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

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 29, 2024

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

RE: MCPC #24-0164-001
Plan Name: 768 S. Trappe Road – 7 Lot Subdivision
Seven (7) Lots comprising 8.7 acres
Situate: 781 S. Trappe Road between Paperbirch Drive and Sugarpine Lane
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 29, 2024. We forward this letter as a report of our review.

## BACKGROUND

The applicant, W.B. Homes Land Acquisitions, LP, proposes to subdivide 8.7 acres into seven (7) 1-acre lots. This proposed subdivision is in the R-1 Residential Agricultural District. Two tax parcels make up the 8.7 acres. The largest property fronts on South Trappe Road and is 6.5 acres and has an existing 2-story frame dwelling with well and septic; the second property fronts on Persimmon Road and is 2.23 acres with no utilities. This development will have public sewer and water through connections to both Persimmon Drive and S. Trappe Road (SR 0113).

## 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 7-lot subdivision, 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 Single Family Detached, and on their proposed land use plan as Single Family Detached. 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:

1. The storm drainage easement depicted on the sketch plan does not cross the front of the neighboring property to the outfall on shoulder of South Trappe Road (SR 0113). MCPC recommends acquiring this easement and depicting it on future development plans.

2. The MCPC also recommends that the applicant consider landscaping the SWM basin as an amenity or a rain garden.

3. Review of the Upper Providence Trails and Sidewalks Map (Current) shows that a proposed high priority trail will run directly along Black Rock Road (SR 0113) in front of this property. In order to support this future priority trail connection, the MCPC recommends the construction of a multi-use trail, with a minimum width of 10 feet, along the property frontage on Black Rock Road (SR 0113).

4. According to the Upper Providence SALDO, the sidewalk along Persimmon Drive should be five (5) feet wide.

## 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 #24-0164-001 on any plans submitted for final recording.

Sincerely,



Laureen G. Sendel-Grant
Principal Transportation Planner II
Laureen.sendel-grant@montgomerycountypa.gov
610-278-3734

cc: Cindy Jerdan, cindyJ@wbhomesinc.com
Nick Feola, nfeola@vancleefengineering.com
Thomas Wright, Chair, Upper Providence Planning Commission
Scott Burton, PennDOT D-6 Regional Traffic Services, scburton@pa.gov

Attachments: 1) Aerial View; 2) Sketch Plan

*Aerial View – 781 S. Trappe Road, Upper Providence Township, Montgomery County, PA*




768 South Trappe Road - 7 lot SD
MCPC#240164001

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

0 100 200 400 Feet

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*Sketch Plan – 781 S. Trappe Road, Upper Providence Township, Montgomery County, PA*

