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PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 18, 2024

Ms. Marianne McConnell, Director of Planning & Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, Pennsylvania 18936-9605

Re: MCPC #24-0265-001
Plan Name: 107 Knapp Road Subdivision
(2 lots, approximately 1.16 acres)
Situate: 107 Knapp Road, near Sycamore Drive
Montgomery Township

Dear Ms. McConnell:

We have reviewed the above-referenced preliminary subdivision proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 3, 2024. We forward this letter as a report of our review.

BACKGROUND

Caracausa Acquisitions, LP has submitted a minor subdivision plan to subdivide the existing parcel at 107 Knapp Road into 2 residential buildable lots. The existing parcel measures 128,522 square feet; the existing home will be on the new Lot 1 which will measure 29,234 square feet (greater than the minimum 20,000 square feet lot size required by the R-2 Residential zoning district), while the remaining largely undeveloped 99,288 square feet of land off of Sycamore Drive will be placed in Lot 2. A number of items on Lot 2 are proposed to be removed, including several existing structures, a pool, a driveway, and fences. Additional zoning requirements will all be met regarding setbacks, impervious coverage, and building heights on both lots. Lot 1 will maintain its driveway access off of Knapp Road, while no access is currently shown for Lot 2 as part of this subdivision plan.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's 2015 Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this parcel as part of the Suburban Residential Area on its future land use map, and supports infill development that respects the character of existing residential communities while minimizing any impacts of new development on neighboring developed properties. We believe that the land development application is compliant with *Montco 2040*.

Montgomery Township's 2022 Comprehensive Plan shows this property in the Lower Density Residential area on its Future Land Use Map, which is characterized by 15,000 to 40,000 square foot lots containing single-family detached residential units. The housing implementation strategies section includes encouraging a variety of housing types at appropriate densities and scale through land use and adaptive re-use provisions. We believe that this proposal is compliant with the 2022 Comprehensive Plan.

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

REVIEW COMMENTS

LANDSCAPING

We note that the current area of Lot 2 is heavily wooded, and any subdivision plan would likely lead to some sort of future land development. However, as this is considered a minor subdivision of two lots for residential usage, this may be the only time in which the township is able to weigh in on the process. The Township's Zoning Code Section 205-53.A notes that "all subdivisions and land developments shall be laid out in such a manner so as to preserve the healthy trees and shrubs on the site whenever possible". We would ask the township to work with the current applicant and any future owners of Lot 2 to ensure that trees on the site are appropriately protected during construction as feasible, and that the township's tree replacement requirements are followed for those that need to be removed during construction of any new development.

CONCLUSION

We wish to reiterate that MCPC generally supports the township's proposal but we believe that our comments will better achieve Montgomery 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 (#24-0265-001) on any plans submitted for final recording.

Sincerely,

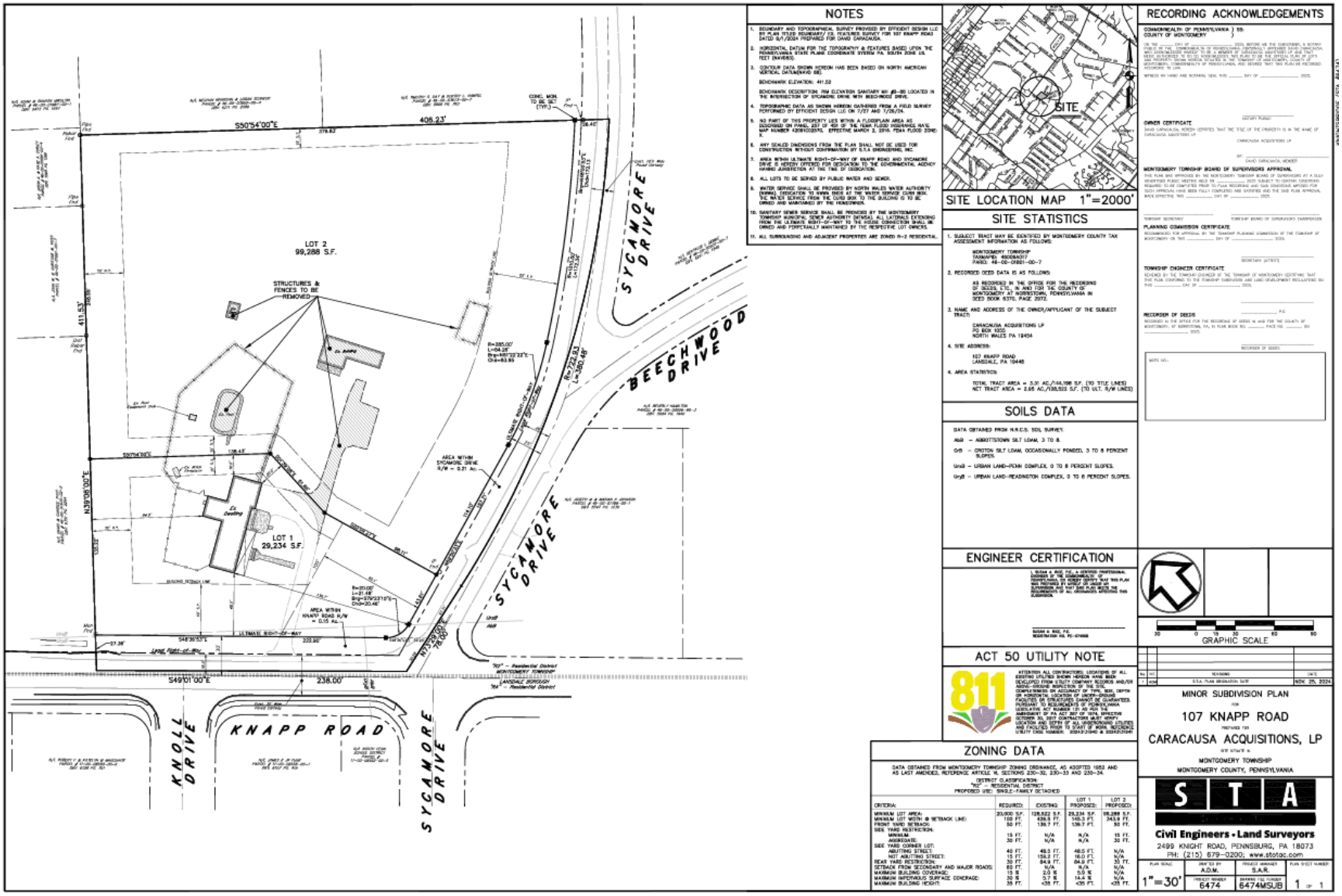
Matthew Popek

Matthew Popek, AICP
Transportation Planning Assistant Manager
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c: Carolyn McCreary, Twp. Manager
Jim Rall, Chrm., Twp. Planning Commission
David J. Caracausa, Applicant's Representative

Attachments: (1) Site Plan
(2) Aerial

Site Plan – 107 Knapp Road, Montgomery Township



Aerial – 107 Knapp Road, Montgomery Township



107 Knapp Road Subdivision
MCPC#240265001

Montgomery County Planning Commission
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Aerial photography provided by Nearmap

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