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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 21, 2025

Mr. Geoffrey Grace, Director of Planning and Zoning
Upper Providence Township
P.O. Box 406
Oaks, Pennsylvania 19456

RE: MCPC #25-0015-001
Plan Name: Millennium Estates Subdivision
4 Single-Family lots on 6.31 acres
Situate: 650 Egypt Road, Phoenixville, PA, 19460
Upper Providence Township

Dear Mr. Grace:

We have reviewed the above-referenced subdivision/land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 24, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, 650 Egypt, LLC, proposes to demolish two existing structures on the property and developing four (4) single family residences on 6.31 acres. This proposed development is in the R-1 Residential-Agricultural District. This is a single parcel property being subdivided into four (4) separate parcels that will be serviced by public sewer and water.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this area on its Development Potential map as Designated Growth Area – Developed Land, and on its Future Land Use map as a Suburban Residential Area. As this request is for a 4 single family detached development, the Montgomery County Planning Commission finds this project to be consistent with the goals and objectives established in the County's comprehensive plan.

Upper Providence Township's *2024 Comprehensive Plan's* Land Use Plan identifies the property Single Family Detached, and on their proposed land use plan as Mixed Residential District. The Montgomery County Planning Commission (MCPC) believes that this project is consistent with the township's current zoning.

RECOMMENDATION/COMMENTS

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following key issues that the applicant and Upper Providence Township may wish to consider prior to final plan approval. Our comments are as follows:

OVERALL DESIGN

1. Our review found that there are no street trees planted along the Egypt Road frontage and the trees that exist stop between Lot #4 and Egypt Road. We recommend street and sidewalk trees.

TRANSPORTATION/CIRCULATION

1. It is not clear what the width of the sidewalks in this development is, but we recommend a width of at least five (5) feet.

2. The sidewalk on the eastern side of the entrance should not stop at the residential property line but should continue all the way out to Egypt Road and connect to the sidewalk at Fairmount Boulevard. Conversely, the sidewalk on the western side of the entrance should be continued to Hollow Road to make that a complete sidewalk connection. These sidewalk connections are shown in Upper Providence Township's Active Transportation Plan on page 13.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's subdivision proposal. Please note that the recommendation contained in this report is advisory to the municipality and the municipality will make final disposition of the approval of any proposal.

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. Please supply a paper copy bearing the municipal seal and signature of approval for our files.

Please print the assigned MCPC number #25-0015-001 on any plans submitted for final recording.

Sincerely,



Laureen G. Sendel-Grant
Principal Transportation Planner II
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610-278-3734

cc: The Crossroads Group, LLC, ccamp@thecrossroadsgroupllc.com
650 Egypt, LLC, shivandayushi@gmail.com
Thomas Wright, Chair, Upper Providence Planning Commission
Attachments: 1) Aerial View; 2) Sketch Plan

Aerial View – 650 Egypt Road, Upper Providence Township, Montgomery County, PA



650 Egypt LLC-
MCPC#250015001

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www.montcopa.org/plancom
Aerial photography provided by Nearmap

Sketch Plan – 650 Egypt Road, Upper Providence Township, Montgomery County, PA

