoning Administrator.
 - (b) The Zoning Hearing Board approved a Zoning Variance Application via Appeal 2018-28 on October 10, 2018 as well as a Special Exception Application via Appeal 2019-18 on October 16, 2019. The Zoning Administrator should verify if this information is complete or if additional documentation should be referenced on the plan.

These issues should be resolved prior to Preliminary Plan approval. [Zoning 600-306, 600-307, 600-412, 600-605, 600-607 and 600-804]

- (4) The proposed development contains four (4) adjoining parcels of land that will be joined in common deed as part of the Annexation Plan. A draft deed description should be submitted for review. [Zoning 600-804; SALDO 515-307, 515-310 and 515-403]
- (5) The Applicant has submitted architectural renderings, elevations and floor plans for the building, which are consistent with the decisions that have been rendered by the Zoning Hearing Board via Appeal 2018-28 and Appeal 2019-18 as well as site accessibility and building code compliance issues. This information should be reviewed in further detail by the Planning Commission as part of the Preliminary Plan. [Zoning 600-306, 600-307, 600-412, 600-605, 600-607 and 600-804]
- (6) The Building Code Officer Official should verify if the nine (9) residential apartment units have been permitted in terms of compliance with the required facilities, amenities, utilities and habitable area specified by the Zoning Ordinance. [Zoning 600-1101, 600-1102, 600-1202.A]
- (7) The following comments pertain to site accessibility requirements for this development:
- (a) This segment of North 4th Street (SR 2003) is owned and maintained by the Pennsylvania Department of Transportation (PennDOT). The Applicant should consult with a qualified traffic consultant to verify if modifications will require an HOP from PennDOT.
 - (b) The Applicant will also be utilizing the existing driveways along Elm Street and Madison Street for points of ingress and/or egress to the above ground parking structure. The Applicant has submitted a request to modify or widen Madison Avenue.
 - (c) The plan should be reviewed by the Department of Public Works and local emergency management responders to determine if access to this site is acceptable.

These issues should be resolved prior to municipal approval, [Zoning Parts 15 and 16]

- (8) The Applicant has submitted a plan for off-street parking and loading that is generally consistent with the decisions previously rendered by the Zoning Hearing Board. Further verification by the Zoning Administrator shall be required. [Zoning Parts 15 and 16]
- (9) The development shall be served by sanitary sewage disposal facilities. All agreements or planning requirements shall be resolved prior to municipal approval. [SALDO 515-505]
- (10) The development shall be served by municipal water supply facilities. All agreements or planning requirements shall be resolved prior to municipal approval. [SALDO 515-506]

- (11) The City Engineer in conjunction with the Department of Public Works should review the adequacy of the Stormwater Management Plan. [SALDO 515-507]
- (12) The existing curbs and sidewalks along the adjoining segments of North 4th Street, Elm Street and Madison Avenue are in fair to good condition. Further evaluation of the existing curbs and sidewalks as well as any modifications to the curb cuts for driveways should be considered by the Department of Public Works. [SALDO 515-502, 515-503, 515-601 and 515-602]
- (13) A note should be provided on the plan indicating that a zoning permit and building permit shall be submitted for the proposed building improvements, which shall be subject to the review and approval of the Zoning Officer, Building Code Officials and emergency management responders. [Zoning 600-301, 600-302, 600-803 and 600-901]
- (14) The Certification of Accuracy should be endorsed prior to approval. [SALDO 515-403.13]
- (15) The Certification of Ownership should be endorsed prior to approval. [SALDO 515-403.13]
- (16) A municipal improvements agreement should be required to ensure that all municipal improvements are properly completed by the developer. The Applicant should submit itemized cost estimates for the required municipal improvements. [515-309, 515-601 and 515-602]
- (17) All requirements, contributions and/or fees involving this development project should be resolved prior to municipal approval. [SALDO 515-403 and 515-703]

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

Sincerely,



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

copy: City of Reading Planning Commission
City of Reading Director of Community Development
City of Reading Engineer
City of Reading Department of Public Works
City of Reading Zoning Administrator
City of Reading Solicitor
KBLJ, LLC
Tarson, LLC