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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 5, 2024

Mr. Anthony Hamaday, Township Manager
Upper Merion Township
175 West Valley Forge Road
King of Prussia, PA 19406

Re: MCPC #24-0239-001
Plan Name: 252 Arden Road
(4 lots comprising 3.15 acres)
Situate: 252 Arden Road
Upper Merion Township

Dear Mr. Hamaday:

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 November 7, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Arden 252 Development LLC, has proposed the construction of a 4 lot, single family residential subdivision, totaling 3.15 acres, in Upper Merion Township. The site will contain associated access drives, sidewalks, utilities and landscaping. Proposed access to the lots will be via common drives. All units will be connected to public sewer and water.

COMPREHENSIVE PLAN COMPLIANCE

This area of Upper Merion Township is identified as Suburban Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040*: A Shared Vision. Suburban Residential Areas are residential areas which depend on automobiles for transportation and often have extensive landscaping on individual properties. We believe that this plan is compliant with *Montco 2040*.

Upper Merion's 2005 Land Use Plan is broadly supportive of suburban residential infill development.

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 township may wish to consider. Our comments are as follows:

REVIEW COMMENTS

SIDEWALK & ROAD LAYOUT

A. New houses with sidewalks were recently constructed next to the proposed development along Arden Road. The sidewalk should be continued along Arden Road in front of the proposed development.

VEHICULAR ACCESS

A. Discussions between the Township and the applicant resulted in the proposal of two driveways, one to access Garrison Way, and another to access Arden Road. We recommend all four homes share one driveway to access just Arden Road, which would be more affordable/less expensive and require less maintenance. Also, a second driveway to access Garrison Road would require additional expense to build a stream crossing, and would also disturb the creek and woods.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, however, we believe that our suggested revisions will better achieve the township's goals.

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 (#24-0239-001) on any plans submitted for final recording.

Sincerely,



Ryan Lamberti, Environmental Planner II

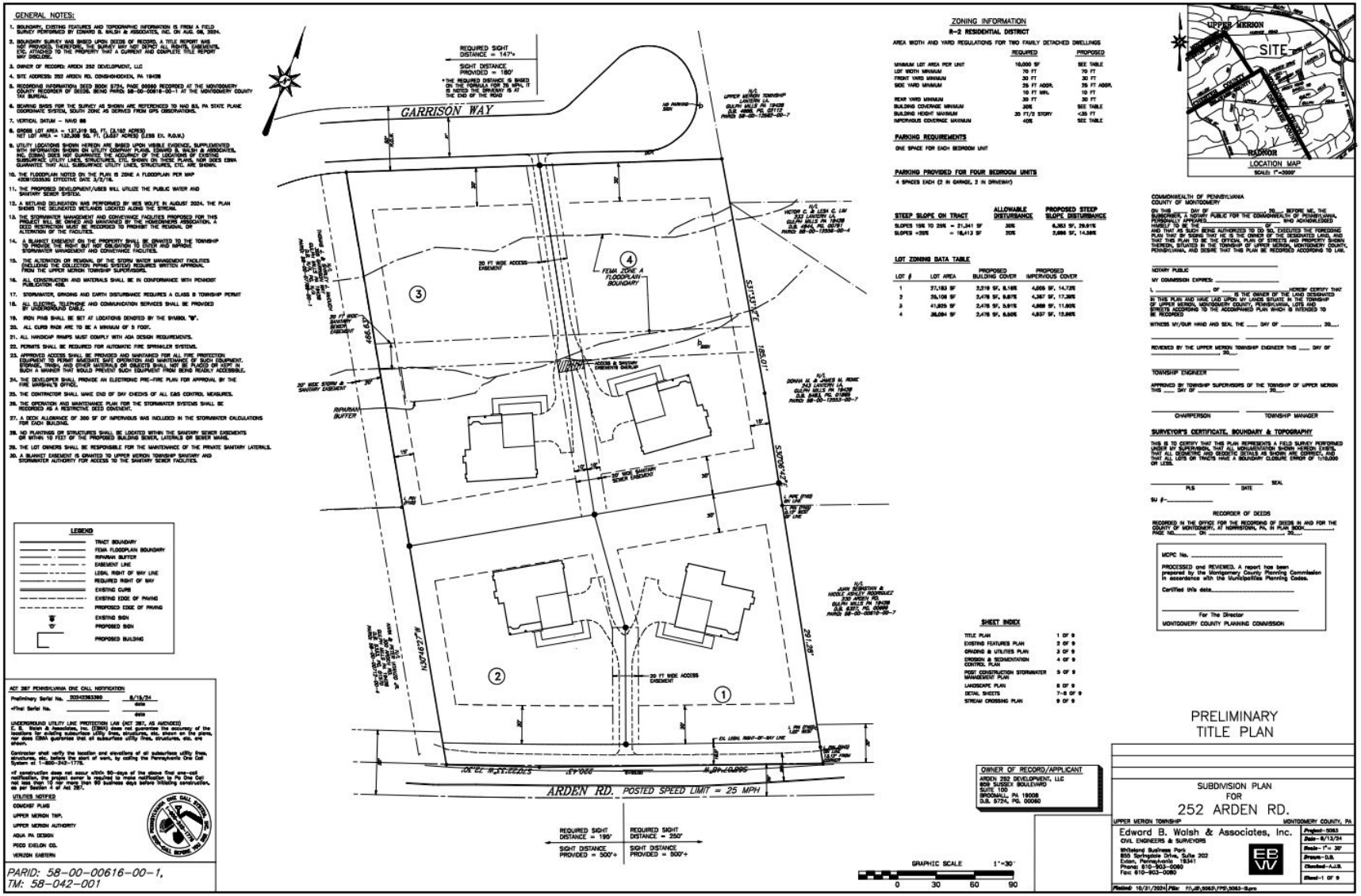
610-278-3729 – Ryan.Lamberti@montgomerycountypa.gov

c: Edward B. Walsh & Assoc, Inc., Applicant's Representative
Matthew Popek, Chair, Township Planning Commission
Jarrett Lash, Community Development & Planning Officer

Attachments: (A) Site Plan
(B) Aerial

ATTACHMENT A

Site Plan – 252 Arden Road, Upper Merion Township



ATTACHMENT B

Aerial – 252 Arden Road, Upper Merion Township



252 Arden Road
MCPC#240239001

Montgomery County Planning Commission
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Aerial photography provided by Nearmap

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