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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 26, 2024

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

RE: MCPC # 22-0184-003
Plan Name: Mont Clare Walk/765 South Collegeville Road (Formerly Lovers Lane Subdivision)
11 Lots on 9.422 acres
Situate: 765 South Collegeville Road at the corner with Lovers Lane

Dear Mr. Grace:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 4, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, General Hancock Partnership, proposes to subdivide this 9.422-acre property located at 765 South Collegeville Road into 11 single-family detached lots; the property is zoned R-2 Residential. This property fronts on South Collegeville Road at the intersection with Lovers Lane, however, all 11 lots would gain access from a new road proposed that would create a new intersection with Amanda Lane and connect to the upper portion of Lovers Lane. Three of the lots (Lots 9, 10, and 11) would use a shared driveway easement that is located between Lots 5 and 6. The remainder of the property would be used for stormwater management. There are steep slopes on the site and there is public sewer and water in Collegeville Road. MCPC previously reviewed sketch plans for this site and reported comments in letters dated August 8, 2022 and December 30, 2022.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's comprehensive plan, *Montco 2040: A Shared Vision*, identifies this area on its Future Land Use map as part of the "Suburban Residential Area". These areas have a variety of housing types, with single-family detached homes being the most prominent type, therefore this housing type would be compatible with the county's comprehensive plan.

Upper Providence Township's *2010 Comprehensive Plan's Land Use Plan* identifies this existing property as "single family detached" and their proposed land use plan as "single family detached"; the Montgomery County Planning Commission (MCPC) believes that this proposed land use is compatible with the township's current vision plan.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports this proposal. We do commend again the applicant for proposing the new road connection and keeping additional driveways off of Collegeville Road and Lovers Lane, however, in the course of our review, we have identified the issues that are still outstanding and we have other concerns that should be addressed.

REVIEW COMMENTS

ZONING

A. The R-2 Residential District requires that for a property over 5 acres, 10% of the property shall be "community areas, playgrounds and tot-lots for the comfort and convenience of the prospective residents." The applicant has indicated that this will be provided as a fee-in-lieu. The MCPC still recommends that this community area be provided onsite. Given that these lots will only be 15,000 sf with a limited back year, we feel that the residents would be better served by an open space area that is accessible within a few minutes' drive, as opposed to requiring a car ride to the nearest playground.
B. It appears that about half of the site has slopes that are 15% or greater. Therefore, they fall within the Steep Slope Conservation District (Article XVIII). We have not seen any notes addressing how the following will be addressed:

    1. A Special Exception (182-134.F) and/or Variance (182-135.B) for roads and access drives
    2. A Special Exception (182-134.A) for front, side and rear yards
    3. A Variance (182-135.A) would be required for most of the houses to be constructed.

LANDSCAPING

A. The Landscape Requirements Chart –Upper Providence on Sheet C7.o – Landscape and Lighting Plan indicates the applicant's compliance with sections of the ordinance. We have the following comments regarding two Ordinance Items:
    1. S.O.154-36.C – Street Trees. The chart states that the 14 required street trees for the Collegeville Road frontage would be satisfied by existing trees to remain. Since Collegeville Road will be improved and widened and sidewalks will be added, there is extensive grading proposed for this frontage, especially close to the corner with Lovers Lane. At the corner, there will be no remaining trees from the existing trees on the site. And further southwest along Collegeville Road, although some trees might be preserved, they would all be interior trees of the forested lot and therefore would not have the proper form to function as street trees. We therefore recommend that the township require the needed street trees along Collegeville Road.

2. S.O. 154-36.D – Buffer planting requirements.
   a) The chart indicates that the required reverse-frontage landscape buffer will be satisfied by the existing trees to be preserved. We question whether the small cluster of trees to be preserved will properly function as this buffer and suggest the township discuss additional buffering in this area.
   b) The chart indicates that the southern and non-road frontage along the western property line will be satisfied with existing preserved trees. As in item a) above, we question if this will be achievable, given the extensive grading along this property line for the retaining walls and basins.

CONCLUSION

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

Please note that the review recommendation contained in this report is 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 #22-0184-003 on any plans submitted for final recording.

Sincerely,

Pattie E. B. Guttenplan

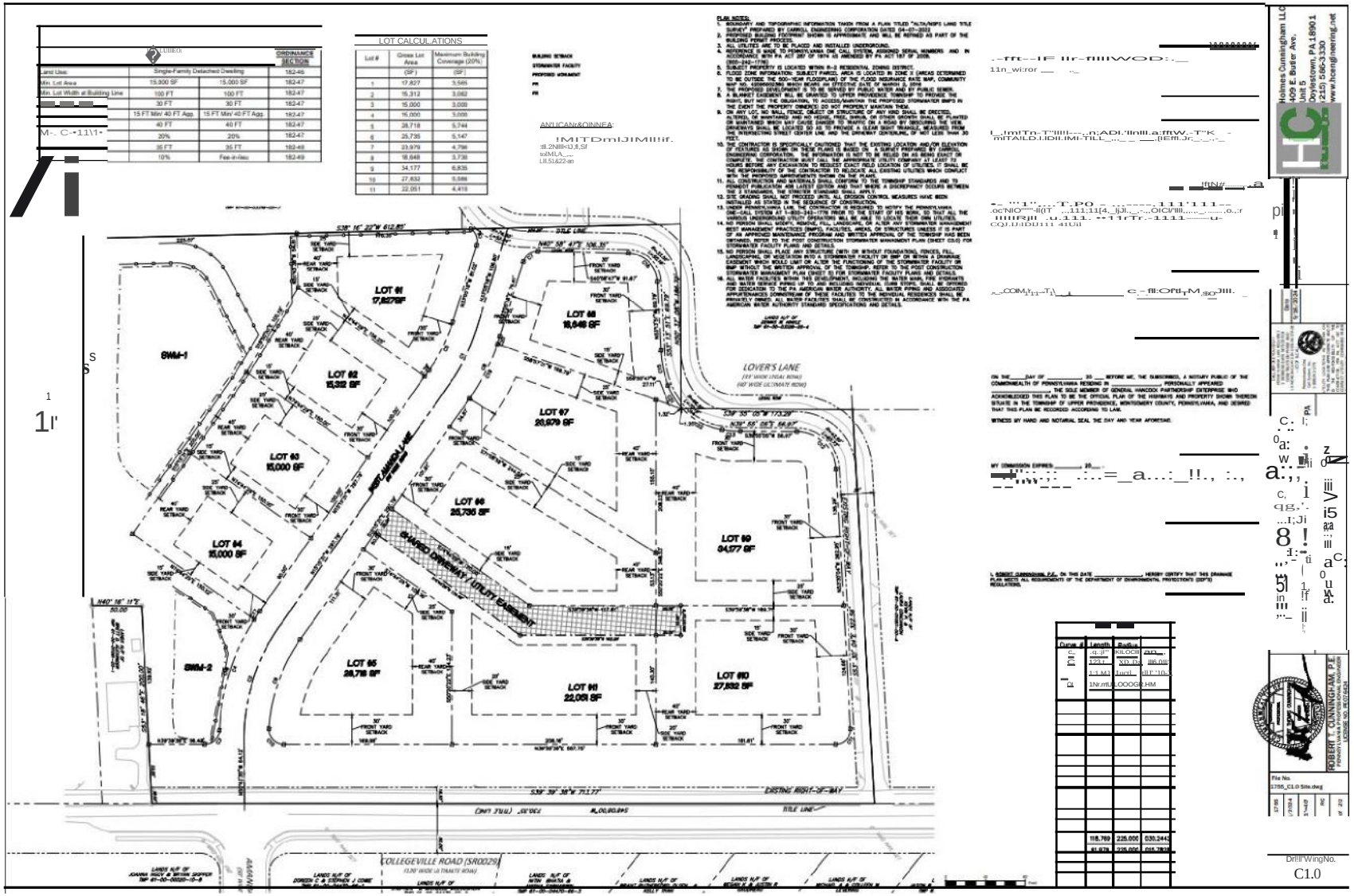
Pattie E. B. Guttenplan, RLA, AICP
Assistant Director of Design & Outreach
pattie.guttenplan@montgomerycountypa.gov
610-278-3972

cc: Ben Goldthorpe, General Hancock Partnership Enterprises, ben@penningtonpropertygroup.com
Thomas Wright, Chair, Upper Providence Planning Commission
Fran Hanney, PennDOT
Scott Burton, PennDOT
Paul Lutz, PennDOT

ATTACHMENTS



265 South Collegeville Road
MCPC#220184003


LOT CALCULATIONS
LOT 91 17,827SF
LOT 92 15,32 SF
LOT 93 15,000 SF
LOT 94 15,000 SF
LOT 95 20,776 SF
LOT 96 25,735 SF
LOT 97 20,979 SF
LOT 98 18,648 SF
LOT 99 04,577 SF
LOT 910 27,932 SF
LOT 911 22,051 SF
SWM-1
SWM-2
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LOVER'S LANE
COLLEGEVILLE ROAD (SR0029)
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Holmes Cunningham LLC
409 E. Butler Ave.
Unit 5
Doylestown, PA 18901
(215) 566-3330
www.hcengineering.net
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C1.0