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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

April 16, 2025

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

Re: MCPC #25-0065-001
Plan Name: Cornerstone Premier Homes – Knightsbridge 3-Lot Subdivision
(4 lots, approximately 2.28 acres)
Situate: Sycamore Drive, near Knapp Road
Montgomery Township

Dear Ms. McConnell:

We have reviewed the above-referenced preliminary subdivision and land development proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 20, 2025. We forward this letter as a report of our review.

BACKGROUND

David J. Caracusa has submitted a preliminary subdivision plan to subdivide a parcel near the corner of Knapp Road and Sycamore Drive into 3 residential buildable lots. It appears that the area in question has recently been subdivided from the lot at the corner of Knapp and Sycamore that contains an existing residential dwelling; the area in question for this subdivision is currently vacant as structures and fences were removed in February. The parcel in question currently measures 2.28 acres or 99,288 square feet, while the remaining lots will measure between 31,209 square feet and 36,755 square feet (greater than the minimum 20,000 square feet lot size required by the R-2 Residential zoning district). All three lots will front onto Sycamore Drive, with the middle lot (Lot 3) located at the intersection of Sycamore and Beechwood Drive. While much of the site has be cleared of existing trees and brush, a substantial area of forest is proposed to remain in the backyards of each of the three properties.

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 tract as being located 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

STORMWATER MANAGEMENT

A. We would encourage the site designers to examine the location of the BMP on Lot 3 and whether it should be switched with the driveway location in order to prevent conflicts at the Y-intersection of Sycamore and Beechwood Drives.
B. While the main BMPs are located on individual lots, there is a concrete yard inlet shown as straddling the property line between Lot 2 and Lot 3. We would encourage that responsibilities for any permanent installation on a property line are clearly marked out and communicated between the adjoining property owners.

LANDSCAPING

It appears that one street tree on Lot 3 was not cleared out prior to the submission of this subdivision and development plan. We would strongly recommend that the residential contractor take steps to ensure that its root systems are properly protected while construction takes place around it.

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 (#25-0065-001) on any plans submitted for final recording.

Sincerely,

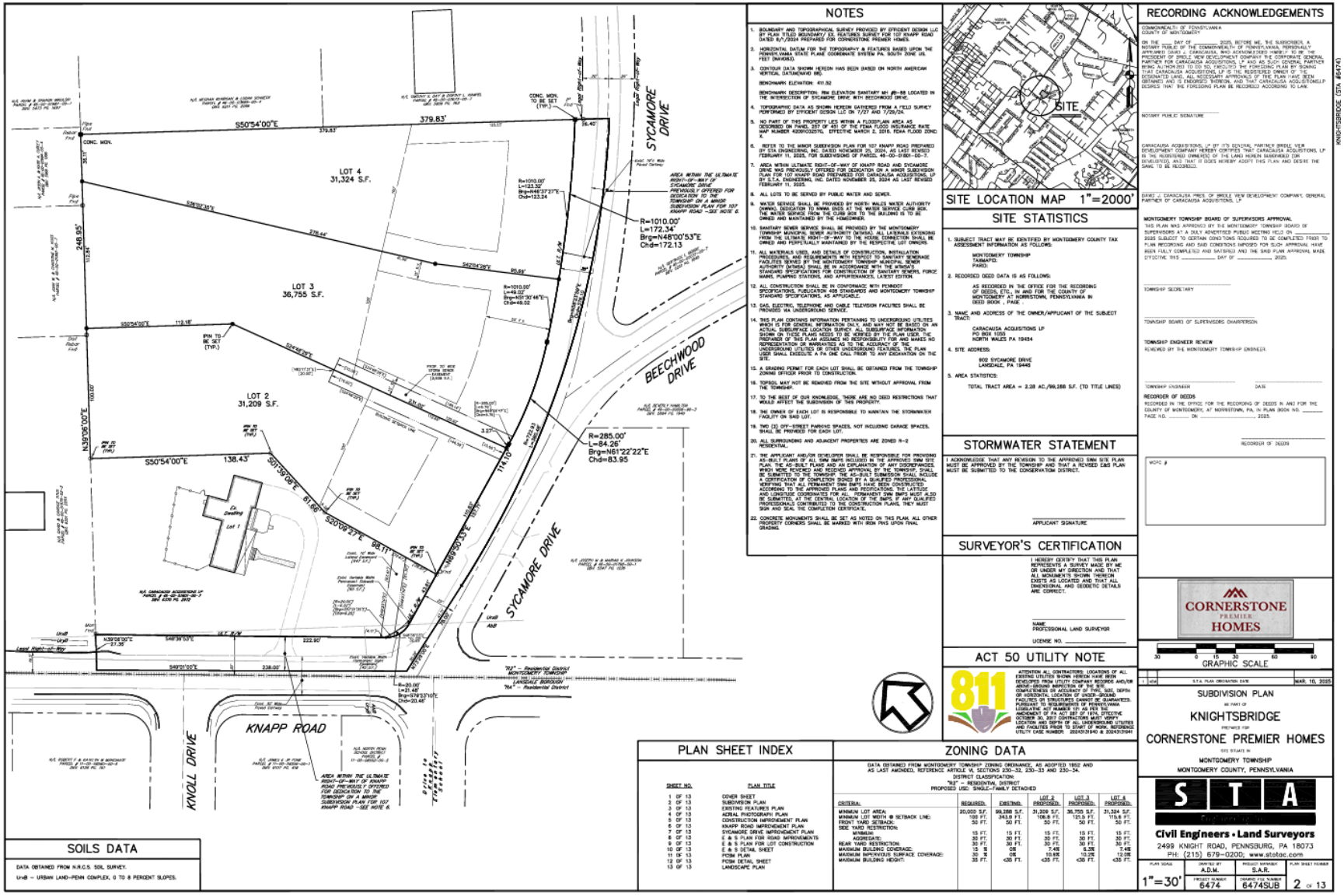
Matthew Popek

Matthew Popek, AICP
Transportation Planning Manager
Matthew.Popek@montgomerycountypa.gov - 610-278-3730

c: Carolyn McCreary, Twp. Manager
Jim Rall, Chrm., Twp. Planning Commission
David J. Caracusa, Applicant

Attachments: (1) Site Plan
(2) Aerial

Site Plan – Sycamore Drive, Montgomery Township



Aerial – Sycamore Drive, Montgomery Township



Knightsbridge 3 Lot Subdivision
MCPC#250065001

Montgomery County Planning Commission

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