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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 3, 2025

Mr. Paul Purtell, Director, Planning, Zoning & Inspections
Upper Moreland Township
117 Park Avenue
Willow Grove, Pennsylvania 19090-3215

Re: MCPC # 25-0028-001
Plan Name: 3320 Davisville Road
(2 lots comprising 1.46 acres)
Situate: 3320 Davisville Road (cross streets: Pennypack Road (S) and PA Turnpike (N))
Upper Moreland Township

Dear Mr. Purtell:

We have reviewed the above-referenced zoning map amendment and minor subdivision or in accordance with Section 609 and 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 4, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Veniamin Voshchilo, is proposing a zoning map amendment to reclassify Parcel No. 59-00-04411-00-3 from RC-Recreation Conservation to R-2 Residential. In addition, the applicant is proposing a minor subdivision to reconfigure the two parcels located at 3320 and 3330 Davisville Road (Parcel Nos. 59-00-04411-00-3 and 59-00-04405-00-9) for the purpose of developing one of the lots as a single-family residential parcel in the future.

The proposed subdivision would result in two lots that meet the 20,000 square-foot minimum lot size requirements of the R-2 Zoning District (§ 350-34). Proposed Lot 1 (3330 Davisville) would have a net lot area of 31,689 square feet and Proposed Lot 2 (3320 Davisville) would have a net lot area of 24,425 square feet. Based on the plans provided, it appears that a driveway is proposed, and 860-square feet of existing asphalt would be removed, but no other plans are proposed at this time.

There is currently an existing 2-story single-family dwelling, a 1-story maintenance building, driveway, and mature trees on the property. The property is currently served by public sewer and water.

COMPREHENSIVE PLAN COMPLIANCE

A. *MONTCO 2040* – The proposal is generally consistent with *MONTCO 2040*: A Shared Vision, which designates the area as "Suburban Residential Area" future land use category. Suburban Residential Areas are residential areas that often have extensive landscaping on individual properties. These areas will have a variety of housing types, with single-family detached homes as the most prominent type. Residential development should match the character and type of housing found in the immediate neighborhood.

B. Upper Moreland 2040 Comprehensive Plan – The property is located in the Suburban Residential future land use area. The comprehensive plan states that this land use category is predominantly comprised of single-family homes, and is generally well-served by sidewalks.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal to reclassify the zoning for the subject property. In addition, we generally support the proposal to subdivide the property with the intent to develop it in the future. 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

ZONING MAP AMENDMENT

The property is in the area where the surrounding properties are predominantly zoned R-2 Residential, RC-Recreation Conservation, and Institutional, and the adjacent parcels to the north are located in the R-2 Residential District. Therefore, the proposed zoning map amendment is consistent with the character of the area as well as with the county and township comprehensive plans.

FUTURE LAND DEVELOPMENT

The applicant is requesting a waiver from Section 300-43.A(2)(b) which specifies that the required street trees be planted between one and eight feet outside of the ultimate right-of-way of the road and no closer than three feet to any public sidewalk. While there may be site constrains that limit the exact placement of street trees, we hope that if this site is eventually developed, that the applicant does plant street trees. The subdivision and land development ordinance requires that street trees be planted during any subdivision or land development, where suitable trees do not exist, along existing streets (§ 300-43.A(1)(c)).

PEDESTRIAN CONNECTIVTY

A. Sidewalks. The applicant is requesting a waiver from Section 300-18.A(1) that requires sidewalks be provided along all streets. We recommend the applicant install sidewalks along the Davisville Road property frontage. We suggest that the applicant and township consider the importance of sidewalks in the residential districts and believe that land developments are opportunities to contribute to the pedestrian

network throughout the township. The property is located adjacent to the YMCA, which has a sidewalk curb cut and pedestrian crossing that leads to the YMCA building entrance and trail.

We support the continued planning for improved pedestrian connectivity in the Upper Moreland, and recommend the applicant install sidewalks along the property frontage, which will contribute to the sidewalk network as it develops over time. Any sidewalks constructed at the time of land development should be planned to ensure the preservation of existing trees and to accommodate new street trees.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Upper Moreland's planning objectives for residential development in the R-2 District.

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 (25-0028-001) on any plans submitted for final recording.

Sincerely,

Claire Warner, Senior Community Planner
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: Veniamin Voshchilo, Applicant
Matthew Witters, Applicant's Representative
Patrick Stasio, Township Manager, Upper Moreland Township
Jennifer Mullen, Chair, Advisory Planning Agency, Upper Moreland Township
Alex Baumler, Township Solicitor

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

ATTACHMENTS A & B



3320 Davisville Road
MCPC#250028001

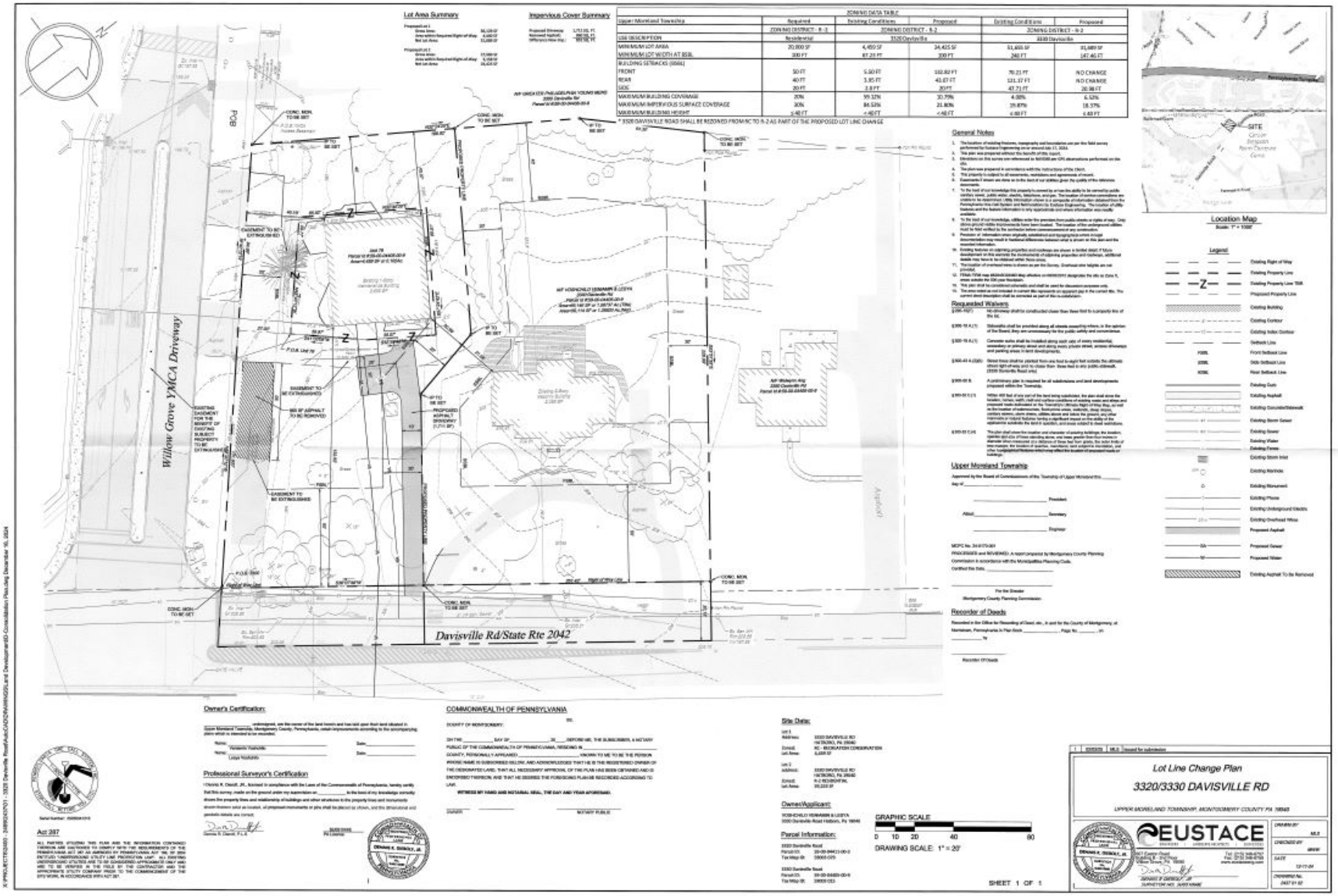
Montgomery County Planning Commission

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N

Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plan/com

Aerial photography provided by Nearmap


Lot Area Summary
Impervious Cover Summary
ZONING DATA TABLE
Upper Moreland Township
Required
Existing Conditions
Proposed
Existing Conditions
Proposed
ZONING DISTRICT - R-3
ZONING DISTRICT - R-2
ZONING DISTRICT - R-2
USE DESCRIPTION
Residential
3320 Davisville
3330 Davisville
MINIMUM LOT AREA
20,000 SF
4,450 SF
34,425 SF
51,465 SF
51,469 SF
MINIMUM LOT WIDTH AT BSL
200 FT
87.23 FT
200 FT
240 FT
147.46 FT
BUILDING SETBACKS (BSBL)
FRONT
50 FT
5.50 FT
102.82 FT
70.21 FT
NO CHANGE
REAR
40 FT
3.85 FT
43.67 FT
121.37 FT
NO CHANGE
SIDE
20 FT
2.8 FT
20 FT
47.71 FT
20.98 FT
MAXIMUM BUILDING COVERAGE
20%
99.32%
20.79%
4.39%
6.52%
MAXIMUM IMPERVIOUS SURFACE COVERAGE
30%
84.52%
21.80%
29.87%
18.37%
MAXIMUM BUILDING HEIGHT
≤ 40 FT
< 40 FT
< 40 FT
≤ 40 FT
≤ 40 FT
* 3320 DAVISVILLE ROAD SHALL BE REZONED FROM R-3 TO R-2 AS PART OF THE PROPOSED LOT LINE CHANGE
Willow Grove YMCA Driveway
Davisville Rd/State Rte 2042
Location Map
Scale: 1" = 1000'
SITE
Legend:
Existing Right of Way
Existing Property Line
Existing Property Line 'Bdl
Proposed Property Line
Existing Building
Existing Contour
Existing Index Contour
Setback Line
Front Setback Line
Side Setback Line
Rear Setback Line
Existing Curb
Existing Asphalt
Existing Concrete/Sidewalk
Existing Storm Sewer
Existing Sewer
Existing Water
Existing Fence
Existing Storm Inlet
Existing Manhole
Existing Monument
Existing Phone
Existing Underground Electric
Existing Overhead Wires
Proposed Asphalt
Proposed Sewer
Proposed Water
Existing Asphalt To Be Removed
General Notes
Zoning Waivers
Upper Moreland Township
Recorder of Deeds
Owner's Certification:
Professional Surveyor's Certification
COMMONWEALTH OF PENNSYLVANIA
Act 287
Site Data:
Owner/Applicant:
Parcel Information:
GRAPHIC SCALE
0 10 20 40 80
DRAWING SCALE: 1" = 20'
SHEET 1 OF 1
Lot Line Change Plan
3320/3330 DAVISVILLE RD
UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PA 19040
EUSTACE
DRAWN BY
MLS
CHECKED BY
DENNIS K. DIBILIO, JR.
SCALE
1" = 20'
12-17-24
CROSSFIELD No.
2427-01-02