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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 14, 2025

Mr. Scott Hutt, Assistant Township Manager
Hatfield Township
1950 School Road
Hatfield, Pennsylvania 19440

Re: MCPC #25-0035-001
Proposal Name: 2748 Cowpath Road
Situate: Cowpath Road (west), Bergey Road (south)
Hatfield Township

Dear Mr. Hutt:

As you requested on February 19, 2025, we have reviewed the above-referenced subdivision and land development ordinance in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code." We forward this letter as a report of our review.

BACKGROUND

Our office has received a set of plans for review regarding proposed improvements to a 5.24-acre RA-1 Residential District-zoned tract (County Parcel ID 35 00 02209 01 5), located on Cowpath Road, south of Bergey Road in Hatfield Township. According to the submitted plans, Mikelen, LLC, the applicant, seeks permission to subdivide the property into ten lots ("Lot 01" through "Lot 10") and construct a single-family detached dwelling on each lot. Two additional parcels ("Open Space 1", "Open Space 2"), totaling 30,144 square feet, are reserved as open space.

Regarding utilities, public water and sewer facilities will serve all proposed lots.

The plans prepared by the applicant's engineer indicate that the applicant will seek waivers from the requirements outlined in the Subdivision and Land Development Ordinance (Chapter 250) relating to preliminary plan procedure regulations (§250-9) to allow the submission of preliminary/final plans; street standards (§250-29.B.(1)) to permit no planned road improvements along Cowpath Road; sidewalk requirements (§250-31) to allow the construction of a five-foot wide sidewalk along a proposed cul-de-sac road; and tree replacement requirements (§250-38.E) to exempt the project from replacing trees on the subject tract with a diameter of eight inches or more, measured at breast height, that are to be removed as a result of development activity, with a new tree of like kind having a diameter of 1½ inches dbh.

A notation on the Record Plan indicates that the Zoning Hearing Board has granted variances from the lot area and width regulations, yard regulations, and special requirements of the RA-1 Residential District for the proposed development.

COMPREHENSIVE PLAN COMPLIANCE

This submittal is generally consistent with the goals and objectives established in the County Comprehensive Plan, *Montco 2040:* A Shared Vision.

The Future Land Use Component of *Montco 2040* indicates that the subject tract is located within a zone classified as a Suburban Residential Area. According to the Comprehensive Plan, suburban residential areas are defined as locations that rely on automobiles for transportation and often feature extensive landscaping on individual properties. Additionally, these areas will present a variety of housing types, with single-family detached homes being the most common type.

In addition, we believe that the applicant's proposal furthers the following specific *Montco 2040* goals:

Encourage development and transformative investment where infrastructure already exists.

The Future Land Use Map includes several mixed-use and residential land use categories that define designated growth areas for the county. Future improvements and development should occur in suitable locations within these designated growth areas, primarily in mixed-use zones; however, undeveloped land in residential areas is generally suitable for new residential growth.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports this proposal; however, through our review, we have identified the following issues that municipal officials may want to consider prior to granting final plan approval.

REVIEW COMMENTS

ZONING ORDINANCE COMPLIANCE

A. Regulations for common open space (*§282-30.G*)

As indicated on the submitted plan, 30,144 square feet of the subject tract shall be set aside as open space. Accordingly, the proposal should satisfy all applicable RA-1 District requirements governing open space. Moreover, the Record Plan should include the proper notation indicating that "Common open space shall not be separately sold and shall not be further developed or subdivided."

DESIGN ISSUES

A. Replacement Trees

As mentioned, the applicant seeks waivers from the tree replanting requirements outlined in the Subdivision and Land Development Ordinance. The MCPC recommends that municipal officials

consider the importance of preserving tree cover in the township. Accordingly, thought should be given to whether additional trees could be placed on housing lots to satisfy this requirement.

MISCELLANEOUS

A. Assignment of MCPC Number

When an application is sent to the County for review, a staff member must assign a unique, nine-digit identifier to the plan. This identifier is known as an MCPC number. Accordingly, we inform you that "24-0035-001" has been reserved for this submission. To make the plan recording process more efficient, if any plans are brought to this office for recording, the MCPC number should always be included on the relevant sheets in the area designated for the seal of this agency.

CONCLUSION

We reiterate that the MCPC generally supports this application; however, it is recommended that township officials consider the issues raised in this letter.

Please note that the review comments and recommendations in this report are advisory to the municipality, which will make the final disposition regarding 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 before recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

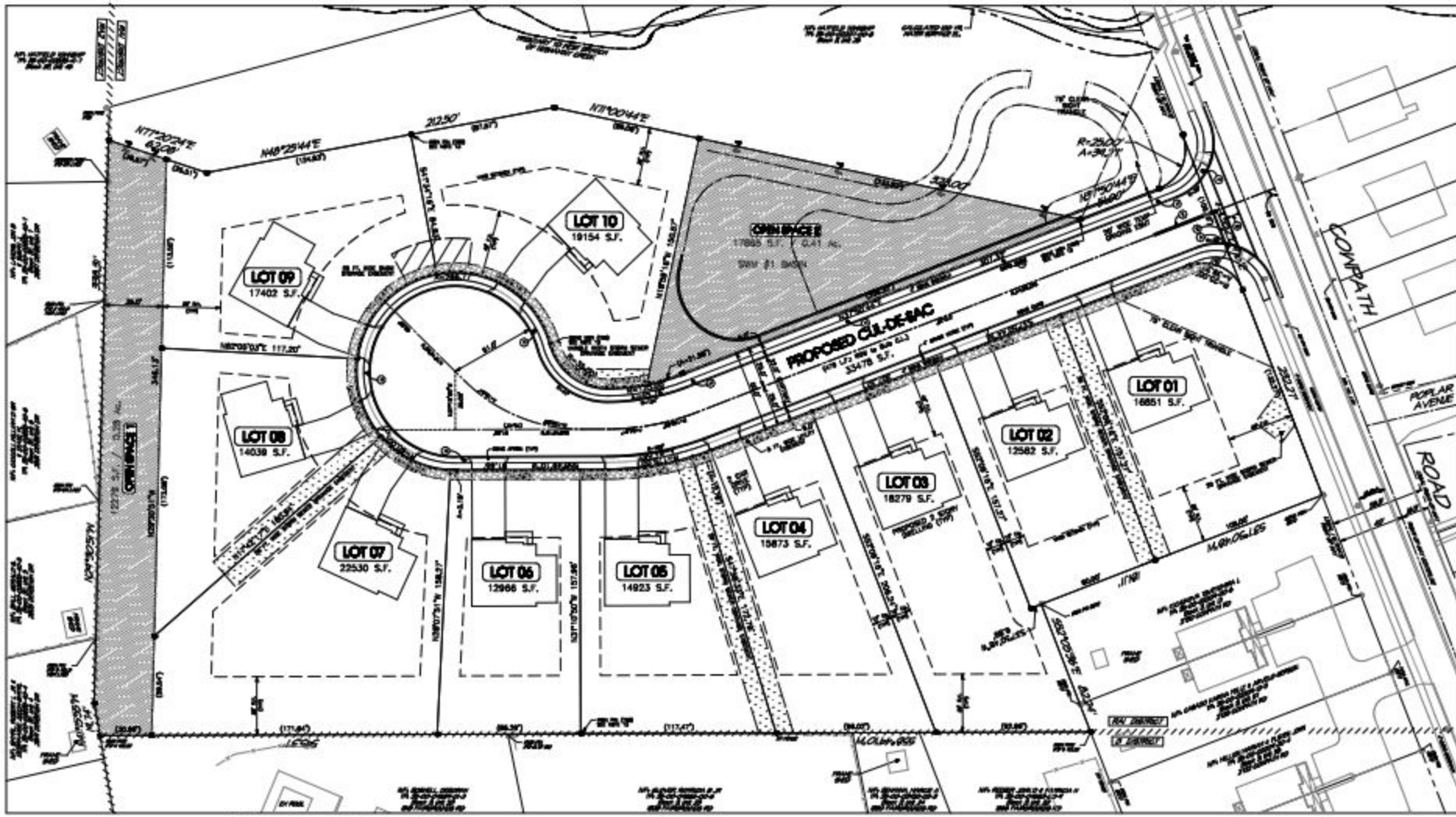
Sincerely,

Kevin Chavous

Kevin Chavous, ASLA, SITES AP, LEED AP, WELL AP, CNU-A, AICP CUD
Design Planner
610.278.3731 e mail kevin.chavous@montgomerycountypa.gov

c: Aaron Bibro, Township Manager, Hatfield Township
Mikelen, LLC, Applicant
Woodrow & Associates, Inc., Applicant's Engineer

Attachments: 1) site plan; 2) aerial photo



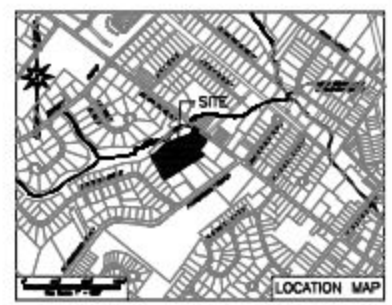
PLAN LEGEND

PROPOSED SIGNAGE

GENERAL PLAN NOTES

EXISTING FEATURES and SURVEY NOTES

DEVELOPMENT NOTES



REVISIONS

PRELIMINARY / FINAL PLAN

RECORD PLAN – SITE LAYOUT DETAIL

376 COMPATH ROAD

Legal Title: 19-022_Record

Job No: 21-0006 D

Plan Date: JANUARY 10, 2020

Sheet No: 2 of 20



2748 Cowpath Road
MCPC#250035001

Montgomery County Planning Commission

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