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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

July 6, 2026

Mr. David Conroy, Zoning Officer/Planning Coordinator
Upper Gwynedd Township
1 Parkside Place
North Wales, Pennsylvania 19454

Re: MCPC #26-0163-001
Plan Name: 500 W. Prospect Avenue
(1 lot comprising 1.18 acres)
Parcel ID: 560007183006
Situate: Old Church Road
Upper Gwynedd Township

Dear Mr. Conroy:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 11, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Upper Gwynedd Township, is proposing the subdivision of one residential lot into two individual lots, as well as the development of the new lot. The site is located within the R-1 Residential District. The development proposal includes the construction of a new home on the lot with an associated driveway, stormwater control measures and new utility connections. The site is served by public water and sewer.

The applicant is requesting three waivers. These are related to requirements along West Prospect Avenue in terms of road widening, curb installation and sidewalk installation.

COMPREHENSIVE PLAN COMPLIANCE

REGIONAL PLAN

This site is located within a low-density single-family residential area of Upper Gwynedd Township's future land use map of the comprehensive plan, Upper Gwynedd 2040. These areas are made up of predominantly single-family detached homes on lots of one acre or greater; although some neighborhoods within the land use were developed under cluster residential standards, allowing smaller lot sizes.

COUNTY PLAN

This site is located within the suburban residential area of the future land use map for Montgomery County within the comprehensive plan, Montco 2040. These are areas which depend on automobiles for transportation and often have extensive landscaping on individual properties. These areas will have a variety of housing types with single-family detached the most prominent type. This proposal appears consistent with the comprehensive plan goals.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have found it to be generally consistent with the Upper Gwynedd Township and Montgomery County Comprehensive Plans. We additionally commend the applicant for utilizing a shared parking easement, which will ensure less impervious surfaces are within such a wooded area.

CONCLUSION

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 (#26-0163-001) on any plans submitted for final recording.

Sincerely,

Margaux Petruska

Margaux Petruska, Senior Community Planner
Margaux.petruska@montgomerycountypa.gov – 610-278-3728

c: John and Lisa Breitmayer, Applicants
Kirk Clauss, Taylor Wisman and Taylor, Applicant's Engineer
Sandra Brookley Zadell, Township Manager
Megan Hurst, Assistant Township Manager

Attachments: A. Aerial View of Site
B. Reduced Copy of Site Plan



Merck B71 Manufacturing Facility
MCPC#260160001

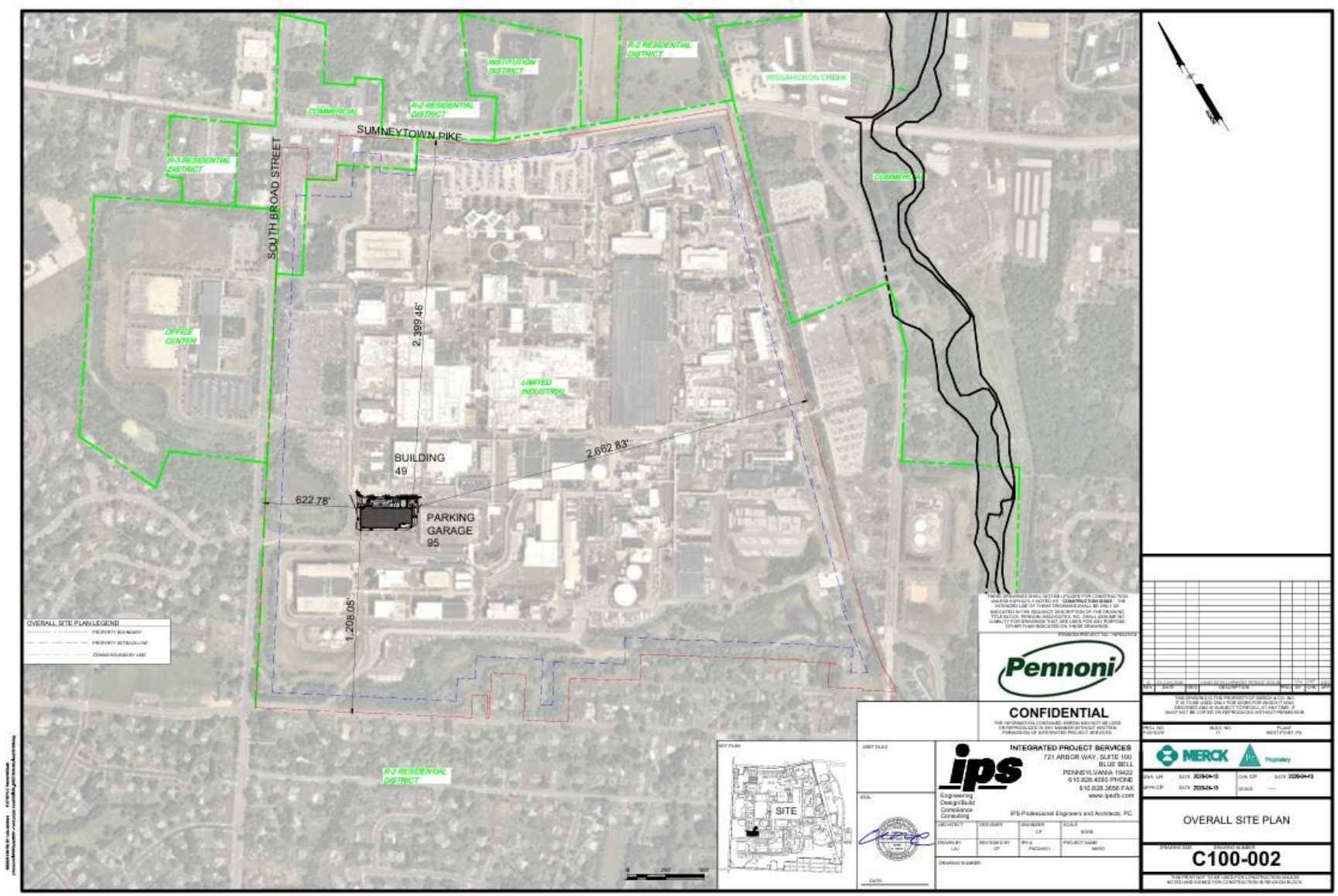
Montgomery County Planning Commission

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Aerial photography provided by Nearmap


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SOUTH BROAD STREET
COMMERCIAL
INSTITUTION DISTRICT
R-2 RESIDENTIAL DISTRICT
WISSAHICKON CREEK
R-3 RESIDENTIAL DISTRICT
OFFICE CENTER
LIMITED INDUSTRIAL
BUILDING 49
PARKING GARAGE 95
2,399.45'
2,662.83'
622.78'
1,206.05'
OVERALL SITE PLAN LEGEND
PROPERTY BOUNDARY
PROPERTY SETBACK LINE
ZONING BOUNDARY LINE
SITE
CONFIDENTIAL
INTEGRATED PROJECT SERVICES
721 ARBOR WAY, SUITE 100
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