MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV

MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 21, 2024

Mr. Mark Penecale, Director of Planning and Zoning
Springfield Township
1510 Paper Mill Rd,
Wyndmoor, Pennsylvania 19038

Re: MCPC # 24-0045-001
Plan Name: 210 Sunnybrook Rd
(2 lots comprising 0.49 acres)
Situate: Sunnybrook Road (E); north of Carolton Way
Springfield Township

Dear Mr. Penecale:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 23, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Venco Building Group, is proposing to subdivide the existing lot at 210 Sunnybrook Rd into two equal lots of approximately 0.215 acres each. The proposed plan will include the demolition of an existing multifamily, two-story dwelling and frame garage located at the property.

210 Sunnybrook Rd is located in the B Residential zoning district. The site is served by public water and sewer. The plan is dated February 6, 2024

COMPREHENSIVE PLAN COMPLIANCE

This property is shown as Medium Density Housing in the Future Land Use of Springfield Township's 2025 Comprehensive Plan. Additionally, the property is identified as a Suburban Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Suburban Residential Areas are concentrations of single-family detached homes, less dense multifamily and single-family attached uses, and institutional uses.

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 Springfield Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Landscaping.

Section [§95-7.G.], *Contents of preliminary and final plans*, requires information on existing natural features and proposed landscaping on the site, including the following details:

> Existing vegetation, including outer limits of tree and shrub masses and a general description of their types, sizes, and conditions. Areas of trees and shrubs to be removed shall be clearly identified.

Based on the submitted plan, we could not determine if there would be an impact to the existing vegetation. We recommend providing detail on the size and type of existing vegetation that is proposed to be removed or to remain.

Additionally, as per [§95-11.2.], within any subdivision or land development, street trees shall be planted along new and existing streets. We recommend that future versions of the proposal should indicate whether street trees will be provided.

ZONING ORDINANCE COMMENTS

Off-Street Parking and Loading Provisions.

It appears that these lots are being created for the purpose of constructing new homes. Based on our/this assumption, we suggest the applicant consider driveway placement to the additional lot as required by [§114-134].

CONCLUSION

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

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 the municipality.

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: (#24-0045-001) on any plans submitted for final recording.

Sincerely,

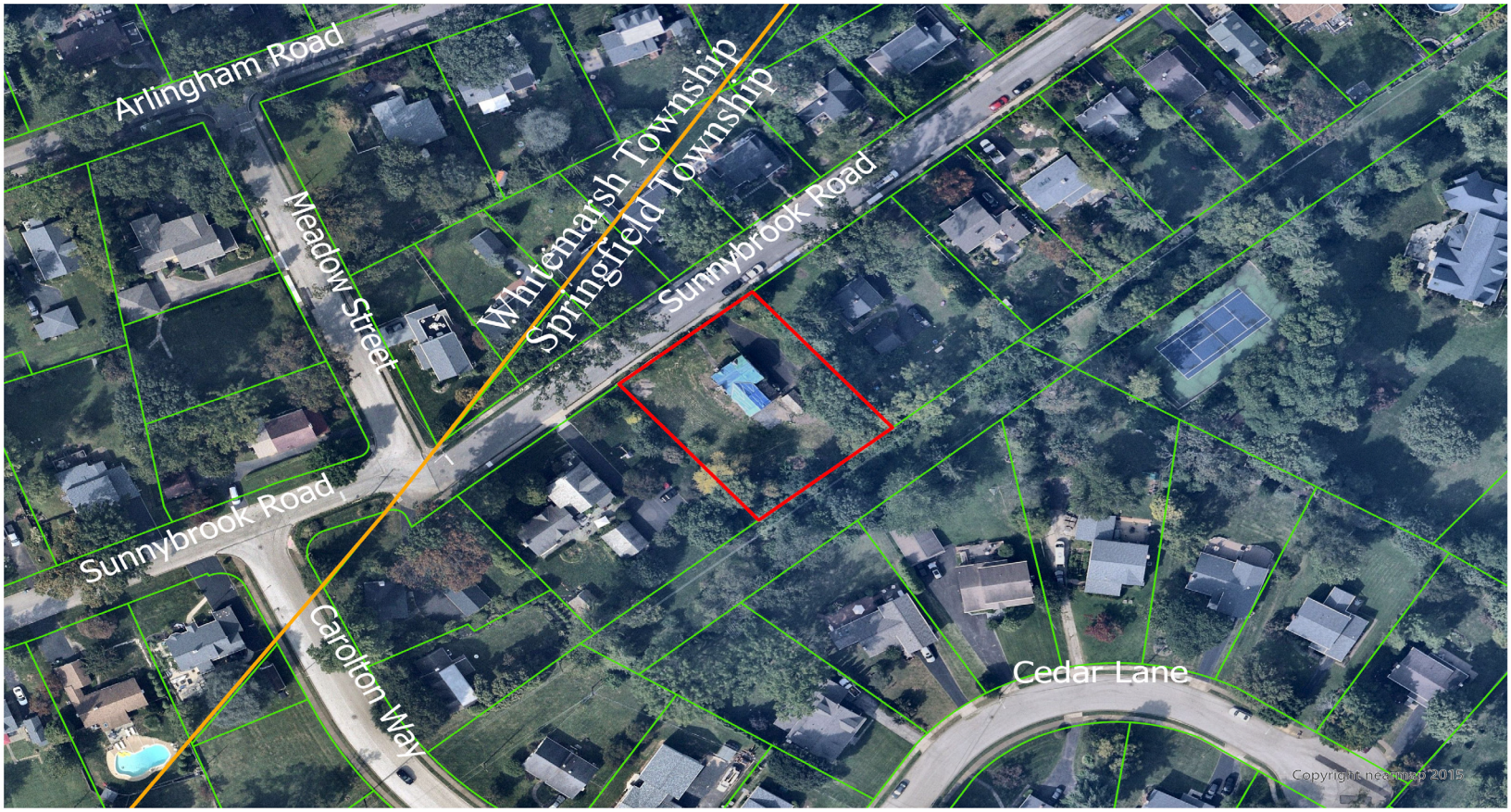
Margaux Petruska

Margaux Petruska, Community Planner II
Margaux.petruska@montgomerycountypa.gov – 610-278-3728

c: Venco Building Group, Applicant
Amanda Helwig, Chair, Springfield Township Planning Commission

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

ATTACHMENT A



210 Sunnybrook Road
MCPC#240045001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap

0 50 100 200 Feet

N

ATTACHMENT B

