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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 4, 2024

Will Brugger, Director of Planning
Towamencin Township
1090 Troxel Rd
Lansdale, PA 19446

Re: MCPC #22-0096-002
Plan Name: Old Forty Foot Road Townhouse Development
(3 lots comprising 24.21 acres)
Situate: Near Mainland Road and Sumneytown Pike
Towamencin Township

Dear Mr. Brugger:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 31, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Pulte Homes of PA, LP has submitted a sketch plan for a townhome/twin development consisting of 96 dwelling units with 240 parking spaces on 24.21 acres. The site consists of three parcels at 1560, 1580 and 1630 Old Forty Foot Road within the R-200 Residential Agricultural zoning district. It is slightly west of the I-476 interchanges at Sumneytown Pike.

COMPREHENSIVE PLAN COMPLIANCE

This submittal is generally consistent with the goals and objectives established in the County Comprehensive Plan, *Montco 2040: A Shared Vision.* The property is located in the "Suburban Residential" future land use designation, which can be expected to include land uses including less dense multifamily and single-family attached units.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, in the course of our review we have identified a number of key issues that we believe should be resolved prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

Zoning

The parcels are currently zoned as R-200 Residential/Agricultural, which does not permit townhomes or twins, per Sec. 153-401.A. Therefore, the applicant would require township review for a zoning text/map amendment, if approved. The proposed density of the development, at 3.75 dua is also significantly higher than the maximum density of .5 dua allowed in R-200. Under the current zoning, the applicant would only be able to build approximately 12 dwelling units, with the two-acre minimum lot size requirement.

Townhomes (R-5 use) are permitted by right within the MR—Multi-Family Residential District and the MRC—Mixed Residential Cluster District, and as a Conditional Use in the RBP—Residential Business and Professional Overlay District and the TVOD—Towamencin Village Overlay District. Twins (R-3 use) are permitted by right in the R-50 Residential District and the VC—Village Commercial District.

When considering a potential zoning amendment for the applicant, the Township might consider the existing subdivisions on Old Forty Foot Road, major interchanges nearby, and the proximity of denser zoning districts.

Connectivity

According to Sec. 136-504.A.(2), sidewalks are not required on either side of the road in R-200 zoning except where the Township Board of Supervisors deems it necessary. However, the applicant should be advised that if they are granted a zoning amendment, this requirement may change. In addition, the sketch plan states that "sidewalks continue throughout the community", but it is unclear whether they will be present through the entirety of the development; the applicant should clarify this on future plan submissions. To improve connectivity with the surrounding area, the applicant might consider making the trail open to a potential future connection with the nearby Village of Mainland.

Open Space

Based on the sketch plan, most of the open space appears to be reserved for Stormwater Management infrastructure. The County recommends the Township take into account the need for suitable open areas for recreation such as playgrounds and parks. The minimum area of open space for this development is between 2.5 and 3.5 acres.

Floodplains

The property has two streams associated with floodplains on the site. Therefore, the applicant will be subject to the requirements in Sec. 82 of the Township code. The southwest portion of the site appears to be encroaching upon the floodplain, which may require a variance. The applicant will also require special exception approval from the Zoning Hearing Board and the Pennsylvania Department of Environmental Protection (PDEP) because the proposed access drive crosses a stream and watercourse margin from Old Forty Foot Road.

Traffic Study

The property is across from existing subdivisions on Old Forty Foot Road, near the busy Sumneytown Pike and I-476 interchanges, and will likely see an increase in traffic if the proposal is approved. Per Sec. 136-703.I.(1), the applicant will be required to submit a traffic impact study.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal as it is generally consistent with Montgomery County and Towamencin Township's planning objectives. Please print the assigned MCPC number *#22-0096-002 on* any plans submitted for final recording.

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.

Sincerely,

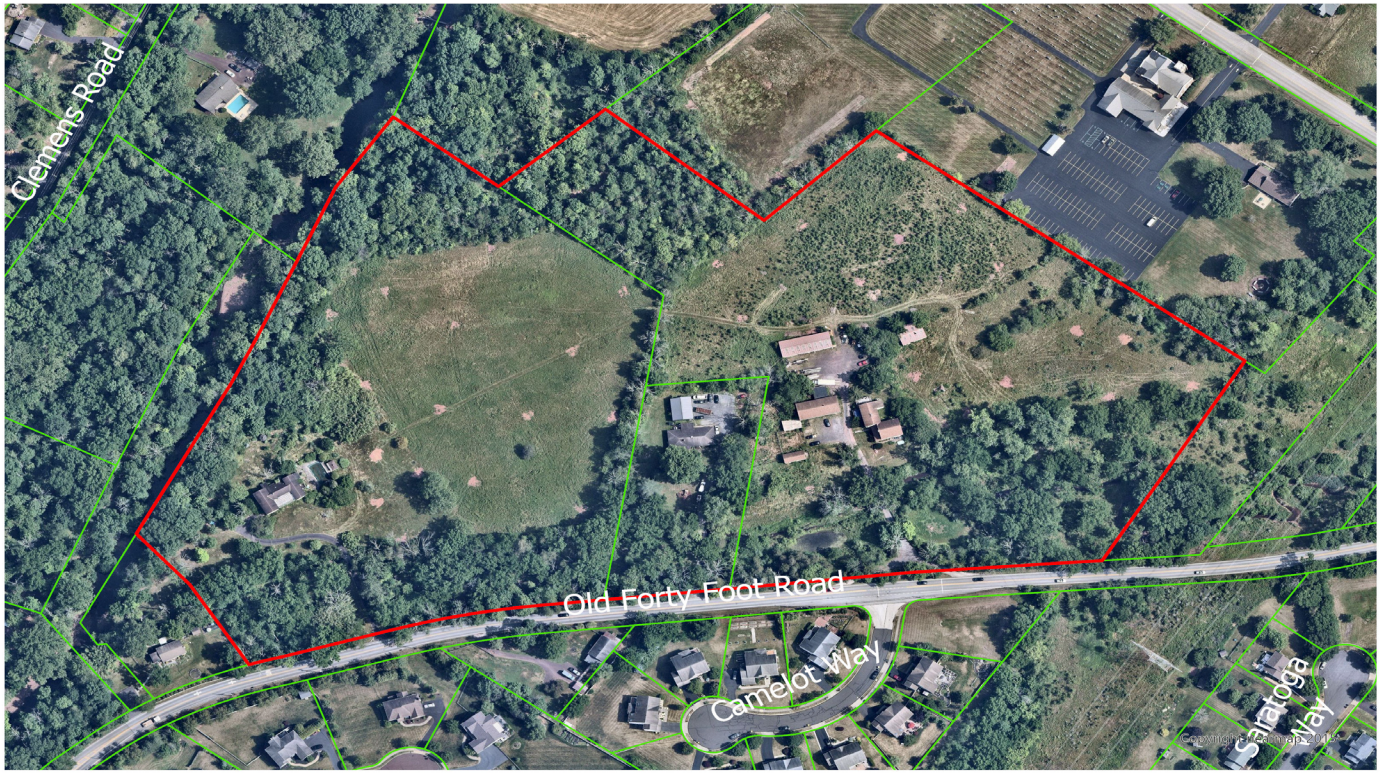
David Greenberg

David Greenberg, Senior County Planner
david.greenberg@montgomerycountypa.gov – (610)278-3741

c: Sam Carlo, Pulte Homes of PA, LP
Gregg I. Adelman, Applicant's Representative
David Kraynik, Towamencin Township Manager
Robert Iannozzi, Towamencin Township Solicitor
Mary Stover, Towamencin Township Engineer
Brett MacKay, Towamencin Township Planning Commission Chair

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

ATTACHMENTS A & B



Old Forty Foot Road
Townhouse Development
MCPC#240169001

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

N



NOTES:

GROSS SITE AREA:	25.63 AC ±
ULTIMATE R.O.W.:	1.42 AC ±
NET SITE AREA:	24.21 AC ±

PROPOSED DEVELOPMENT:

TOWNHOUSES: 30'x65'	96 DU
PARKING:	240 SP (2.50 SP/DU)

SKETCH PLAN

Old Forty Foot Road Property

TOWAMENCIN TOWNSHIP
MONTGOMERY COUNTY, PA

PULTE GROUP

Kennedy & Associates