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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 14, 2023

Joel Rowe, Zoning Officer
Township of Plymouth
700 Belvoir Road
Plymouth Meeting, PA, 19462

Re: MCPC # 23-0120-001
Plan Name: Outback Steakhouse
1 lot comprising 1.68 acres
Situate: 322 Ridge Pike at Lynda Drive
Plymouth Township

Dear Mr. Rowe:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 16, 2023. We forward this letter as a report of our review.

BACKGROUND

The applicant, Bloomin Brands, is proposing to rebuild an Outback Steakhouse restaurant on the site of an existing Outback Steakhouse, once it is torn down. The site is zoned C-Commercial and D-Residential. The impervious coverage on the lot will decrease slightly, to 86.8 percent and the proposed net building coverage will drop slightly to 6.9 percent with the proposed 5,035 square foot restaurant. There are 120 parking spaces proposed, four of which will be ADA-compliant parking spaces; only 101 spaces are required for this development.

COMPREHENSIVE PLAN COMPLIANCE

This proposal meets the goals set forth in Plymouth 2040, the township's comprehensive plan, and its Summary of Recommendations to "Enhance Plymouth's established commercial corridors, shopping centers, and employment areas." The Ridge Pike corridor is designated as General Commercial in the future land use section of the plan.



The proposal is consistent with the county's comprehensive plan, *Montco 2040: A Shared Vision*, in that it encourages a vibrant economy by promoting redevelopment in an area where commercial infrastructure already exists. The county's plan designates this site within its future growth and business land use area.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and Plymouth Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

SITE DESIGN

A. Sidewalks

We commend the applicant for implementing some of the ideas set forth in the Plymouth 2040 Comprehensive Plan as it relates to the Ridge Pike Corridor Focus Area. The narrowed driveway on Lynda Drive will create a safer experience for drivers and pedestrians. We would also recommend that the parking spots in the lot along Lynda Drive be eliminated, allowing for more landscaping and a continuous sidewalk that is set back from the road.

B. Parking Lot Landscaping

Additionally, we recommend that additional landscaping and trees can be accommodated, both in the double parking bay in the middle of the lot and in the landscaped island toward the rear of the lot. Additional trees along Lynda Drive could provide shade and a more pleasant dining experience, as is illustrated on page 151 of the comprehensive plan. The additional landscaping will also help direct traffic circulation through the parking lot.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Plymouth's planning objectives for this redevelopment proposal.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by Plymouth Township.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Please print the assigned MCPC number (23-120-001) on any plans submitted for final recording.

Sincerely,

A handwritten signature in black ink that reads "Anne Leavitt-Gruberger". The signature is written in a cursive, slightly slanted style.

Anne Leavitt-Gruberger, AICP

County Planning Section Manager

anne.leavitt-gruberger@montgomerycountypa.gov – 610-278-3727

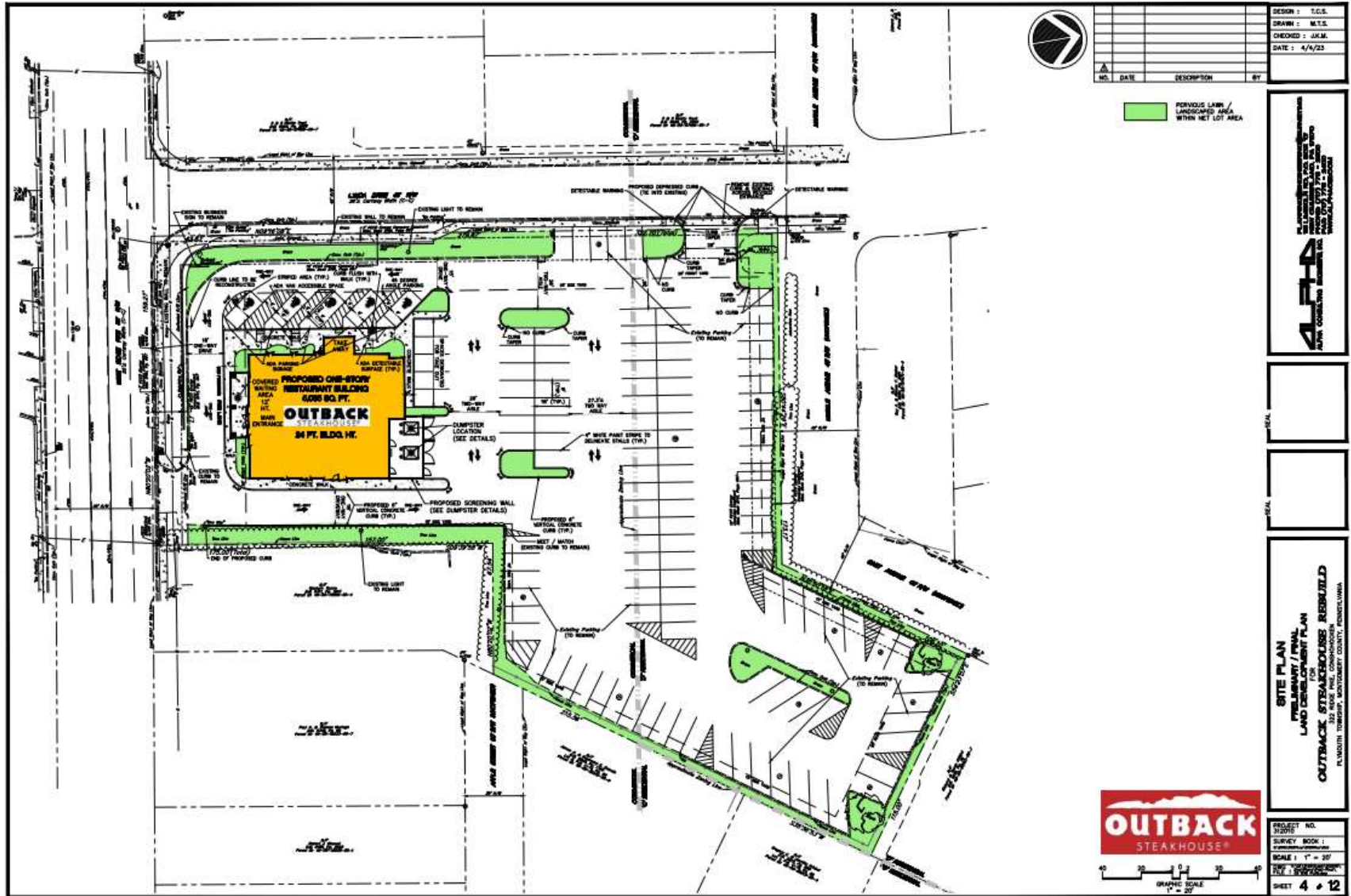
c: Bloomin' Brands
Alpha Consulting Engineering
Vincent Frangiosa, Municipal Planning Commission

Attachment A: Aerial Image of Site

Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENTS A & B





NO.	DATE	DESCRIPTION	BY

PERVIOUS LAWN / LANDSCAPED AREA WITHIN NET LOT AREA

DESIGN : T.C.S.
 DRAWN : M.T.S.
 CHECKED : J.K.M.
 DATE : 4/4/23



SITE PLAN
 PRELIMINARY / FINAL
 LAND DEVELOPMENT PLAN
OUTBACK STEAKHOUSE REBUILT
 332 ROAD ONE, CHANDLER
 PLYMOUTH TOWNSHIP, WATSON COUNTY, MINNESOTA



GRAPHIC SCALE
 1" = 30'

PROJECT NO.
 212016
 SURVEY BOOK 1
 SCALE 1" = 30'
 REV. / REVISIONS
 SHEET 4 OF 12