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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 16, 2024

Mr. Christopher Leswing, Director of Building & Planning
Building & Planning Department
Township of Lower Merion
75 East Lancaster Avenue
Ardmore, PA 19003

Re: MCPC #24-0167-001
Plan Name: 230 Church Rd
(2 dus/2 lots on approximately 0.25 acres)
Situate: Church Road (west); south of Montgomery Avenue
Lower Merion Township

Dear Mr. Leswing:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 30, 2024. We forward this letter as a report of our review and recommendations.

BACKGROUND

The applicant, Rayer Home Builders, proposes to demolish an existing home at 230 Church Road, subdivide the lot into two lots, and construct a twin dwelling. Each new lot will have vehicular access from Church Road. Additional improvements shown at this time include sidewalks, landscaping, and underground stormwater management facilities. The property is located in the township's MDR1 Medium Density Residential zoning district.

COMPREHENSIVE PLAN COMPLIANCE

The Land Use Element of the 2016 Lower Merion Township Comprehensive Plan identifies this property as High Density Residential. In addition, this area of the township is identified as a Town Center in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Town Center areas are traditional downtown areas with a mix of retail, institutional, office, and residential uses. High-density residential development next to traditional downtown areas with town centers is considered appropriate.

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

REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Based on the information provided, we have identified the following items related to the township's subdivision and land development ordinance that we feel should be addressed as part of any future land development submissions associated with this property:

A. Sidewalk and Verge Requirements. According to the Official Highway Map (Map C2) in the Circulation Element of the township's comprehensive plan, Church Road is a secondary arterial road. Section 135-4.9.C.(1) and Table 4.9.1. of the township's subdivision and land development ordinance requires a minimum of a 5-foot wide verge and a 5-foot wide sidewalk along secondary arterial roads. It appears that a sidewalk of approximately 5 feet in width is proposed, but no verge is shown.

B. Buffer Plantings. Table 5.2.2. establishes the minimum requirements for each buffer type. It appears that the applicant proposes to utilize Option 2 for a Limited Area Buffer along the side property lines. A note on the plan indicates that a 4 to 6-foot tall solid fence is proposed along the side property lines. Option 2 for a Limited Area Buffer also requires "perennials and grasses sufficient to screen 50% of the linear length of the proposed fence at the time of planting." It does not appear that any perennials or grasses are proposed to be planted.

C. Minimum Species Diversity. Section 135-5.8.A.(6) and Table 5.8.1. establish the minimum species diversity requirements. Based on the information provided in the plant schedule on Sheet L-1, it does not appear that the minimum species diversity requirement is being met for all proposed plant types. Specifically, because a total of 22 shrubs are proposed, four shrub species are required; however, only two shrubs species are proposed.

D. Minimum Soil Volume. Section 135-5.8.C. establishes the minimum soil volume for canopy trees that are proposed to be planted within planting areas of 1,000 square feet or less in area. Future submissions should include information demonstrating compliance with this requirement for the proposed street trees in the front yard areas.

TREE PROTECTION ZONE

Section 101-6.A. of the Natural Features Conservation code requires that tree protection fencing shall be placed at the dripline around trees to be retained within 25 feet of a building site, parking area or other proposed improvement. The tree protection fencing, as well as the proposed temporary sediment basin and grading, shown on Sheet 8 appears to be located within the dripline of a 22" tree that is proposed to remain along the rear property line.

STORMWATER MANAGEMENT

It appears that an underground stormwater management facility is proposed in the rear yard of each lot. From the information provided, it is unclear where any overflow from the stormwater management facilities would be piped or discharged to, if applicable.

Related to the location of the proposed underground stormwater management facilities, a temporary sediment basin appears to be proposed to be located on the same area of the site during construction. We recommend that the applicant work closely with the Montgomery County Conservation District to ensure proper precautions

are taken to avoid excessive compaction or other impacts to the soils in that area of the site during construction to ensure the eventual underground stormwater management system can function properly.

LANDSCAPE DESIGN

The required buffer plantings, including two understory trees, are shown to be planted in a very narrow space between the underground stormwater management facilities and the rear property line. We encourage the applicant to explore alternative site layouts, such as shifting the underground stormwater management facilities away from the rear property line, to provide adequate growing space for the proposed buffer plantings.

CONCLUSION

We wish to reiterate that MCPC generally supports the proposed subdivision and land development; however, we believe that our suggested revisions will better achieve Lower Merion 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 (#24-0167-001) on any plans submitted for final recording.

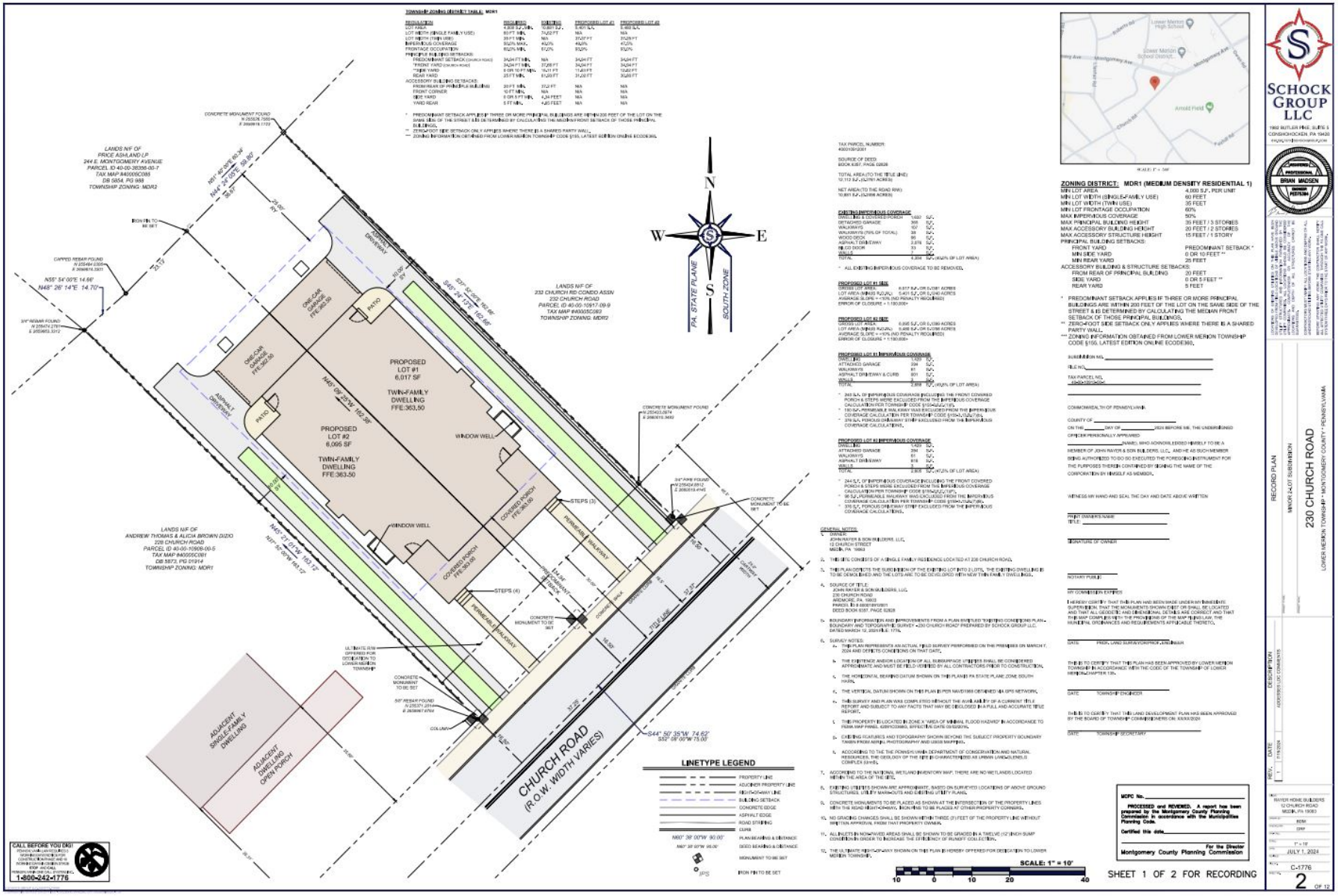
Sincerely,

Marley B Bice

Marley Bice, AICP, Community Planning Assistant Manager
610-278-3740 – marley.bice@montgomerycountypa.gov

c: Schock Group, LLC, Brian Madsen, P.E., Applicant's Engineer
Gilbert P. High, Jr., Esq., Twp. Solicitor
Ernie B. McNeely, Twp. Manager
Jody Kelley, Twp. Secretary
Joseph Mastronardo, P.E., Twp. Engineer
Charlie Doyle, Twp. Asst. Dir. of Planning
Colleen Hall, Twp. Senior Planner
Jillian Puleo-Dierks, Twp. Senior Planner
Greg Prichard, Twp. Historic Preservation Planner
Holly Colello, Twp. Planner
Sarah Carley, Twp. Planner

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


PROPOSED LOT #1
6,017 SF
TWIN-FAMILY DWELLING
FFE:363.50
PROPOSED LOT #2
6,095 SF
TWIN-FAMILY DWELLING
FFE:363.50
ONE-CAR GARAGE FFE:362.50
PATIO
ASPHALT DRIVEWAY
WINDOW WELL
COVERED PORCH FFE:363.00
STEPS (3)
STEPS (4)
PERMEABLE WALKWAY
CONCRETE MONUMENT TO BE SET
IRON PIN TO BE SET
CAPPED REBAR FOUND
CONCRETE MONUMENT FOUND
LANDS N/F OF PRICE ASH, and LP 244 E. MONTGOMERY AVENUE PARCEL ID 40-00-26356-00-7 TAX MAP #40005C085 DB 5854, PG 988 TOWNSHIP ZONING: MDR2
LANDS N/F OF 232 CHURCH RD CONDO ASSN 232 CHURCH ROAD PARCEL ID 40-00-10917-09-9 TAX MAP #40005C082 TOWNSHIP ZONING: MDR2
LANDS N/F OF ANDREW THOMAS & ALICIA BROWN DIZIO 228 CHURCH ROAD PARCEL ID 40-00-10908-00-5 TAX MAP #40005C081 DB 5873, PG 01914 TOWNSHIP ZONING: MDR1
ADJACENT SINGLE-FAMILY DWELLING
ADJACENT DWELLING OPEN PORCH
CHURCH ROAD (R.O.W. WIDTH VARIES)
PA. STATE PLANE SOUTH ZONE
LINETYPE LEGEND
PROPERTY LINE
ADJACENT PROPERTY LINE
RIGHT-OF-WAY LINE
BUILDING SETBACK
CONCRETE EDGE
ASPHALT EDGE
ROAD STRIPING
CURB
PLAN BEARING & DISTANCE
DEED BEARING & DISTANCE
MONUMENT TO BE SET
IRON PIN TO BE SET
SCALE: 1" = 10'
SCHOCK GROUP LLC
230 CHURCH ROAD
RECORD PLAN
MINOR LOT SUBDIVISION
LOWER MERION TOWNSHIP * MONTGOMERY COUNTY * PENNSYLVANIA
C-1776
SHEET 1 OF 2 FOR RECORDING
CALL BEFORE YOU DIG! 1-800-242-1776



3920PSP-230 Church Road Ardmore
MCPC#240167001

Montgomery County Planning Commission

0 50 100 200 Feet

N

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Aerial photography provided by Nearmap