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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 12, 2025

Ms. Christine A. Hart, Borough Manager
Borough of North Wales
300 School Street
North Wales, Pennsylvania 19454

Re: MCPC #25-0156-001
Plan Name: 201-205 N. Main Street
(2 lots comprising 17,682 square feet)
Situate: School Street/north of North Main Street
North Wales Borough

Dear Ms. Hart:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 29, 2025. We forward this letter as a report of our review.

BACKGROUND

Donna Mengel, the applicant, has submitted an application that provides for the subdivision of two existing lots into three lots, with the third lot proposed for the development of a two-family detached home. The two existing lots, Parcels 14-00-01448-00-5 and 14-00-01444-00-9, are each developed with a single-family semi-detached home that share a common party wall. The proposed third lot will be created by subdividing off the rear portion of each existing lot, with the new lot fronting on School Street. A shared parking area will be redeveloped with 10 parking spaces to serve all existing and proposed dwelling units. The properties are located in the Commercial Business District. The applicant has received approval of several necessary zoning variances related to the proposed subdivision and land development.

COMPREHENSIVE PLAN COMPLIANCE

MONTCO 2040: A SHARED VISION (2015; AMENDED 2021)

The proposal is generally consistent with Montgomery County's Comprehensive Plan *Montco 2040: A Shared Vision*. The future land use designation of this area of the borough is a town residential area, which "are traditional residential areas that are oriented towards pedestrians more than automobiles. These

areas have a variety of housing types that are often mingled within blocks or small neighborhoods." Furthermore, the plan states that "Residential development should match the character and type of housing found in the immediate neighborhood. New homes should be built to an established front yard setback along the street. Roof lines, window locations and patterns, building mass, building form, and building height should reflect existing designs found in the neighborhood. Buildings should be small in scale. Parking should be located to the rear of buildings, with access through alleys or driveways on the side of properties." The submitted site plan generally meets these recommendations for residential development in a town residential area.

NORTH WALES BOROUGH 2040 (2019)

The proposal would further the implementation strategy of "Meet[ing] housing needs of current and future residents by preserving housing stock and allowing for appropriate infill development" that was included as a key policy of the borough's 2019 comprehensive plan *North Wales Borough 2040.* The proposed infill development of a two-family detached dwelling is consistent with the immediate neighborhood.

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 related to vehicular access that the applicant and North Wales Borough may wish to discuss prior to final plan approval.

REVIEW COMMENTS

VEHICULAR ACCESS

A. Section 208-61.E.(1) of the North Wales Borough Zoning Ordinance states that "Access to off-street parking and loading areas shall be provided via an existing alley wherever feasible." Although the applicant intends to reconstruct an existing driveway apron, MCPC recommends that the applicant and borough discuss the feasibility of providing access to the parking area via the unnamed alley and abandon the driveway on School Street. Maintaining sidewalks that are uninterrupted by curb cuts can improve pedestrian safety, as there are less locations where vehicle-pedestrian conflict can occur. It is worth noting that the properties immediately to the west of the site utilize the unnamed alley for access to their parking facilities.

B. Section 208-61.E.(4)(a)[1] of the North Wales Borough Zoning Ordinance states "Each driveway apron or curb cut shall be no more than 12 feet in width at the curbline" when associated with a single-family attached dwelling, single-family detached dwelling, or use single-family semi-detached dwelling located in any zoning district. Although the applicant intends to reuse existing driveway access and the parking area is shared among multiple dwelling units, it is recommended that the borough and applicant discuss if a conforming driveway width would provide adequate access to the parking area.

C. Where shared access driveways are proposed, Section 208-61.E.(5)(b) of the North Wales Borough Zoning Ordinance requires that "Access easements and maintenance agreements or other suitable legal mechanisms shall be provided, which shall be reviewed and approved by the Borough Engineer and

Borough Solicitor." It is not clear from the submission if such documentation has been provided to the borough. If not, the borough may wish to request such documentation from the applicant for review and approval in accordance with this section prior to final plat approval.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal; however, we believe that our suggested revisions will better achieve the borough's planning objectives for residential infill 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 (#25-0156-001) on any plans submitted for final recording.

Sincerely,

Timothy Konetchy

Timothy Konetchy, Senior Community Planner
610-292-4918 — timothy.konetchy@montgomerycountypa.gov

c: Donna Mengal, Applicant
John Koutsouros, PE, Carroll Engineering
Christine A. Hart, Borough Manager
Gregory Gifford, Borough Solicitor
Stephen Giampaolo, PE, Borough Engineer
Jessica Buck, District Manager, MCCD

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



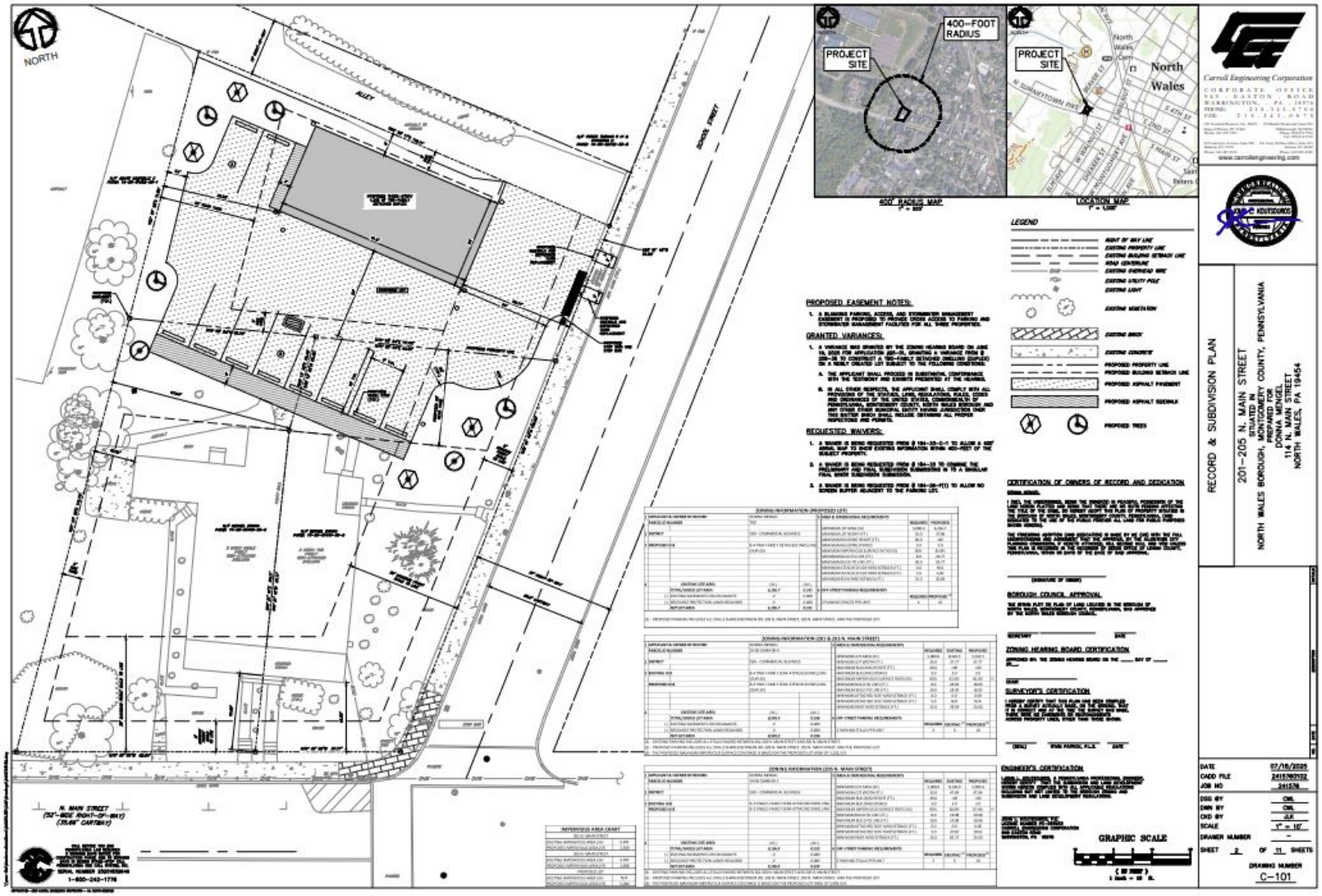
201-205 North Main Street
MCPC#250156001

Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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www.montcopa.org/plancom
Aerial photography provided by Nearmap


NORTH
400-FOOT RADIUS
PROJECT SITE
400' RADIUS MAP
1" = 800'
PROJECT SITE
North Wales
LOCATION MAP
1" = 1,000'
Carroll Engineering Corporation
LEGEND
PROPOSED EASEMENT NOTES:
GRANTED VARIANCES:
REQUESTED WAIVERS:
CERTIFICATION OF OWNERS OF RECORD AND DEDICATION
BOROUGH COUNCIL APPROVAL
ZONING HEARING BOARD CERTIFICATION
SURVEYOR'S CERTIFICATION
ENGINEER'S CERTIFICATION
GRAPHIC SCALE
RECORD & SUBDIVISION PLAN
201-205 N. MAIN STREET
SITUATED IN
NORTH WALES BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA
PROPERTY OF
DONNA MENGEL
114 N. MAIN STREET
NORTH WALES, PA 19454
DATE 07/16/2025
CADD FILE 241576102
JOB NO 241576
DSG BY CWL
DWN BY CWL
CHD BY JLR
SCALE 1" = 10'
DRAWER NUMBER -
SHEET 2 OF 11 SHEETS
DRAWING NUMBER C-101