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MONTGOMERY COUNTY
PLANNING COMMISSION
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 20, 2024

Mr. Christopher Leswing, Director of Building & Planning
Building & Planning Department
Township of Lower Merion
75 East Lancaster Avenue
Ardmore, PA 19003

Re: MCPC #24-0242-001
Plan Name: 1425 & 1445 Mt Pleasant Road
(2 lots comprising 5.78 acres)
Situate: Mount Pleasant Road (E); south of Prospect Hill Road
Lower Merion Township

Dear Mr. Leswing:

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 November 11, 2024. We forward this letter as a report of our review and recommendations.

BACKGROUND

The applicant proposes to transfer 10,382 square feet of land from 1425 Mount Pleasant Road (Lot #2) to 1445 Mount Pleasant Road (Lot #1). In addition, an existing pool house located on the property line between the two properties is shown to be removed. The property is located in the township's LDR1 Low Density Residential zoning district.

COMPREHENSIVE PLAN COMPLIANCE

The Land Use Element of the 2016 Lower Merion Township Comprehensive Plan identifies these properties as Low & Medium Density Residential. In addition, this area of the township is identified as a 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.

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 Lower Merion Township may wish to consider prior to final plan approval. Our review comments are as follows:

REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Section 135-4.9.F.(1) of the township's subdivision and land development ordinance states that "sidewalks shall be provided along all existing and proposed public and private streets." Although there are no sidewalks currently on properties immediately adjacent to the site, §135-4.9.F.(3) of the township's subdivision and land development ordinance provides standards for when deferral of sidewalk installation, or the construction of alternative off-road pedestrian pathways, may be appropriate.

EXISTING SITE IMPROVEMENTS

It appears that part of the intent of the proposed lot line change is to have all site improvements associated with each property located fully on that property. For example, a pool house that appears to be associated with the pool on Lot #2 but is partially located on Lot #1 is shown to be removed. However, a pedestrian walkway to the pool house and a driveway between the two lots is shown to now be located partially on Lot #1 and partially on Lot #2. If these existing improvements that are partially located on both properties are proposed to remain, an access easement may be needed.

CONCLUSION

We wish to reiterate that MCPC generally supports the proposed lot line change; however, we believe that our suggested revisions will better achieve Lower Merion 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 (#24-0242-001) on any plans submitted for final recording.

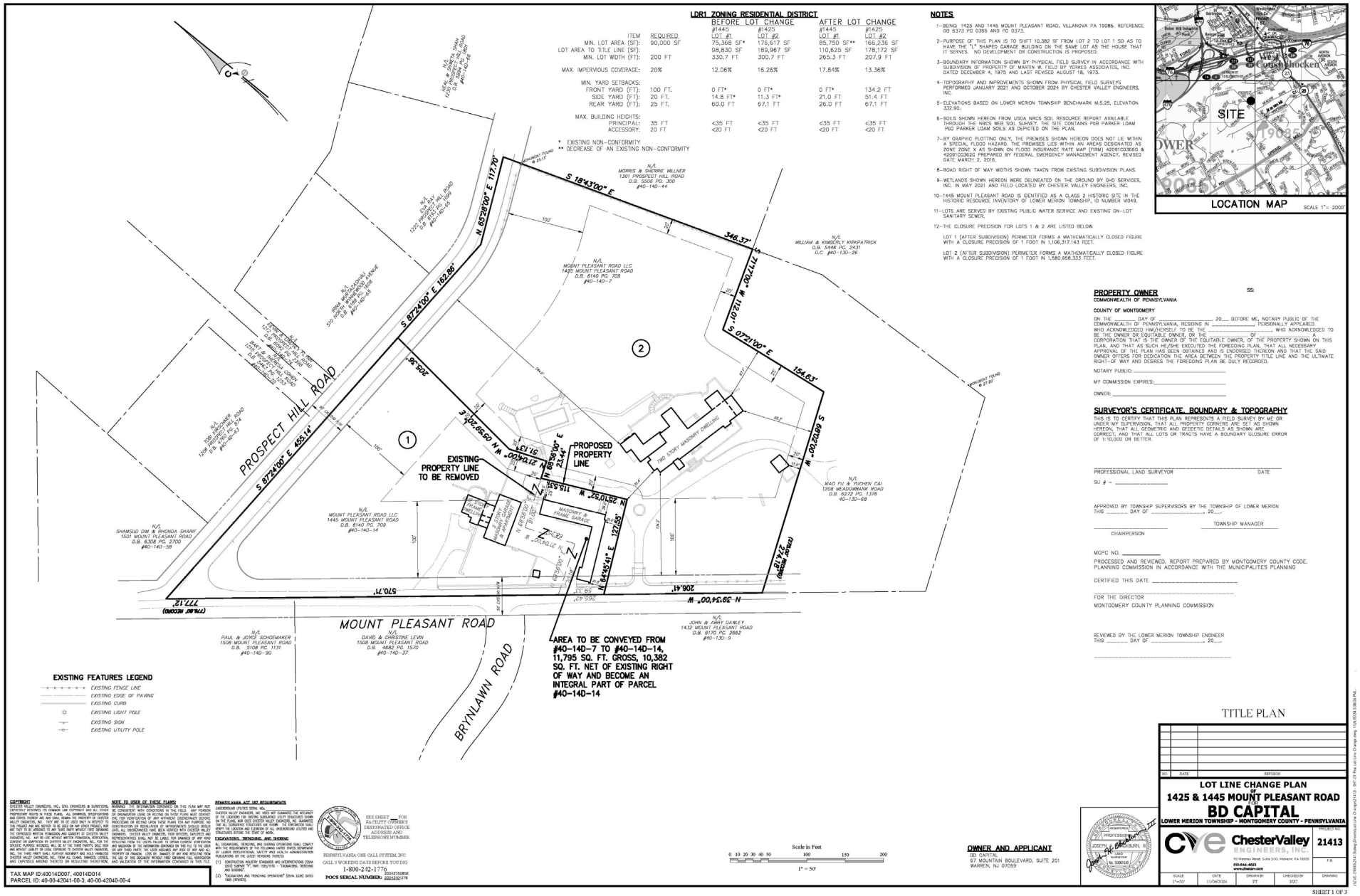
Sincerely,

Marley B Bice

Marley Bice, AICP, Community Planning Assistant Manager
610-278-3740 – marley.bice@montgomerycountypa.gov

c: Neal Camens, P.E., Applicant's Representative
Gilbert P. High, Jr., Esq., Twp. Solicitor
Ernie B. McNeely, Twp. Manager
Jody Kelley, Twp. Secretary
Joseph Mastronardo, P.E., Twp. Engineer
Charlie Doyle, Twp. Asst. Dir. of Planning
Colleen Hall, Twp. Senior Planner
Greg Prichard, Twp. Historic Preservation Planner
Holly Colello, Twp. Planner
Sarah Carley, Twp. Planner
Hope Viviani, Twp. Planning Technician

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


LDR1 ZONING RESIDENTIAL DISTRICT
BEFORE LOT CHANGE
AFTER LOT CHANGE
ITEM | REQUIRED | #1445 LOT #1 | #1425 LOT #2 | #1445 LOT #1 | #1425 LOT #2
MIN. LOT AREA (SF): 90,000 SF | 75,368 SF* | 176,617 SF | 85,750 SF** | 166,236 SF
LOT AREA TO TITLE LINE (SF): | 98,830 SF | 189,967 SF | 110,625 SF | 178,172 SF
MIN. LOT WIDTH (FT): 200 FT | 330.7 FT | 300.7 FT | 265.3 FT | 207.9 FT
MAX. IMPERVIOUS COVERAGE: 20% | 12.06% | 16.26% | 17.84% | 13.36%
MIN. YARD SETBACKS:
FRONT YARD (FT): 100 FT. | 0 FT* | 0 FT* | 0 FT* | 134.2 FT
SIDE YARD (FT): 20 FT. | 14.8 FT* | 11.3 FT* | 21.0 FT | 51.4 FT
REAR YARD (FT): 25 FT. | 60.0 FT | 67.1 FT | 26.0 FT | 67.1 FT
MAX. BUILDING HEIGHTS:
PRINCIPAL: 35 FT | <35 FT | <35 FT | <35 FT | <35 FT
ACCESSORY: 20 FT | <20 FT | <20 FT | <20 FT | <20 FT
* EXISTING NON-CONFORMITY
** DECREASE OF AN EXISTING NON-CONFORMITY
NOTES
1-BEING: 1425 AND 1445 MOUNT PLEASANT ROAD, VILLANOVA PA 19085. REFERENCE DB 6373 PG 0368 AND PD 0373.
2-PURPOSE OF THIS PLAN IS TO SHIFT 10,382 SF FROM LOT 2 TO LOT 1 SO AS TO HAVE THE "L" SHAPED GARAGE BUILDING ON THE SAME LOT AS THE HOUSE THAT IT SERVES. NO DEVELOPMENT OR CONSTRUCTION IS PROPOSED.
3-BOUNDARY INFORMATION SHOWN BY PHYSICAL FIELD SURVEY IN ACCORDANCE WITH SUBDIVISION OF PROPERTY OF MARTIN W. FIELD BY YERKES ASSOCIATES, INC. DATED DECEMBER 4, 1975 AND LAST REVISED AUGUST 18, 1975.
4-TOPOGRAPHY AND IMPROVEMENTS SHOWN FROM PHYSICAL FIELD SURVEYS PERFORMED JANUARY 2021 AND OCTOBER 2024 BY CHESTER VALLEY ENGINEERS, INC.
5-ELEVATIONS BASED ON LOWER MERION TOWNSHIP BENCHMARK M.S.25, ELEVATION 332.90.
6-SOILS SHOWN HEREON FROM USDA NRCS SOIL RESOURCE REPORT AVAILABLE THROUGH THE NRCS WEB SOIL SURVEY. THE SITE CONTAINS PbB PARKER LOAM PbD PARKER LOAM SOILS AS DEPICTED ON THE PLAN.
7-BY GRAPHIC PLOTTING ONLY, THE PREMISES SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD. THE PREMISES LIES WITHIN AN AREAS DESIGNATED AS ZONE ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) 42091C0356G & 42091C0362G PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, REVISED DATE MARCH 2, 2016.
8-ROAD RIGHT OF WAY WIDTHS SHOWN TAKEN FROM EXISTING SUBDIVISION PLANS.
9-WETLANDS SHOWN HEREON WERE DELINEATED ON THE GROUND BY GHD SERVICES, INC. IN MAY 2021 AND FIELD LOCATED BY CHESTER VALLEY ENGINEERS, INC.
10-1445 MOUNT PLEASANT ROAD IS IDENTIFIED AS A CLASS 2 HISTORIC SITE IN THE HISTORIC RESOURCE INVENTORY OF LOWER MERION TOWNSHIP, ID NUMBER V0149.
11-LOTS ARE SERVED BY EXISTING PUBLIC WATER SERVICE AND EXISTING ON-LOT SANITARY SEWER.
12-THE CLOSURE PRECISION FOR LOTS 1 & 2 ARE LISTED BELOW.
LOT 1 (AFTER SUBDIVISION) PERIMETER FORMS A MATHEMATICALLY CLOSED FIGURE WITH A CLOSURE PRECISION OF 1 FOOT IN 1,106,317.143 FEET.
LOT 2 (AFTER SUBDIVISION) PERIMETER FORMS A MATHEMATICALLY CLOSED FIGURE WITH A CLOSURE PRECISION OF 1 FOOT IN 1,580,958.333 FEET.
SITE
LOCATION MAP
SCALE 1"= 2000'
PROSPECT HILL ROAD
MOUNT PLEASANT ROAD
BRYNLAWN ROAD
S 18°43'00" E 348.37'
N 85°28'00" E 117.70'
S 87°24'00" E 162.86'
S 87°24'00" E 455.14'
S 18°43'00" E 717.00'
S 07°21'00" E 154.63'
N 39°34'00" W 206.47'
N 39°34'00" W 570.71'
N 00°22'59" W 274.78'
EXISTING PROPERTY LINE TO BE REMOVED
PROPOSED PROPERTY LINE
TWO STORY MASONRY DWELLING
MASONRY & FRAME GARAGE
AREA TO BE CONVEYED FROM #40-14D-7 TO #40-14D-14, 11,795 SQ. FT. GROSS, 10,382 SQ. FT. NET OF EXISTING RIGHT OF WAY AND BECOME AN INTEGRAL PART OF PARCEL #40-14D-14
EXISTING FEATURES LEGEND
EXISTING FENCE LINE
EXISTING EDGE OF PAVING
EXISTING CURB
EXISTING LIGHT POLE
EXISTING SIGN
EXISTING UTILITY POLE
PROPERTY OWNER
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY
SS:
NOTARY PUBLIC:
MY COMMISSION EXPIRES:
OWNER:
SURVEYOR'S CERTIFICATE, BOUNDARY & TOPOGRAPHY
THIS IS TO CERTIFY THAT THIS PLAN REPRESENTS A FIELD SURVEY BY ME OR UNDER MY SUPERVISION, THAT ALL PROPERTY CORNERS ARE SET AS SHOWN HEREON, THAT ALL GEOMETRIC AND GEODETIC DETAILS AS SHOWN ARE CORRECT, AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1:10,000 OR BETTER.
PROFESSIONAL LAND SURVEYOR
DATE
SU # -
APPROVED BY TOWNSHIP SUPERVISORS BY THE TOWNSHIP OF LOWER MERION
CHAIRPERSON
TOWNSHIP MANAGER
MCPC NO.
PROCESSED AND REVIEWED, REPORT PREPARED BY MONTGOMERY COUNTY CODE, PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING
CERTIFIED THIS DATE
FOR THE DIRECTOR
MONTGOMERY COUNTY PLANNING COMMISSION
REVIEWED BY THE LOWER MERION TOWNSHIP ENGINEER
OWNER AND APPLICANT
BD CAPITAL
67 MOUNTAIN BOULEVARD, SUITE 201
WARREN, NJ 07059
TAX MAP ID:40014D007, 40014D014
PARCEL ID: 40-00-42041-00-3, 40-00-42040-00-4
Scale in Feet
0 10 20 30 40 50 100 150 200
1" = 50'
TITLE PLAN
LOT LINE CHANGE PLAN
OF
1425 & 1445 MOUNT PLEASANT ROAD
FOR
BD CAPITAL
LOWER MERION TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA
ChesterValley ENGINEERS, INC.
21413
SCALE 1"=50'
DATE 11/06/2024
DRAWN BY PT
CHECKED BY MJC
SHEET 1 OF 3



1425 & 1445 Mt. Pleasant Road
MCPC#240242001

Montgomery County Planning Commission

0 50 100 200 Feet

N

Montgomery County Courthouse - Planning Commission
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Aerial photography provided by Nearmap