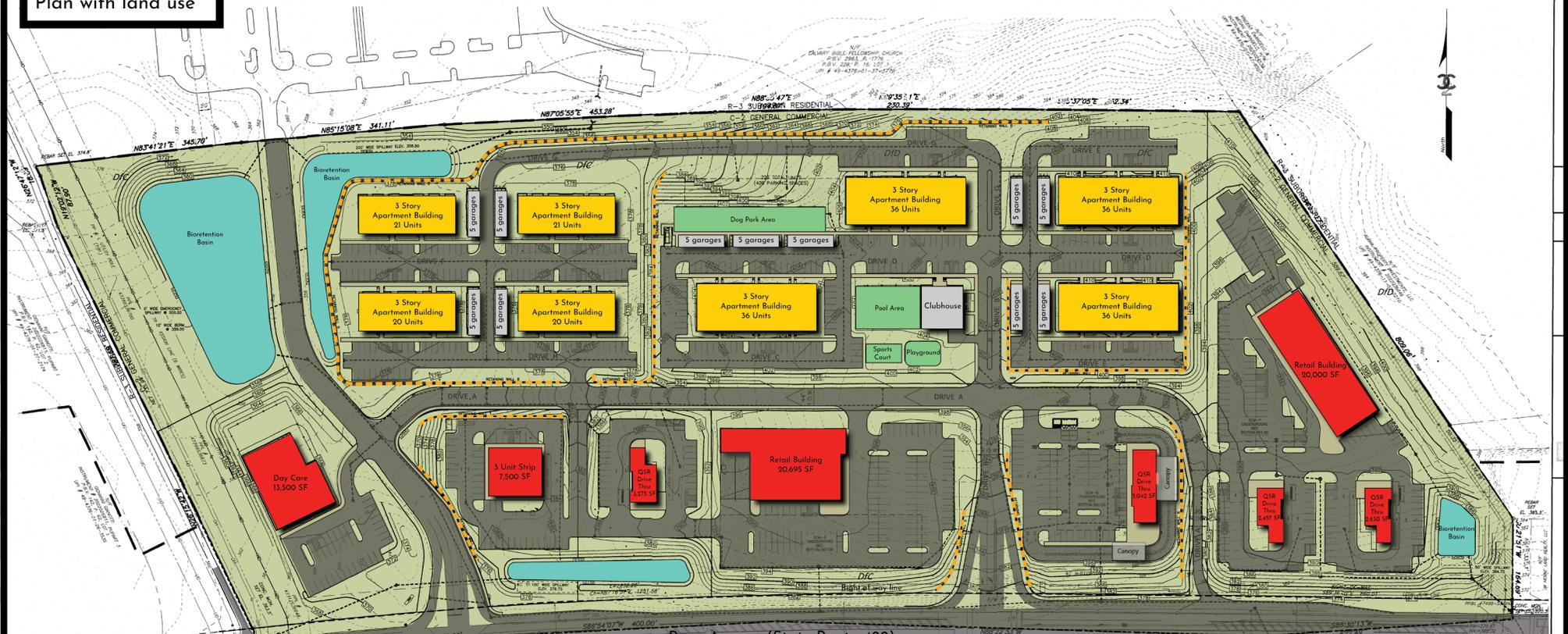


**4889 Penn Avenue
Plan with land use**



Legend

- Multi family residential (226 Units)
- Garages and clubhouse
- Commercial
- Recreational use
- Bioretention basins
- Sidewalks
- Retaining walls

*Around 400 parking spaces

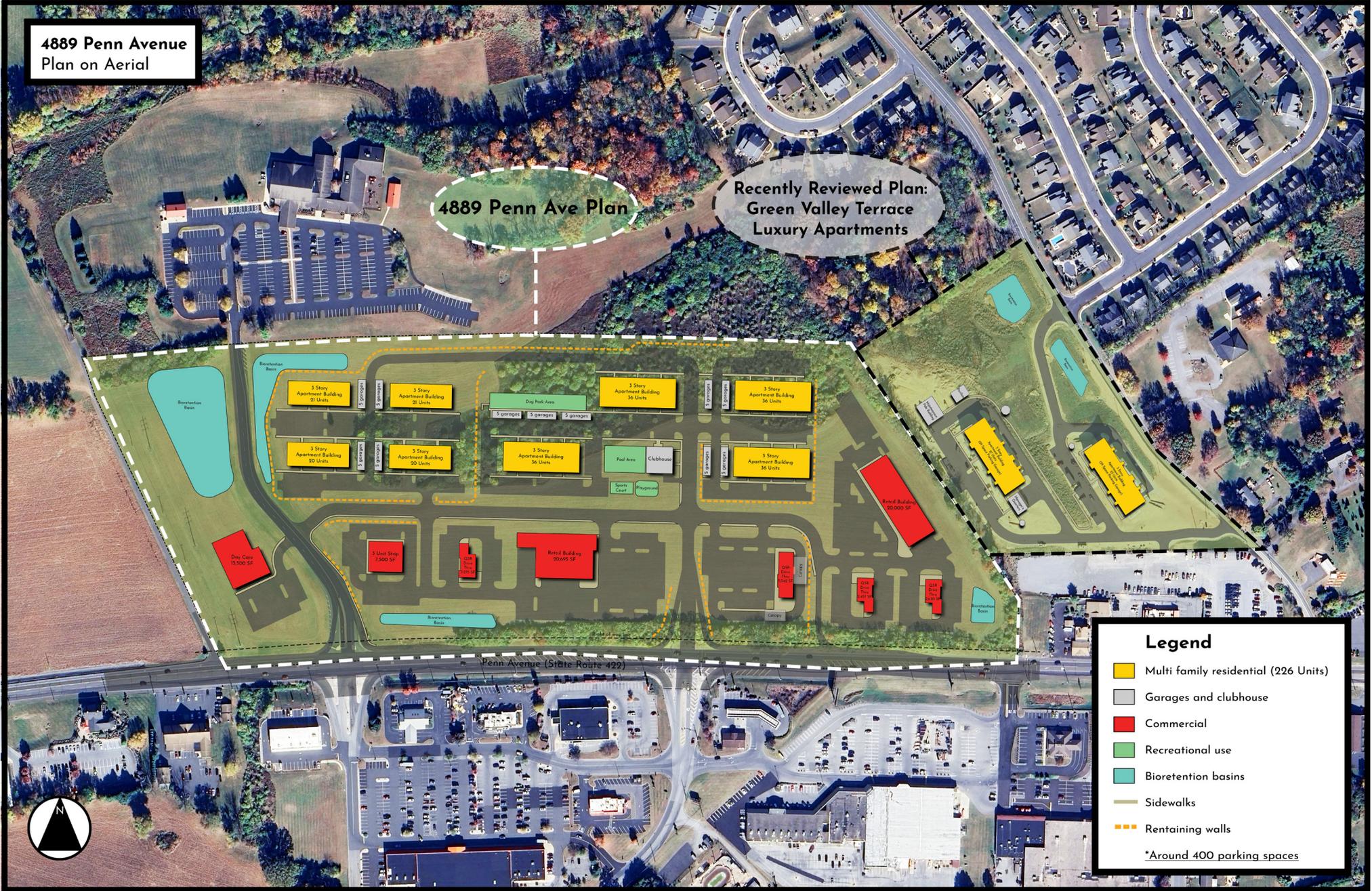
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Planning Commission

SOILS

**4889 Penn Avenue
Plan on Aerial**

4889 Penn Ave Plan

Recently Reviewed Plan:
Green Valley Terrace
Luxury Apartments



Legend

- Multi family residential (226 Units)
- Garages and clubhouse
- Commercial
- Recreational use
- Bioretention basins
- Sidewalks
- Retaining walls

*Around 400 parking spaces



4889 Penn Avenue
Perspective 1

4889 Penn ave

Green Valley Terrace

Legend

- Multi family residential (226 Units)
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Source: Maxar, Airbus DS, USGS, NGA, NASA, @GIA, @BDO, @Rouman, NetAS, NLS, OS, NMA, @andreasreiser and the GIS User Community, Map data ©OpenStreetMap contributors, Microsoft Building Footprints, Scene Layer by B324

4889 Penn Avenue Presentation Notes

Berks County
Planning Commission Meeting
June 11, 2025
Presenter: Shanice Ellison

Project Overview:

Municipality: Lower Heidelberg Township

Location Description: Located southeast of the existing Calvary Bible Fellowship Church and across Benjamin Franklin Highway (Route 422) from the existing shopping center that includes Redner's Warehouse Market, M&T Bank, and other businesses.

Plan Stage: Preliminary

Future Land Use: Designated Growth

Berks County Comprehensive Plan: Consistent

Plan Intent: Mixed-Use Development for eight (8) apartment buildings and six (6) commercial retail. (*Unit Lease Line Plan*) (*Sheet NO: EA-1*)

Recommendation Comments for discussion:

Subdivision:

1. Staff recommends using parking garages instead of surface parking to meet demand while reducing impervious surface coverage.

Transportation:

1. A highway occupancy permit will be needed for all three (3) proposed driveways within the PennDOT legal right-of-way along (S.R.0422).
2. The need for a traffic signal at the four-way intersection at the existing shopping center and Calvary Church driveway should be evaluated. If installed, the new signal should be coordinated with the existing signal at Krick Lane — meaning both traffic lights should be timed and programmed to work together to improve traffic flow.
3. Staff recommends connecting Drive E to the proposed parking area north of the Retail Building on Unit G as an emergency use only and potentially extending this emergency access between Drives E and G.
4. Sheet 2, entitled General Notes, has the parking requirements for Unit A as 402 spaces provided (24 ADA). However, Sheet 4, entitled Overall Layout Plan, has the total number of parking spaces as 400. The total number of parking spaces labeled on

the plan is inconsistent. The correct total number of parking spaces should be provided on the plan and consistent with the plan notes.

5. The following comment pertains only to the residential portion of the plan. Sheet 2, Under Parking Requirements (Residential), states:

- o 228 x 2 spaces per unit = 456 spaces required.
- o 402 spaces provided (24 ADA) = 1.75 spaces per unit.

The proposal provides only 402 spaces, which was approved through a variance granted by the Zoning Hearing Board (ZHB). This is documented in the ZHB Decision signed and dated March 31, 2025. Staff foresees parking as a potential issue for future residents, given the number of spaces provided is below the required amount, no visitor parking is being proposed, and there is no dedicated parking for the clubhouse/pool. Additionally, it is unclear whether the proposed 11 garage structures (5 spaces per structure) are included in the total of 402 parking spaces. Staff recommends providing language that states whether the garages are included in the total amount. This should be specified in the plan notes under the Parking Requirements title. (*Residential Only*)

6. The sidewalk proposed on Unit B is located on the opposite side of the proposed sidewalk along Drive A, directly south of Drive A and adjacent to the retaining wall. Staff recommends ensuring the sidewalks are connected and ADA compliant.
7. Staff recommends providing sidewalks along Drive A on Unit A, with ADA-accessible curb ramps, to allow residents to access the commercial facilities by foot. The developer should also consider coordination to provide pedestrian and/or bicycle access to the existing apartment units northeast of Unit G, identified as Tax Parcel No. 49437611570210 (Green Valley Terrace Luxury Apartments). All internal sidewalks should be connected and ADA compliant. Sidewalks should be provided internally on Unit G to provide connectivity to sidewalks provided along Drive A.
8. The plan does not show internal traffic controls. Internal traffic controls should be clearly identified on the plan with a corresponding legend included.