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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 11, 2024

Mr. Rich Manfredi, Manager
Abington Township
1176 Old York Road
Abington, Pennsylvania 19001-3713

Re: MCPC #22-0027-002
Plan Name: 365 Cedar Road
(7 units on 7 lots comprising 4.08 acres; density: 1.73 dwelling units per acre)
Situate: 365 Cedar Road
Cross Street: Glenmore Avenue
Abington Township

Dear Mr. Manfredi:

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 May 10, 2024. We forward this letter as a report of our review.

BACKGROUND

Paul Yannessa, the applicant, has submitted a subdivision and land development plan to subdivide one lot into seven. The site is the location of an existing dwelling with a garage (attached by covered porch), both of which would be removed. The applicant would construct a new single-family home on each of the new lots. The applicant also proposes construction of three subsurface detention basins (total) on Lots 6 and 7. The tract is located in the R4 High Density Residential zoning district. The site is served by public water and sewer. The plans are dated March 26, 2024.

COMPREHENSIVE PLAN COMPLIANCE

The proposed improvements are generally consistent with *MONTCO 2040: A Shared Vision, The Montgomery County Comprehensive Plan*. The comprehensive plan shows the project is located in the "Suburban Residential" future land use area. This future land use category is for residential areas which depend on automobiles for transportation and often have extensive landscaping on individual properties. Appropriate landscaping, buffers, and street trees should be provided by all developments.

The proposed improvements are also consistent with the Abington Comprehensive Plan of 2007, which places the location in the "Low Density Residential" future land use category.

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

REVIEW COMMENTS

COMMENTS FROM MCPC REVIEW LETTER (MCPC #22-0027-001) OF FEBRUARY 18, 2022

We recognize that the applicant has incorporated suggestions from our first review letter in the new land development plans. These include:

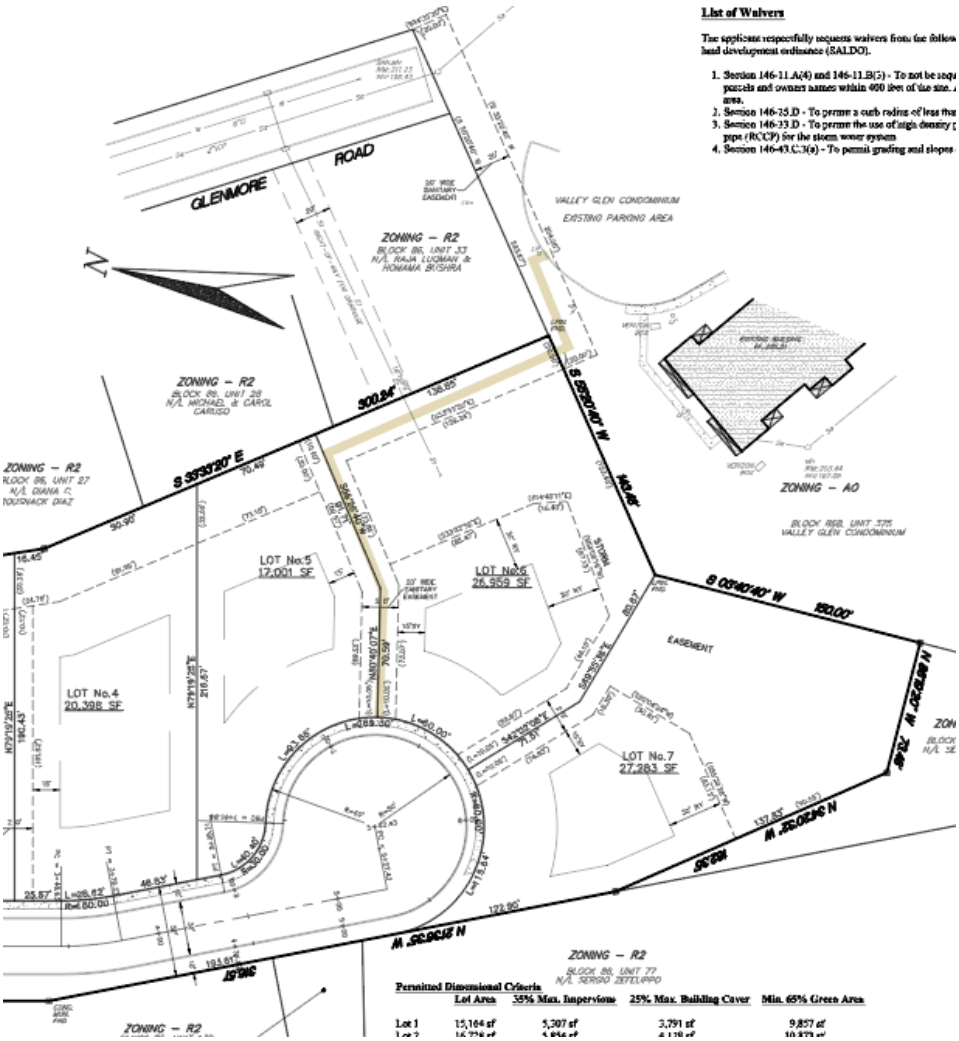
- Adding trees and shrubs along the side of Lincoln Lane abutting existing residential properties
- Showing a sidewalk that is at least four feet in width along Lincoln Lane
- Providing a cartway for Lincoln Lane of 30 feet in width
- Using at least two species of street trees for resilience to pests and disease

Following are comments from our February 18, 2022 review letter that are still pertinent:

TRANSPORTATION

A. Pedestrian Accommodations -- We recommend the applicant communicate with the Valley Glen Condominium Association to discuss a potential pedestrian connection from Glen Lane to the proposed Lincoln Lane [§146-23.H]. The conceptual sidewalk shown in the graphic on the image below would follow a sewer easement. Manholes servicing the sewer line could be mounted flush with the sidewalk, or the sidewalk and sewer line could be slightly offset from one another. This route could serve schoolchildren walking to and from McKinley Elementary School and make both neighborhoods more walkable.

B. Crosswalk – We recommend that a crosswalk be painted across Lincoln Lane, where it meets Cedar Road. There is a painted diagonal crosswalk shown on the Pedestrian Detour Plan sheet of the Highway Occupancy Permit (HOP) plan (dated February 12, 2024); however, another HOP plan and land development plan show a sidewalk and grass verge continuing across Lincoln Lane (this appears to indicate existing conditions). There is a continental crosswalk design shown as part of the plan details in the HOP plans. We ask that the applicant clarify what it proposes for pedestrian connectivity at this location.



Conceptual pedestrian connection between proposed and existing culs-de-sac [see Comment B., above].

STEEP SLOPES

A. Zoning -- The development must comply with Article XVI: Steep Slope Conservation District of the zoning ordinance.

BUILDING DESIGN

A. Garage – When a garage is front-loaded, as proposed, it shall be set back at least ten feet from the front façade of the house [§162-2103]. The applicant's plan shows rectangular "conceptual dwellings" that indicate that garages will be front-loaded, but it does not show garage setbacks.

B. Architectural Plans -- Tentative front, side, and rear architectural plans are required. Architectural plans for the front, but not the side or rear, were provided [§146-11].

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 (*#22-0027-002*) on any plans submitted for final recording.

Sincerely,

Mike Narcowich, AICP
Community Planning Assistant Manager II
610.278.5238 – michael.narcowich@montgomerycountypa.gov

c: Paul Yannessa, Applicant
Lawrence J. Byrne, PE, Applicant's Representative
Scott Burton, PennDOT
Fran Hanney, PennDOT
Khaled R. Hassan, P.E., Pennoni, Township Engineer
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor

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

ATTACHMENT A



365 Cedar Road
MCPC#220027002

ATTACHMENT B

