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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 2, 2024

Mr. Paul Purtell, Director, Planning, Zoning & Inspections
Upper Moreland Township
117 Park Avenue
Willow Grove, Pennsylvania 19090-3215

Re: MCPC # 24-0170-001
Plan Name: Lot Consolidation
(2 lots comprising approximately 0.9 acre)
Situate: 4325 Shoemaker Road (closest cross street: Jason Drive)
Upper Moreland Township

Dear Mr. Purtell:

We have reviewed the above-referenced subdivision 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 applicants, James Buccafuri and Jacqueline Keegan, are proposing a minor lot consolidation of two residential lots into one lot. The larger lot (labeled as Premises 'A-1', parcel no. 59-00-15931-00-3) is 28,600 square feet (0.6 acres) and currently contains an existing single family dwelling. The smaller lot (labeled as Premises 'A-2', parcel no. 59-00-1D-195) is 10,623 square feet (0.2 acres) and is currently undeveloped, but does contain a portion of the existing paved driveway from the larger lot.

Both of the lots have frontage on Shoemaker Road and share a portion of the rear property line with Frank J. Pileggi Park. The property is located in the R-2 Residential Zoning District. Based on the plans submitted, there does not appear to be any development proposed as part of this lot consolidation.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040. The proposal is generally consistent with *MONTCO 2040: A Shared Vision*, as it is located in an area that is primarily designated "Suburban Residential" but also straddles areas that are designated "Community Mixed Use" and "Open Space," due to the proximity of the Huntington Valley Market Place and Justa Farm Shopping Center and the Pennypack and Southampton Creeks. The proposal is also generally consistent with Upper Moreland's comprehensive plan, *Upper Moreland 2040,* which categorizes the site as the

Suburban Residential future land use. The Suburban Residential future land use category is predominantly comprised of conventional suburban single-family homes. New development should complement the existing neighborhoods and should provide sidewalks to help expand the sidewalk network to areas not well-served by them and continue existing sidewalks.

Considerations should be taken to improve pedestrian connections to the shopping center in the "Community Mixed Use and Service Areas" that contains retail and services. In addition, open spaces, natural features, and parks, should be minimally developed.

RECOMMENDATION

The property is located in the R-2 Residential Zoning District, under which the required minimum lot size is 20,000 square feet with a minimum lot with of 100 feet. The smaller lot (Premises A-2) currently is 10,623 square feet and has a 50-foot lot width, which does not meet the minimum lot size or lot width required in the R-2 District. The proposed lot consolidation would result in a lot that satisfies the minimum lot requirement for the R-2 Residential District.

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 the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

SIDEWALKS

While there are no development plans associated with this lot consolidation at this time, we recommend that the applicant install sidewalks along the entire frontage of the property. We acknowledge that there are no sidewalks on the abutting properties, but there is a sidewalk within 200 feet of the property to the north, which connects to the shopping center, a pedestrian path with 300 feet of the property that leads into the park, and sidewalks within one-tenth of a mile to the south that connect into existing neighborhoods. We believe that this property, bordering a township park and within walking distance of two shopping centers, is an important link in building out the pedestrian network in the township.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Upper Moreland's planning objectives for residential development and pedestrian connectivity.

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 (24-017-001) on any plans submitted for final recording.

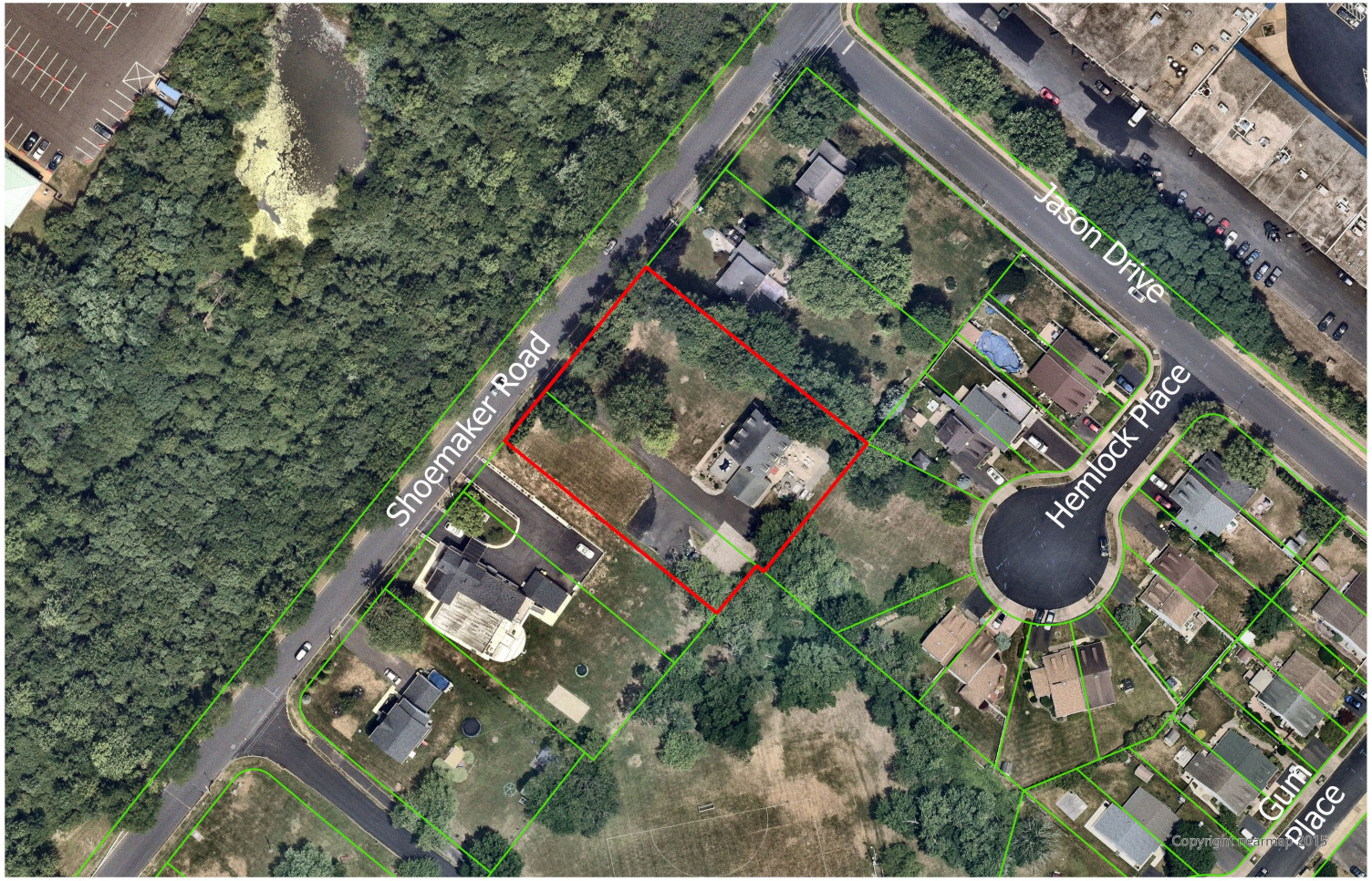
Sincerely,

Claire Warner, Senior Community Planner
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: James Buccafuri, Applicant
Martin J. Eustace, Applicant's Engineer
Patrick Stasio, Interim Township Manager, Upper Moreland Township
Jennifer Mullen, Chair, Advisory Planning Agency, Upper Moreland Township

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

ATTACHMENTS A & B



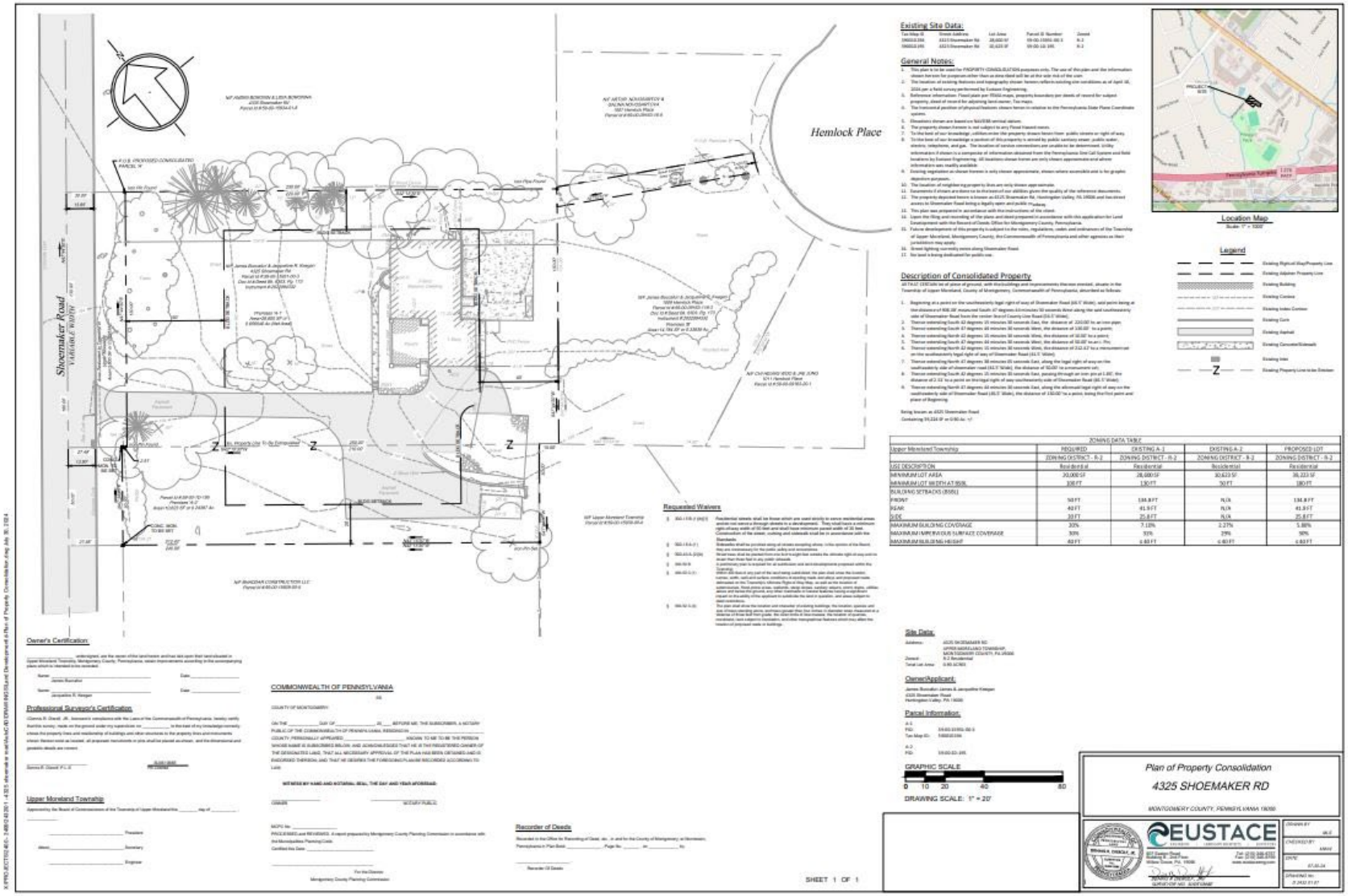
Lot Consolidation
MCPC#240170001

Montgomery County Planning Commission

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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


Shoemaker Road
Hemlock Place
Existing Site Data:
General Notes:
Description of Consolidated Property
Location Map
Legend
Requested Waivers
ZONING DATA TABLE
Upper Moreland Township
REQUIRED
EXISTING A-1
EXISTING A-2
PROPOSED LOT
ZONING DISTRICT - R-2
USE DESCRIPTION
Residential
MINIMUM LOT AREA
20,000 SF
MINIMUM LOT WIDTH AT BSBL
100 FT
BUILDING SETBACKS (BSBL)
FRONT
50 FT
REAR
40 FT
SIDE
20 FT
MAXIMUM BUILDING COVERAGE
30%
MAXIMUM IMPERVIOUS SURFACE COVERAGE
50%
MAXIMUM BUILDING HEIGHT
40 FT
Owner's Certification:
Professional Surveyor's Certification:
Upper Moreland Township:
COMMONWEALTH OF PENNSYLVANIA
Recorder of Deeds:
Site Data:
Owner/Applicant:
Parcel Information:
GRAPHIC SCALE:
0 10 20 40 80
DRAWING SCALE: 1" = 20'
Plan of Property Consolidation
4325 SHOEMAKER RD
MONTGOMERY COUNTY, PENNSYLVANIA 19030
EUSTACE
SHEET 1 OF 1