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**MONTGOMERY COUNTY**
**PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 2, 2024

Ms. Beth Gooch, Planning and Zoning Coordinator
Franconia Township
P.O. Box 128
Franconia, Pennsylvania 18924

Re: MCPC# 17-0224-004
Plan: Maplewood Expansion (Phase V)
Situate: Maple Avenue/Schoolhouse Road
Franconia Township

Dear Ms. Gooch:

We have reviewed the above-referenced land development application in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested July 8, 2024. We forward this letter as a report of our review.

## BACKGROUND

The applicant, Peter Becker Community, proposes a 30,017 square foot independent living addition to an existing building with associated infrastructure. The development takes place in the R130– Residential zoning district.

## 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 issue that Franconia Township may wish to consider prior to final approval. Our comments are as follows:

## REVIEW COMMENTS

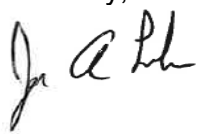
A. Stormwater – We recommend the applicant work to capture stormwater in vegetated parking lot islands before piping them to the proposed basin. Capturing the stormwater in green infrastructure parking lot islands would cool and provide natural filtration of the stormwater before reaching the basin. We also recommend the stormwater basin be naturalized to improve the aesthetics of the basin and promote infiltration and evapotranspiration of the stormwater.

## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Franconia's planning objectives. 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 (#17-0224-004) on any plans submitted for final recording.

Sincerely,

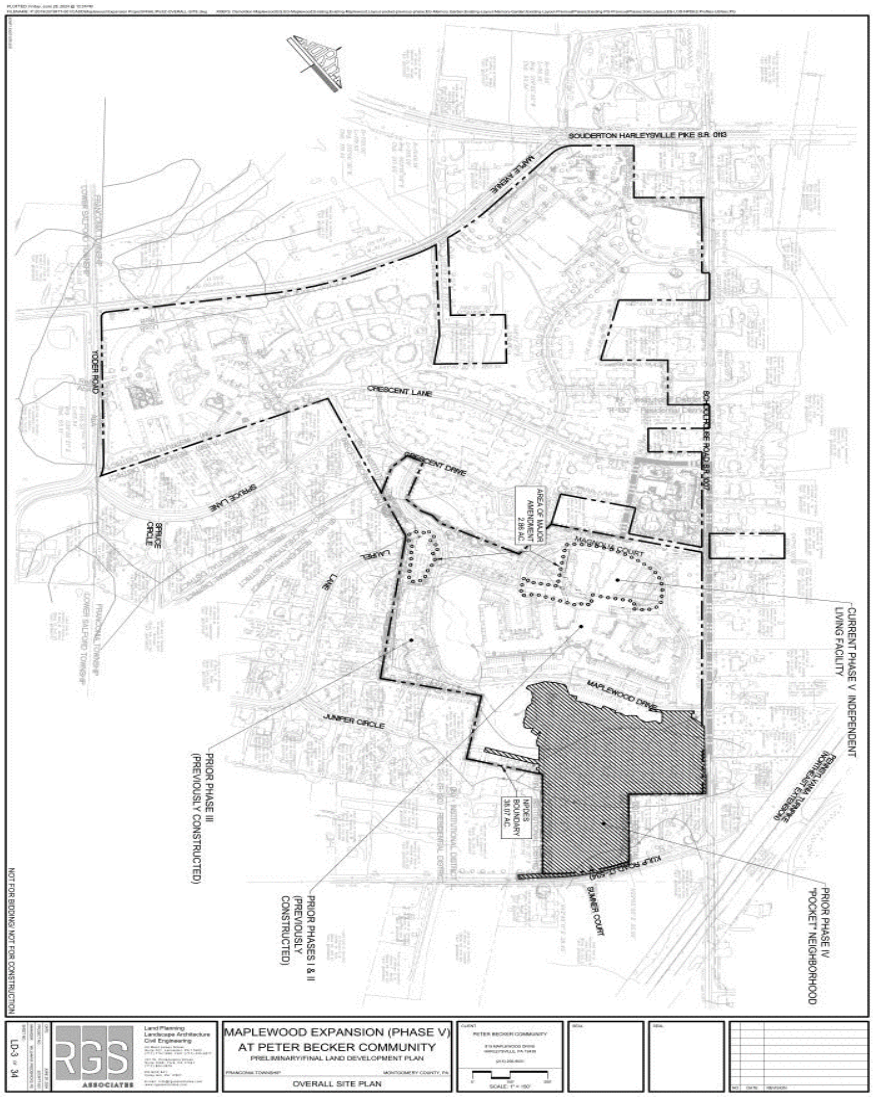


Jon A. Lesher, Environmental Planning Assistant Manager
610-278-3750 – Jon.Lesher@montgomerycountypa.gov

C: Eastburn and Gray, PC, Township Solicitor
Bursich Associates, Township Engineer

Attachments:
Site Plan (Appendix 1)
Aerial (Appendix 2)

*Site Plan – Maplewood Expansion (Phase V)- Franconia Township*




*Aerial- Maplewood Expansion (Phase V) Franconia Township*




Maplewood Expansion (Phase V)
MCPC#170224004

Montgomery County Planning Commission

0 300 600 1,200 Feet

N

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Aerial photography provided by Nearmap