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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 3, 2024

Matt West, Borough Manager
Narberth Borough
100 Conway Ave
Narberth, PA 19072

Re: MCPC #24-0236-001
202 Dudley Avenue
Subdivision and Preliminary Land Development Plan
Narberth Borough

Dear Mr. West:

We have reviewed the above-referenced land development plan as you requested on November 1, 2024 in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code." We forward this letter as a report of our review:

BACKGROUND

Vince Sposato, the applicant, has submitted a preliminary land development and subdivision plan. This application features the subdivision of a 9,395 square foot lot occupied by a twin house, detached garage, and in-ground pool. It will be subdivided into a 4,207 square foot lot with the existing twin house and the detached garage and a 5,188 square foot lot with the development of a detached house with a single dwelling and a detached garage. The applicant has submitted a preliminary plan dated October 15, 2024.

COMPLIANCE WITH COMPREHENSIVE PLANS

The plan is consistent with *MONTCO 2040: A Shared Vision,* the comprehensive plan for Montgomery County. The development falls within the "Town Residential Area" on the future land use map. This future land use primarily calls for pedestrian oriented development and a diverse selection of housing types that match the character of the housing in the immediate neighborhood. Such housing types include small lot single family homes and twins.

The plan is not consistent with the *Narberth 2040 Comprehensive Plan*. The borough's plan indicates 202 Dudley Ave is within the Extended Downtown future land use. This future land use features mixed-use with multi-family residential being developed to support the commercial uses. While the proposed development

is not consistent with the borough's comprehensive plan, it does serve as a continuation of the neighboring development pattern and uses.

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 borough may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

HOUSING

A. Comprehensive Plan: As indicated in *Compliance with Comprehensive Plans*, a single-family detached home is not identified as a future land use for this parcel. The county encourages the borough and the applicant to explore the possibility of a two-family detached house on the new lot. This better aligns with the comprehensive plan. Another option could be for the interior utilities and layout to make a conversion to a two-family home easier in the future, possibly using an 'Open Bouwen' concept. This could allow the property owners to easily flex the building to their needs.

ZONING

A. Accessory Building: There is no indication on the plans whether the accessory building is setback 3' from the side or rear of the lot. The county encourages the applicant to review the plans to verify the setback.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the borough's planning objectives for 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 (#24-0236-001) on any plans submitted for final recording.

Sincerely,

Timothy P. Staub, Senior Community Planner
Timothy.Staub@montgomerycountypa.gov – 610-278-3751

c: Todd Bressi, Chair, Narberth Planning Commission
John Walko, Esq., Borough Solicitor
Kevin Walsh, Zoning Officer
Alan Guzzardo, Assistant Manager
Jessica Buck, District Manager, MCCD
Jennifer Dougherty, AICP, SEPTA
Vincent P. Sposato, Applicant
Christopher C. Yohn, P.E. Applicant's Representative

Attachment 1: Aerial Image of the Property
Attachment 2: Development Plan

ATTACHMENT 1



202 Dudley Avenue
MCPC#240236001

Montgomery County Planning Commission
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www.montcopa.org/planning
Aerial photography provided by Nearmap

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ATTACHMENT 2

