

Hawk Valley Associates, P.C.

Professional Planning, Zoning and Consultant Services

May 28, 2021

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

**RE: *Prince and Princesses Day Care Annexation and Land Development Plan
936 and 938 Penn Street; Preliminary/Final Plan Review***

Dear Ms. Crimm,

Pursuant to your request, my office has reviewed the Preliminary/Final Plan Application for the Prince and Princesses Day Care Annexation and Land Development Plan, which has been submitted on behalf of Sor Angel Ferreras De Perez (Applicant). I hereby offer the following comments for consideration in accordance with the prevailing standards specified by the City of Reading and the PAMPC:

- (1) This proposed development is located on two (2) parcels of land containing a cumulative total of 12,214 square feet (0.28 acre), which are located at 936 and 938 Penn Street (Berks County TPID 03331777003073 and 03531777003093). The Applicant proposes the following:
 - (a) The Applicant proposes to combine the two (2) parcels of land into a single parcel of land through an Annexation Plan.
 - (b) The Applicant proposes to further develop and utilize the existing commercial building as a day care center, as permitted by the Zoning Hearing Board via Appeal 2020-03.
- (2) The Preliminary/Final Plan Application includes 3 plan sheets that have been prepared and submitted by Tarson, LLC, as dated April 6, 2020.
- (3) The development is located on two (2) existing parcels of land, which are described as follows:
 - (a) 936 Penn Street has a total area of 4,071 square feet and does not include any buildings but does include an improved off-street parking area.
 - (b) 938 Penn Street has a total area of 8,142 square feet that includes a commercial building and off-street parking spaces.
 - (c) Both parcels should be clearly identified by parcel number or street address.

Both parcels of land are located within the Commercial Residential (C-R) Zoning District. The proposed day care center use is permitted by special exception. The Applicant should include the complete decision and date that have been referenced as part of the decision rendered by the Zoning Hearing Board for Appeal 2020-03. [Zoning 600-808.B(4)(c)]

- (4) The existing properties (936 and 938 Penn Street) shall be annexed together to form a single property. The following comments shall apply:
- (a) The title of the proposed Plan should be revised to “Prince and Princes Cay Care Center Annexation and Land Development Plan”.
 - (b) The existing deed lines separating the areas of conveyance have been depicted on the plan. The use of a “X” or “Z” symbol depicting that the parcels to be joined or annexed together in common deed should be provided on the deed line.
 - (c) It appears that the use of a “X” symbol was inadvertently utilized for the property located at 934 Penn Street.
 - (d) A note should be provided on the plan indicating that the existing properties shall be joined in common deed and recorded as a condition of municipal approval.
 - (e) A draft deed description should be submitted as part of this application. The plan and the deed shall be recorded with the Berks County Recorder of Deeds.

The proposed plan should be revised accordingly. [SALDO 515-312.A, 515-312.D and 515-312.F]

- (5) The outdoor play area for the day care center has been depicted on Plan Sheet 2. A rendering or detail of the perimeter fencing for the outdoor play area should be provided for review. The hours of operation for the day care center should be specified on the plan considering the permitted indoor activities and outside activities. [Zoning 600-808.B(4)(c); SALDO 515-308]
- (6) The purpose of the three (3) foot wide easement separating 934 and 936 Penn Street should be identified on the plan. [Zoning 600-808.B(4)(c); SALDO 515-308]
- (7) The following comments pertain to site accessibility, parking and loading:
- (a) The existing driveways cuts for 934, 936 and 938 Penn Street are located at the rear of the properties with access onto Cherry Street. These driveway cuts will be modified and combined as a single 30 foot wide point of vehicular ingress and egress. The Public Works Department should verify if this design is acceptable (refer to Plan Sheet 2).
 - (b) There are 12 off-street parking spaces designated for the day care facility. The Applicant should specify the total number of employees and the maximum number of persons requiring care (children or adults) at any given time in order to verify if the parking area is adequate. This information should be consistent with the state licensing requirements for the day care facility, which should be noted on the plan.
 - (c) At least one (1) off-street loading space should be included for the day care facility.
 - (d) The plan should be reviewed by the local emergency management responders to determine how emergency vehicles can gain access to this site.

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

- (8) The Applicant has included one (1) Silver Maple Tree along Cherry Street. Landscaping enhancements should be encouraged to promote downtown revitalization and beautification efforts. The Certified Arborist should review the proposed landscaping plan and street tree enhancement for the site of this development. [Zoning 600-913 and 600-914; SALDO 515-509]

- (9) A Lighting Plan has been prepared and submitted as part of Plan Sheet 3. The Applicant should consider a reduction in the intensity of the illumination within the off-street parking areas during the hours of 10:00 pm and 6:00 am. [Zoning 600-912]
- (10) A note should be provided on the plan indicating that all proposed signs shall comply with the provisions specified by the City of Reading. [Zoning 600-1701 through 600-1726]
- (11) The development shall be served by sanitary sewage disposal facilities. The plan should be reviewed by the departments or agencies with jurisdiction. All reservation agreements or planning requirements shall be resolved prior to municipal approval. [SALDO 515-505]
- (12) The development shall be served by municipal water supply facilities. The plan should be reviewed by the departments or agencies with jurisdiction. All reservation agreements or planning requirements shall be resolved prior to municipal approval. [SALDO 515-506]
- (13) A stormwater management plan and an erosion/sedimentation control plan may be required for this project. The Applicant shall be responsible for all design, permitting and construction requirements for this project. [SALDO 515-517 and Chapter 505]
- (14) The existing cartway, curbs and sidewalks along the adjoining segments of Penn Street and Cherry Street are in fair 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 departments or agencies with jurisdiction. [SALDO 515-502, 515-503, 515-601 and 515-602]
- (15) A note should be added to the plan indicating that all proposed site improvements and utility connections 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]
- (16) The Berks County Planning Commission should review the proposed plan. [SALDO 515-308]
- (17) All required monuments and markers should be set prior to municipal approval, [SALDO 515-403]
- (18) The Certification of Accuracy should be endorsed prior to approval. [SALDO 515-403.13]
- (19) The Certification of Ownership should be endorsed prior to approval. [SALDO 515-403.13]
- (20) The Applicant is advised that this Land Development 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
City of Reading Zoning Administrator
City of Reading Solicitor
Sor Angel Ferreras De Perez
Tarson, LLC

