

TRAFFIC PLANNING AND DESIGN, INC.



Land Use Assumptions Report

Limerick Township, Montgomery County, PA

For Submission To:
Limerick Township

Adopted November 9, 2021

Resolution No. 2021-29

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INTRODUCTION

Traffic Planning and Design, Inc. (TPD) has completed an update to the 2011 Land Use Assumptions Report (LUAR) for Limerick Township in compliance with the Pennsylvania Transportation Impact Fee Law as defined in sections 501-A through 506-A of the Municipal Planning Code (MPC). Sections 501-A through 506-A of the MPC were added to the code on December 19, 1990, via Act 209 of 1990 and were amended via Act 68 of 2000. The MPC authorizes municipalities within the Commonwealth to enact, amend and repeal impact fee ordinances and to charge impact fees to cover the cost of off-site road improvements necessitated by new land development.

Limerick Township is located in Montgomery County. As shown in Figure 1, Limerick Township is bordered by Lower Pottsgrove and New Hanover Townships to the west, Upper Frederick and Lower Frederick Townships to the north, Perkiomen and Upper Providence Townships to the east and Royersford Borough and East Vincent and East Coventry Townships, Chester County, to the south. The Township is located within the Spring Ford Area School District.

According to the MPC, as a prerequisite to the development of the transportation capital improvements plan (CIP), the Transportation Impact Fee Advisory Committee shall develop land use assumptions for the determination of future growth and development within the designated area or areas as described by the municipal resolution and recommend its findings to the governing body. The remainder of this report addresses the necessary components of a LUAR as stipulated in the MPC. A summary of the necessary components is as follows:

The land use assumptions shall:

- » Describe the existing land uses within the designated area or areas and the highways, roads or streets incorporated therein.
- » To the extent possible, reflect projected changes in land uses, densities of residential development, intensities of nonresidential development and population growth rates which may affect the level of traffic within the designated area or areas over a period of at least the next five years. These projections shall be based on an analysis of population growth rates during the prior five-year period, current zoning regulations, approved subdivision and land developments, and the future land use plan contained in the adopted municipal comprehensive plan. It may also refer to all professionally produced studies and reports pertaining to the municipality regarding such items as demographics, parks and recreation, economic development and any other study deemed appropriate by the municipality.

EXISTING CONDITIONS

Population

Table 1 shows population growth in the Township since 1980 and contains ten-year projections to 2030 and twenty-year projections to 2040. The total population of Limerick Township has increased by approximately 1,780 people or 10% in the past ten years and 14,556 people or 275% since 1980. The Delaware Valley Regional Planning Commission (DVRPC) provided population projections for 2030 and 2040. The population of Limerick Township is expected to grow by approximately 2,116 people or 11% by 2030. DVRPC estimates that the population could increase by approximately 3,799 people by 2040 due to the availability of developable land, largely along the Route 422 corridor.

Table 1
Population Data and Projections

| Year | Population | 10 Year Net Increase | 10 Year Percent Increase |
|------|------------|-------------------------|-----------------------------|
| 1980 | 5,298 | - | - |
| 1990 | 6,691 | 1,393 | 26% |
| 2000 | 13,534 | 6,843 | 102% |
| 2010 | 18,074 | 4,540 | 33% |
| 2020 | 19,854 | 1,780 | 10% |
| 2030 | 21,970 | 2,116 | 11% |
| 2040 | 23,653 | 1,683 | 8% |

Source: Delaware Valley Regional Planning Commission

According to the U.S. Census Bureau Minor Civil Division Population Estimates released in September 2010, the estimated population of Limerick Township was 19,056 people in 2018 and 19,303 people in 2019. Based on these estimates, the population of Limerick Township will continue to increase, however likely at a slower rate than historic growth. 2020 data has been collected by the US Census Bureau however that data has not been published and is not yet available.

Land Use

The Township's zoning ordinance presently includes 14 zoning districts. The following is an overview of the districts:

- » **Residential-Agricultural (R-1)** is intended to preserve agricultural and natural areas while allowing limited compatible residential development. This encompasses much of the land north of Ridge Pike.
- » **Low Density Residential (R-2)** is intended to provide residential neighborhoods that primarily include single family detached dwelling units at a low density.
- » **Medium Density Residential (R-3)** is intended for residential neighborhoods with a mix of dwelling types at a medium density.
- » **Medium-High Density Residential (R-4)** is intended for a mix of housing types at medium-high densities around village centers.
- » **Village Residential (R-5)** is intended for a mix of housing types and densities within a village area, with emphasis on pedestrian circulation.
- » **Mobile Home Park (MHP)** is intended to provide that mobile homes are integrated into the community.
- » **Village Commercial (VC)** is intended to encourage compact mixed development within the historic village areas.
- » **Highway Commercial (HC)** is intended to focus larger commercial development in areas where public facilities and appropriate lot sizes are available.
- » **Office/Limited Industrial (O/LI)** is intended to provide appropriate areas for a mix of business oriented land uses.
- » **Limited Light Industrial (LLI)** is intended for a wide range of industrial uses while avoiding heavy industrial uses that are likely to cause nuisances and hazards.
- » **Heavy Industrial (HI)** is intended for a wide range of industrial uses and complementary commercial uses. A coordinated interior road system and control of nuisances and hazards are encouraged.
- » **Heavy Industrial and Energy (HI/E)** is intended to provide appropriate areas for heavy industrial use.
- » **Retail Business (RB)** is intended to encourage commercial development that is less restrictive than the VC district, but less permissive than the HC district.

- » **Main Street (MS)** is intended to create a consistent zoning district along the Ridge Pike Corridor and encourage mixed use of retail, office and other compatible uses.

Limerick Township is approximately 22 square miles in size. Approximately 75% of the Township is zoned residential, 20% industrial and 5% percent commercial. Generalized land uses are shown in Figure 2.

Building Permits

As shown in Table 2, a total of 4,806 residential building permits have been filed with Limerick Township between 2011 and 2020 and 2,482 non-residential building permits have been filed between 2011 and 2020.

Table 2
Building Permits

| Year | Residential Building Permits ¹ | Non-residential Building Permits ¹ |
|-------------|---|---|
| 2011 | 287 | 297 |
| 2012 | 300 | 244 |
| 2013 | 287 | 250 |
| 2014 | 293 | 303 |
| 2015 | 484 | 228 |
| 2016 | 598 | 247 |
| 2017 | 564 | 252 |
| 2018 | 655 | 222 |
| 2019 | 618 | 242 |
| 2020 | 720 | 197 |

¹ Source: Limerick Township Codes Services

An average of 480 (96) residential and 248 (9) non-residential building permits have been filed with the Township per year between 2011 and 2020.

Transportation Network

The transportation network within the township services local, regional and county traffic patterns. Based on PennDOT's Type 5 map for the Township, approximately 123 miles of roads provide access within the Township. Of these, approximately 34 miles (28%) are maintained by the state, approximately 3 miles (2%) are maintained by Montgomery County and 86 miles (70%) are maintained by the Township. The following describes how roads in the township are classified in accordance with the Limerick Township functional classification system.

Limited Access Freeway

- » Route 422 (S.R. 0422)

Principal Arterial

- » Ridge Pike (S.R. 4031)

Minor Arterial Class I:

- » Ridge Pike (S.R. 4031) within Village of Limerick
- » Lewis Road (S.R. 4013/S.R. 4022)
- » Township Line Road (S.R.4014) south of Ridge Pike

Minor Arterial Class II:

- » Linfield Road/Main Street (S.R. 4022)
- » Swamp Pike (C.R. 004M)- Ridge Pike to Neiffer Road
- » Tenth Avenue Bypass

- » Township Line Road (S.R. 4014) north of Ridge Pike

Major Collector

- » Airport Road
- » Lightcap Road
- » Limerick Center Road (S.R. 4024)
- » Linfield Trappe Road (S.R. 4017)
- » Neiffer Road (S.R. 4018) south of Game Farm Road
- » Game Farm Road (S.R. 4018)
- » Swamp Pike (C.R. 004M) Neiffer Road to township boundary

Minor Collector

- » Benner Road
- » Buckwalter Road
- » Cemetery Road
- » Evergreen Road/Township Line Road (S.R. 4026)
- » Fruitville Road
- » Graterford Road
- » King Road
- » Kugler Road
- » Limerick Road (S.R. 4016)
- » Meng Road
- » Neiffer Road (S.R. 4021)- north of Game Farm Road
- » Royersford Road

Local Road- all other streets except for subdivision streets

PROJECTED CONDITIONS

Future Development

It is anticipated that non-residential growth will continue within the southern half of the Township, mainly along the Route 422 corridor. Redevelopment of existing properties along the Ridge Pike and Lewis Road corridors is also expected. In addition, the northern area of the Township is expected to remain rural/residential with minimal significant development expected.

Major Approved and Proposed Land Developments

Several land developments are already in progress, either having submitted a land development application or receiving approval for development. Table 3 shows the major land developments that are currently under consideration for approval or have been approved by the Township. The location can be referenced in Figure 3.

Table 3
Major Approved and Pending Land Developments

| Figure 3 ID # | Development | Size ¹ | General Location |
|---------------|----------------------------|--|---|
| 1 | Betz Property – Zara Drive | 19,224 S.F. LI/Warehouse | Zara Drive |
| 2 | Zara Drive – Lots 3 & 4 | 20,000 S.F. LI/Warehouse | Zara Drive |
| 3 | Restaurant Depot | 63,143 S.F. Commercial | Township Line Road & Buckwalter Road |
| 4 | Twin County Construction | 120,000 S.F. LI/Warehouse | Limerick Center Road & Airport Road |
| 5 | Sanatoga Springs – Phase 1 | 42,000 S.F. Commercial | Evergreen Road & Lightcap Road |
| 6 | 430 Linfield Trappe Road | 4,380 S.F. Restaurant | Linfield Trappe Road & Lewis Road |
| 7 | North Gate | 51 Single Family D.U. | School Road |
| 8 | Grass Sports | 57,600 S.F. Indoor Soccer Fields 3 Outdoor Soccer Fields | Airport Road |
| 9 | 181 Limerick Center Road | 35,000 S.F. Office/LI | Limerick Center Road |
| 10 | Buckman Enterprises | 130,000 S.F. Production/Warehouse Expansion | Airport Road |
| 11 | Heritage Field | Terminal and Hanger Expansion | Ridge Pike |
| 12 | 3373 W. Ridge Pike | 19 Townhouses 23,000 S.F. Retail | Ridge Pike |
| 13 | Fox Ridge | 8 Apartments | Ridge Pike |
| 14 | Limerick Town Center | 34,000 S.F. Retail 69,000 S.F. Assisted Living 156 Townhouses | Swamp Pike & Ridge Pike |
| 15 | 292 W. Ridge Pike | 72 Townhouses | Ridge Pike |
| 16 | Weaver Tract | 15 Single Family D.U. | Linfield Trappe Road |
| 17 | Limerick Plaza | 18,000 S.F. Retail 3,300 S.F. Restaurant 9,100 S.F. Restaurant | Royersford Road |
| 18 | Scoupe deVille | 4,100 S.F. Restaurant | Lewis Road |
| 19 | Palmer Place | 4 Single Family D.U. | Brownback Road |
| 20 | Home Improvement Center | 117,073 S.F. Retail | Ridge Pike between Royersford and Township Line Roads |

¹ S.F. = Square Feet, D.U. = Dwelling Unit

The proposed and approved developments in Table 3 consist of commercial, retail and light industrial development totaling more than 760,000 square feet and residential developments totaling 325 units.

Projected Land Development

As discussed previously in this report, the DVRPC anticipates the population to increase to 21,970 people by 2030, an increase of approximately 2,116 people above current conditions. Despite the rapid increases in population and the issuance of building permits in the late 1990's and early 2000's, Limerick Township anticipates future increases to population and the issuance of building permits to occur at a slower, more consistent rate, as has been occurring in more recent years. The residential units currently proposed or approved will satisfy much of the residential development demand over the next 10 years. Based on Township trends and goals, future development will be focused on building up the retail corridors and employment centers in the southern half of the Township.

The following table lists the growth and development that is anticipated within the next ten years based on population and residential dwelling unit projections and perceived development pressures in the Township. The locations of projected development are shown in Figure 4.

Table 4
Projected Land Development

| Figure 4 ID# | Land Use | Reference | Size¹ |
|---------------------|-------------------------------|--|---|
| 1 | Commercial | Sanatoga Springs Phase 2 | 214,000 S.F. |
| 2 | Industrial/Office | Boyd Parcel | 274,000 S.F. |
| 3 | Industrial | Zara Drive (L&M) | 10,000 S.F. |
| 4 | Industrial/LI | Publicker Site | 525,000 S.F. |
| 5 | Office/LI | Linfield Corporate Center | 385,000 S.F. |
| 6 | Commercial/Auto Sales | Auto Park Boulevard | 34,000 S.F. auto sales |
| 7 | Mixed Use | Stanley Tool Site | 350 age-qualified units/ 38,000 S.F. commercial/ 30,000 S.F. office |
| 8 | Commercial | Wawa Site/Lewis Road Interchange | 30,000 S.F. |
| 9 | Commercial | Twp. Line Rd./Rt. 422 WB Off-ramp | 164,000 sq. ft. |
| 10 | Commercial | Fernwood Cemetery | 8,000 S.F. |
| 11 | Commercial | Ridge Pike/Royersford Road – Southern Side | 15,000 S.F. |
| 12 | Commercial | Ridge Pike/Royersford Road – Northern Side | 15,000 S.F. |
| 13 | Residential | Kugler Farm | 60 D.U. |
| 14 | Residential/Commercial | Ridge/Neiffer | 34 D.U./ 18,000 S.F. |
| 15 | Residential/Commercial | Ridge/Fruitville | 19 D.U./ 23,000 S.F. |
| 16 | Office/LI/ Commercial | Limerick Airport (6-9, C-2) | 49,000 S.F./ 35,000 S.F. |
| 17 | Industrial/Office/LI | Limerick Airport (G, H, 4, 5) | 125,000 S.F./ 73,000 S.F. |
| 18 | Industrial/Off/LI/ Commercial | Limerick Airport (A-F, 10, 11, C-1) | 118,000 S.F./ 25,000 S.F./ 18,000 S.F. |
| 19 | Residential | Linfield Road & Limerick Center Road | 79 D.U. |
| 20 | Commercial | Township Line/Buckwalter | 25,000 S.F. |
| 21 | Residential | Ironwood Pointe Limerick Road | 95 D.U. |
| 22 | Industrial/LI | Buckman Farm – Ridge Pike | 200,000 S.F. |
| 23 | Residential | Spring Ford Country Club – Country Club Road | 54 D.U. |
| 24 | Residential | King Road Parcel (Church of Nazarene) | 6 D.U. |
| 25 | Office/LI | 228 Limerick Center Road Parcel | 150,000 S.F. |
| 26 | Commercial | Lewis/Linfield Trappe | 15,000 S.F. |
| 27 | Office | Lewis/Linfield Trappe | 20,000 S.F. |

¹ S.F. = Square Feet, D.U. = Dwelling Unit

Table 5 summarizes the anticipated growth and development according to land use.

Table 5
Summary of Projected Land Development

| Land Use | Total Development |
|-------------------------|-----------------------|
| Residential | 697 dwelling units |
| Office/Light Industrial | 1,006,000 square feet |
| Commercial | 652,000 square feet |
| Industrial | 978,000 square feet |

As shown in Tables 4 and 5, over the next ten years, it is projected that an average 70 dwelling units will be developed per year. Over the next ten years, it is projected that approximately 2.6 million square feet of non-residential space could develop in the Township.



New Hanover Township

Upper Frederick Township

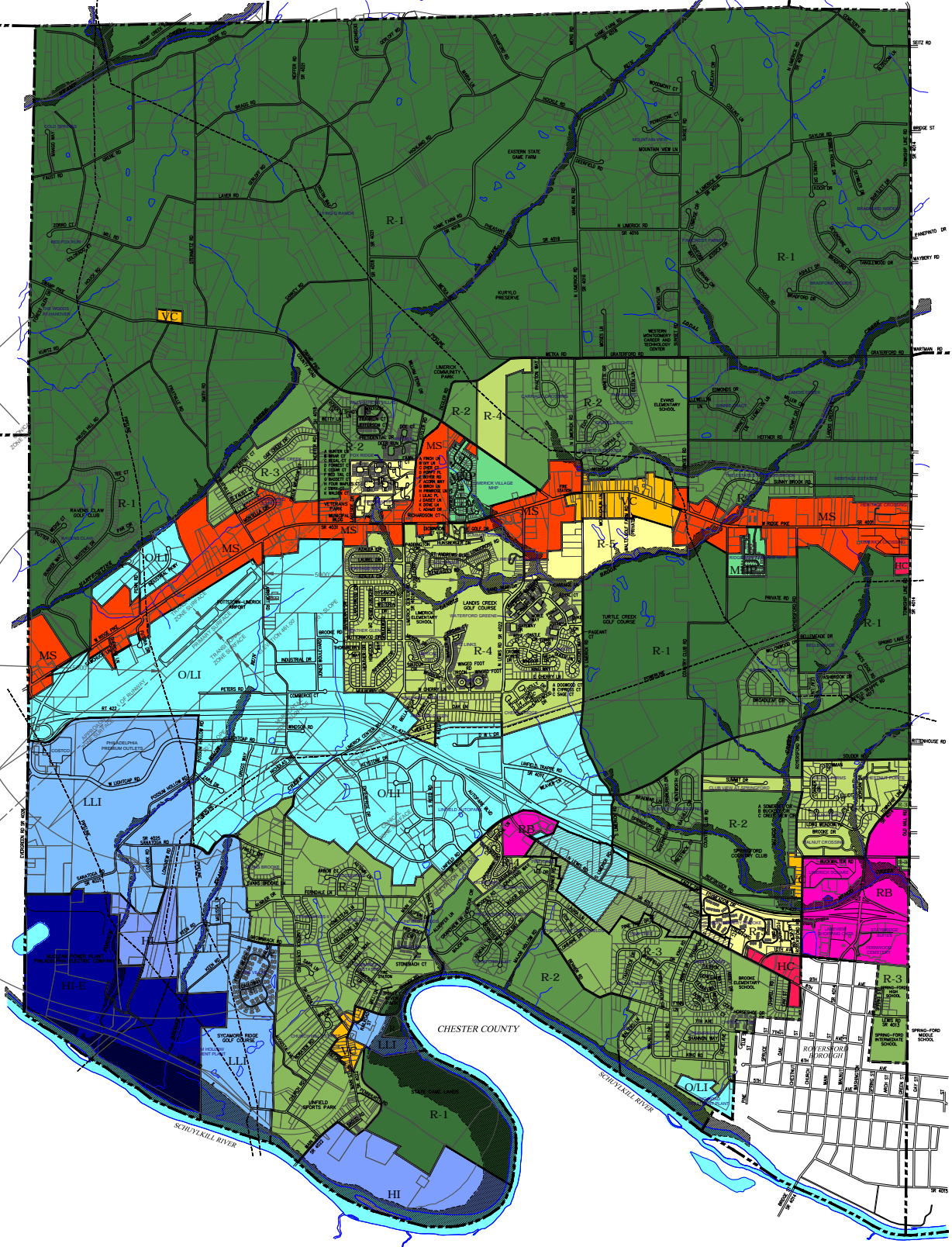
Lower Frederick Township

Perkiomen Township

Perkiomen Township

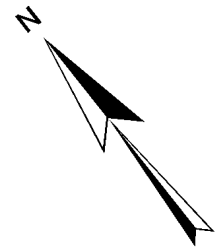
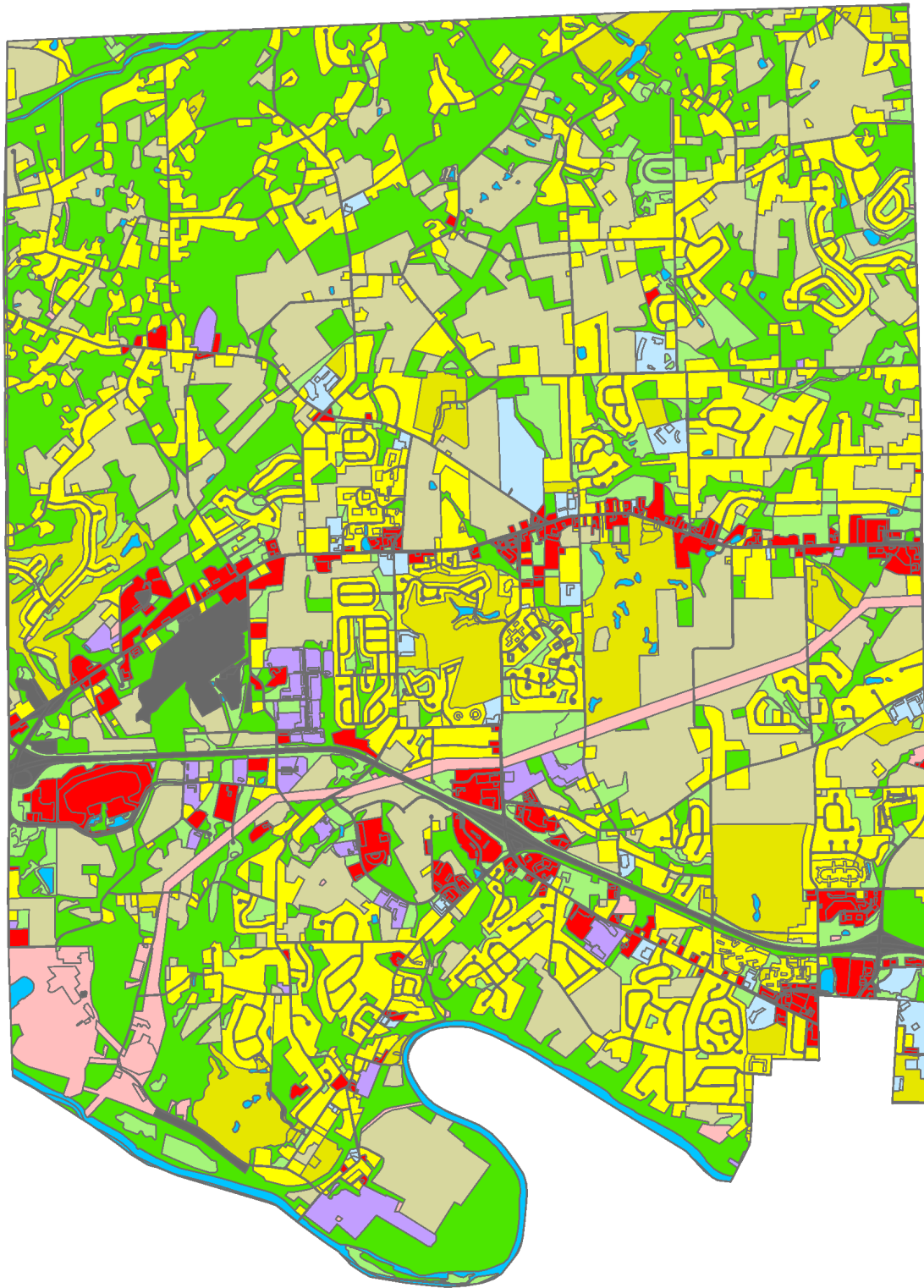
Upper Providence Township

Lower Pottsgrove Township



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





Figure 1
Project Location



0 0.5 1 2 Miles

2015 LAND USE

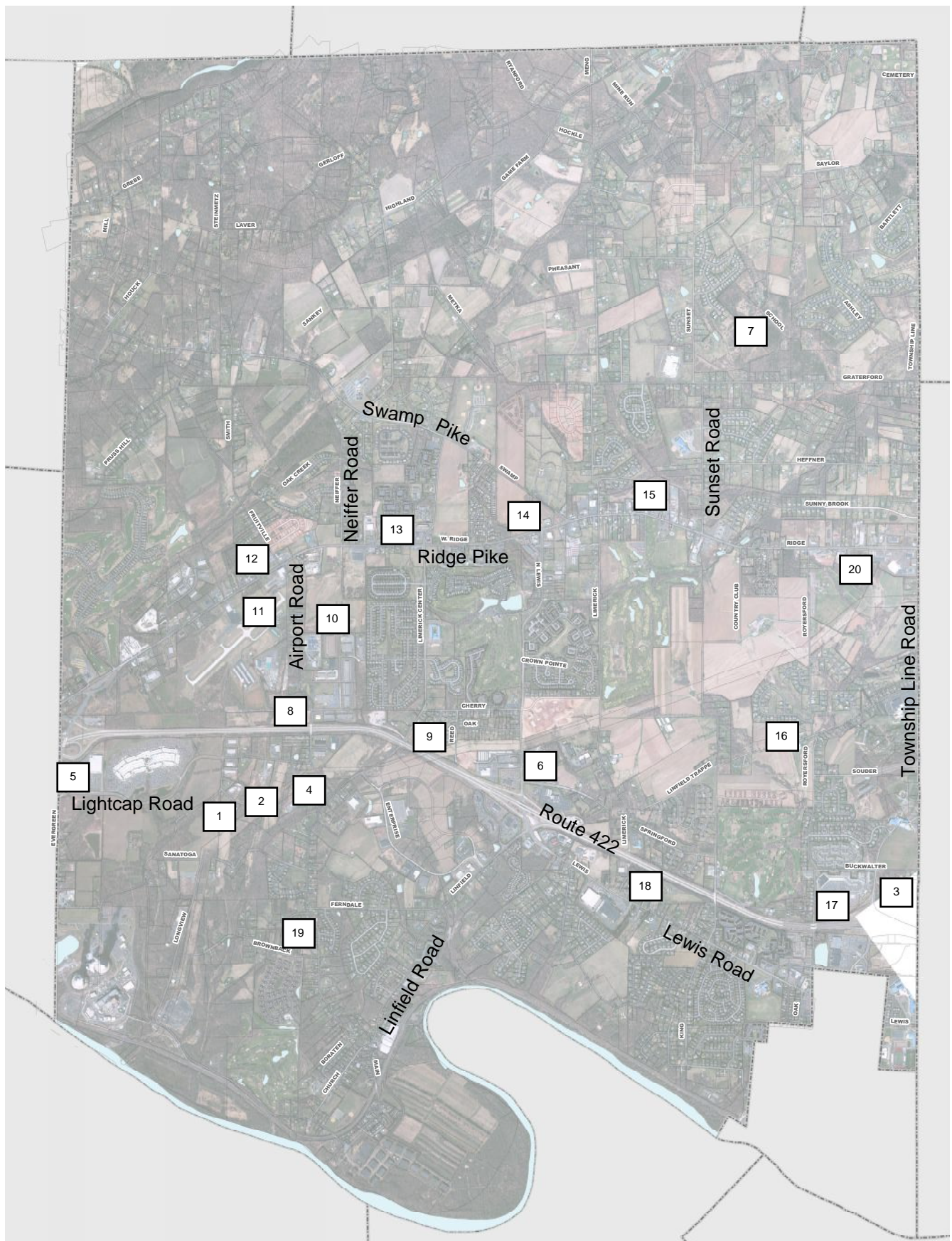
Source: DVRPC

| | |
|---|--|
|  Agriculture |  Transportation |
|  Commercial |  Undeveloped |
|  Industrial |  Utility |
|  Institutional |  Water |
|  Recreation |  Wooded |
|  Residential | |



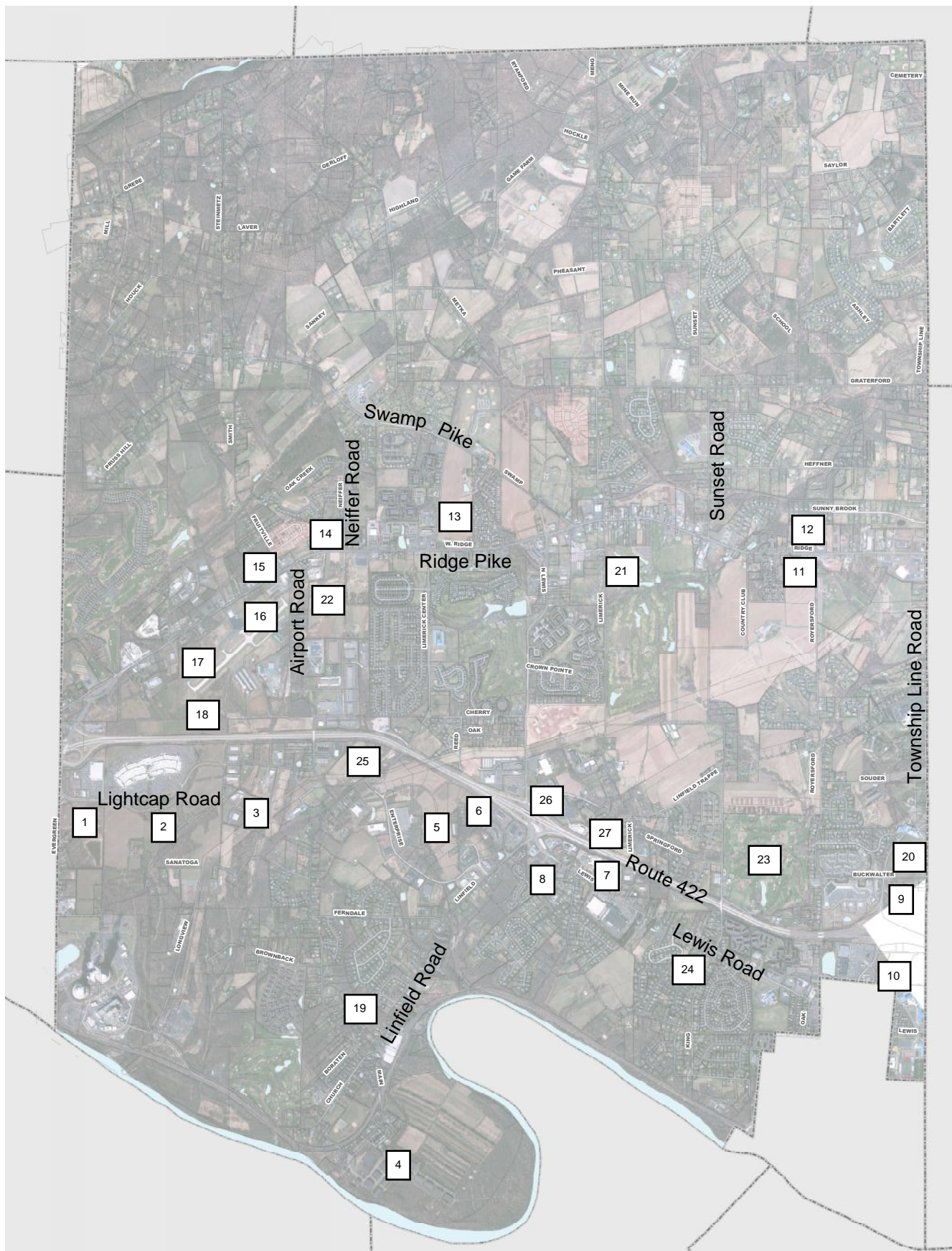
Land Use Assumptions Report

Figure 2
Existing Land Uses



Land Use Assumptions Report

Figure 3
Approved/Pending Development



Land Use Assumptions Report

Figure 4
Projected Development