



May 7, 2021

William Rountree  
AZ Bethlehem LLC  
20 South Olive Street, Suite 203  
Media, PA 19063

RE: **(21-005 LD&S) – 21030005 – 501-507 Wyandotte Street and 414-420 Broadway – AutoZone Retail Building - Ward 2, Zoned CB, plan dated February 24, 2021 and last revised April 15, 2021.**

Dear Mr. Rountree:

The above-referenced plan has been reviewed by the appropriate City offices. We offer the following comments:

**ENGINEERING**

**Public Works – Engineering**

1. Details of the ADA ramps must show dimensions. As shown, there are no dimensions on the detail for the Sheets St crossing. Details of the crossing at the Broadway driveway must also be shown and DWS is required at these driveway crossings. The plans shall be updated to show the DWS and the details of each crossing.

**Public Works - Traffic**

1. The signal permit plan shall be updated and approved by PennDOT for the driveway onto Broadway. Although this will not require an HOP, the driveway is still within the signal permits' boundaries and shall be shown.
2. The developer shall reinstall the thermoplastic pavement markings at the signalized intersection. This requirement shall be placed in the Developer's Agreement.
3. A proper signing / pavement marking sheet shall be provided with a sign legend and details.
4. The Developer is aware that the City has serious concerns with southbound vehicles on Wyandotte Street turning left onto Sheets Street. The City is aware of the backups that occur at present due to that turning movement, and is concerned that the additional vehicles turning left onto the proposed AutoZone will create more of an issue at this busy intersection. The City will apply to PennDOT to restrict left hand turns onto Sheet Street and will require that the developer fund any necessary study that PennDOT mandates.

**Public Works – Forestry**

1. A site visit shall be scheduled with Planning Bureau staff and the City Forester to review the landscape constraints at the intersection of Broadway and Wyandotte. The final landscaping will be determined after that visit.
2. Landscaping calculations have been submitted to determine compliance in accordance with Saldo Section 1349.08. The addition of landscape beds, ground cover, and foundation plantings (which do not interfere with glass windows and doors) shall be added to the plan to soften the building views from the street and enhance the appearance of the overall site, especially at this heavily traveled Gateway intersection.

## ZONING

1. Sheet L1.0, Landscape Requirements, Ref. 1318.28(a) requires three replacement shade trees and 1319.02(j)(2) requires two parking lot shade trees; only four shade trees are depicted on the landscaping plan and schedule. An additional shade tree is required. The fifth required shade tree shall be located adjacent to the NE corner of the building near the parking spaces to act as a parking lot shade tree as required in Article 1319.

## GENERAL

1. A recreation fee of \$3,000.00 shall be paid prior to the execution of a developer's agreement.
2. The developer and the Planning Bureau staff remain in discussion regarding the Wyandotte Street and Broadway façade renderings, particularly regarding the appearance of a second floor, the window materials, and the creation of a more inviting look to the public so that the facades more closely align with the Design Guidelines outlined in Article 1311. Revised schematic elevation drawings of the street facades prepared by City staff have been forwarded, including a corner pitched roof, adding storefront windows, and increasing window sills. These design features shall be considered for incorporation into the exterior building facade. Alterations to the typical Autozone prototype have been constructed in other locations in Pennsylvania, including Warrington Township, Bucks County

This item will be placed on the May 13, 2021 Planning Commission agenda. Please let us know if you will be attending virtually or in person.

Sincerely,



Darlene Heller, AICP  
Director of Planning and Zoning

Cc: M. Dorner  
C. Peiffer  
A. Rohrbach  
T. Wells  
D. Shaffer  
C. Peters, MDM Surveyors and Engineers  
Atty. Debra A. Shulski, Esq.  
D. Horner, Horner-Canter