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**MONTGOMERY COUNTY**
**PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
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610-278-3722 • FAX: 610-278-3941
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 6, 2024

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

Re: MCPC #24-0261-001
Plan Name: 572 Avon Rd & 684 N. Henderson Rd.
(2 lots comprising 2.32 acres)
Situate: 572 Avon Rd & 684 N. Henderson Rd.
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 25, 2024. We forward this letter as a report of our review.

## BACKGROUND

The applicants, Russell & Diana L.M. Mitchell, have proposed a lot line change at their property in Upper Merion Township. The applicant's lot (Lot A) would gain approximately 31,866 square feet from the neighboring property (Lot B), extending their lot line to the south.

## 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 development.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have found it to be generally consistent with *Montco 2040* and Upper Merion's 2005 Land Use Plan.

## CONCLUSION

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 (#24-0261-001) on any plans submitted for final recording.

Sincerely,



Ryan Lamberti, Environmental Planner II

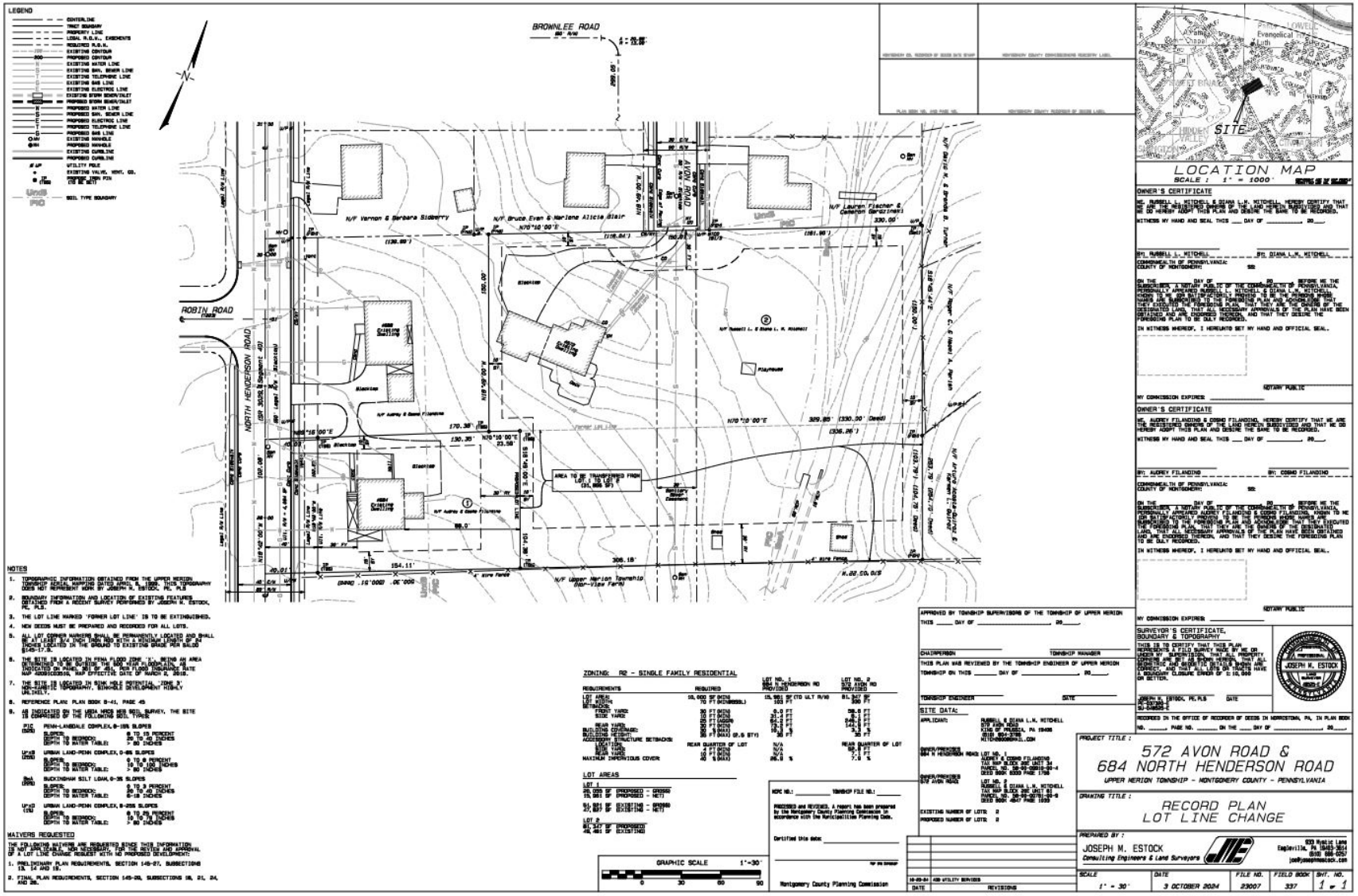
610-278-3729 – Ryan.Lamberti@montgomerycountypa.gov

c: Joseph M. Estock, PE PLS
Matthew Popek, Chair, Township Planning Commission
Jarrett Lash, Community Development & Planning Officer

Attachments: (A) Site Plan
(B) Aerial

## ATTACHMENT A

*Site Plan – 572 Avon Rd & 684 N. Henderson Rd., Upper Merion Township*



## ATTACHMENT B

*Aerial – 572 Avon Rd & 684 N. Henderson Rd., Upper Merion Township*




572 Avon Road &
684 North Henderson Road
MCPC#240261001

Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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Aerial photography provided by Nearmap