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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 20, 2024

Dan DeMeno, Manager
Worcester Township
1721 South Valley Forge Road
P.O. Box 767
Worcester, PA 19490

Re: MCPC #24-0241-001
Plan Name: C. Bradford & Sandra B. Smith - Minor Subdivision
(2 lots comprising approx. 10.11 acres)
Situate: Fisher Road and Valley Forge Road
Worcester Township

Dear Mr. DeMeno:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 8, 2024. We forward this letter as a report of our review and recommendations.

BACKGROUND

The Applicants, C. Bradford and & Sandra B. Smith, have submitted a preliminary plan proposing the subdivision and development of a 10.11-acre residential tract with one single-family dwelling and several outbuildings into one additional single-family lot, totaling two lots in the LPD Land Preservation Zoning District. The existing dwelling with outbuildings will be subdivided into a new 7.9-acre parcel, whereas the other new lot will be 2.3 acres. The development will be served by private wells and on-lot septic systems.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040: A Shared Vision, Montgomery County's Comprehensive Plan, identifies the Future Land Use of the tract in question as 'Rural Resource Area, which is appropriate for both scattered single-family residential and low-density residential development, generally. As this is what is envisioned in this development, this proposal appears consistent with the Comprehensive Plan. The Future Land Use Map of Worcester Townships' 2008 Comprehensive Plan identifies the general area of this development as 'Countryside;' this residential development appears consistent with that designation.

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 prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

A. ZONING

1. Existing Nonconformities. The Township should confirm that the existing buildings in Lot 1 within the required rear setback are indeed permissible existing conformities to the Zoning ordinance.

2. Riparian Corridor Conservation District. It appears that a new on-lot system is proposed for Lot 1. However, it is proposed within Zone 2 of the designated Riparian Corridor Conservation District (RCCD), as it relates to the Unnamed Tributary of the Zacharias Creek on the property. As per **§150-146.8.N** of the zoning ordinance, "subsurface sewage disposal areas" are prohibited from the District and, if not removed or relocated, may require a variance. An existing on-lot system for Lot 1 also appears to be in the RCCD, though the Township may determine this to be an existing nonconformity.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the Township's planning objectives for residential 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 (*#24-0241-001*) on any plans submitted for final recording.

Sincerely,

Brian J. Olszak, Principal Trails & Open Space Planner
brian.olszak@montgomerycountypa.gov - 610-278-3737

c: Scott T. Camburn, Urwiler & Walter Inc., Applicant's Representative

Christian Jones, Assistant Township Manager
Jessica Buck, District Manager, MCCD

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

ATTACHMENT A: AERIAL



C. Bradford & Sandra B. Smith
Minor Subdivision
MCPC#240241001

Montgomery County Planning Commission

0 100 200 400 Feet

N

Montgomery County Courthouse - Planning Commission
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Aerial photography provided by Nearmap

ATTACHMENT B: SITE PLAN

