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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 23, 2024

Mr. Geoffrey Grace, Director of Planning and Zoning
Upper Providence Township
P.O. Box 406
Oaks, Pennsylvania 19456

RE: MCPC #24-0162-001
Plan Name: 140 Whitaker Ave
60 Townhomes on 6.78 acres
Situate: 140 Whitaker Avenue between Norwood Street and Egypt Road
Upper Providence Township

Dear Mr. Grace:

We have reviewed the above-referenced tentative subdivision/land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 25, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Hightop Real Estate & Development, LLC, proposes to demolish the existing office building on the property and develop 60 townhouses on 6.78 acres. This proposed townhome development is in the Professional and Business Office (PBO) District and, as such, must adhere to R3 use standards. This is a single parcel property bounded on three sides by the R2 Zoning District and on the fourth side at the rear of the property by the R4 Zoning District. This development will have public sewer and water.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this area on its Development Potential map as a Designated Growth Area – Developed Land, and on its Future Land Use map as Suburban Residential Area. As this request is for a 60 townhome development, the Montgomery County Planning Commission finds this project to be consistent with the goals and objectives established in the County's comprehensive plan.

Upper Providence Township's *2010 Comprehensive Plan's* Land Use Plan identifies the property to be subdivided as Office, and on their proposed land use plan as Office with townhouse as a permitted use.

The Montgomery County Planning Commission (MCPC) believes that this project is consistent with the township's current zoning.

RECOMMENDATION/COMMENTS

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following key issues that the applicant and Upper Providence Township may wish to consider prior to final plan approval. Our comments are as follows:

DESIGN

1. The cul-de-sac at the end of the 435-foot roadway is too close to the property line and does not meet the minimum 300 feet in length from the right-of-way of the near side of the intersecting street to the farthermost right-of-way of the cul-de-sac turnaround, as specified in §270-48.D(2)(f). If coordinated with the Fire Marshall, It is possible to make this stretch of road an emergency access and connect it to Meadowview Lane, eliminating the need for a cul-de-sac.

2. As designed, with the parking spaces in front of the townhomes along the roadways, there is little or no room for the recommended placement of street trees.

3. MCPC recommends that all plans show roadway right of way and ultimate right of way.

4. There does not appear to be any visitor parking allocated on this plan; if roads were widened there might be room to install parallel parking along the limited space available on the roadways.

5. Future plans should indicate the dimensions of the proposed recreation area.

6. Landscaping buffers must be placed between the town homes and residential neighbors on the Egypt Road and Norwood Street sides of the development.

TRANSPORTATION

1. The reason for the skewed roadway entrance off of Whitaker Avenue close to Norwood Street is not apparent, it causes a safety concern and our recommendation is to make this a T-intersection with Whitaker Avenue.

ENVIRONMENTAL

1. This sketch plan does not include any storm water mitigation; we recommend including this in the next submission.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's subdivision proposal. Please note that the recommendation contained in this report is advisory to the municipality and the municipality will make final disposition of the approval of any proposal.

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. Please supply a paper copy bearing the municipal seal and signature of approval for our files.

Please print the assigned MCPC number #24-01642-001 on any plans submitted for final recording.

Sincerely,



Laureen G. Sendel-Grant
Principal Transportation Planner II
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610-278-3734

cc: AMRB Properties LLC, david@hightopdevelopment.com
Allison M. Zarro, alyson@rrhc.com
Thomas Wright, Chair, Upper Providence Planning Commission

Attachments: 1) Aerial View; 2) Sketch Plan

Aerial View – 140 Whitaker Avenue, Upper Providence Township, Montgomery County, PA



140 Whitaker Redevelopment
MCPC#240162001

Montgomery County Planning Commission
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Aerial photography provided by Nearmap

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Sketch Plan – 140 Whitaker Avenue, Upper Providence Township, Montgomery County, PA

