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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

October 28, 2026

Mr. Geoffrey Grace, Director of Planning and Zoning
Upper Providence Township
1286 Black Rock Road
Phoenixville, Pennsylvania 19460

RE: MCPC #26-0224-001
Plan Name: 121 MacDade Minor Subdivision
(1 lot comprising 1.31 acres)
Situate: 121 MacDade Road, between Cannon Hill Lane and Meredith Road
Upper Providence Township

Dear Mr. Grace:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 3, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, SY Builders, LLC have submitted a minor subdivision plan proposing to subdivide Lot #1, Tax Parcel #61-00-03382-00-4 (121 MacDade Road, 1.31 acres) into two lots. This lot line change will result in Lot #1 being 0.44 acres and Lot #2 being 0.61 acres. Both lots are currently zoned R-2 (Residential District).

The applicant has requested a deferral from the following SALDO sections:

- *SALDO §270-48.C.(2) – Streets. Roadway Classifications* - Collector Roads. These roads are designed to serve as connections between feeder roads and residential roads to other feeder roads, community facilities and major highways with medium traffic volume. Additionally, collector roads may also serve business or industrial areas. This type of road shall have a minimum right-of-way width of 80 feet and a minimum pavement width of 40 feet.

- *SALDO §270-51.A.(1) – Sidewalk Design & Construction*. Where required - Sidewalks shall be provided along both sides of all streets excepting where, in the opinion of the governing body, they are unnecessary for the public safety and convenience.

- *SALDO §270-51.A.(1) – Sidewalk Design & Construction*. Where required - Concrete curbs shall be installed along each side of all new and widened roads.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this area on its Development Potential map as Designated Growth Area – Developed Land, and on its Future Land Use map as Suburban Residential Area. As this request is for a simple lot line change, we find this an acceptable use for this area.

Upper Providence Township shows this land in its Existing Land Use map as Single-Family Detached (SFD) and on its Proposed Land Use map from the *Comprehensive Plan-Adopted 2024* as Single-Family Detached. The Montgomery County Planning Commission (MCPC) believes that this subdivision plan is compatible with the township's expressed intent.

RECOMMENDATION/COMMENTS

Based on *Montco 2040,* MCPC generally supports the applicants proposed lot-line change. In the course of our review, we have not identified any significant planning, transportation, and design issues that need to be addressed by the township, but note that:

SALDO:

- SALDO §270-48.C.(2) – Streets. Roadway Classifications. MCPC recommends approval as this road pre-dates this development by possibly decades.
- SALDO §270-51.A.(1) – Sidewalk Design & Construction. MCPC recommends rejecting this deferral request.
- SALDO §270-51.A.(1) – Sidewalk Design & Construction. MCPC recommends rejecting this deferral request.

CONCLUSION

We wish to reiterate that MCPC supports the applicants' subdivision proposal contingent on the township's approval.

Please note that the recommendation contained in this report is advisory to the municipality and the municipality will make final disposition of the approval of any proposal.

Should the governing body approve a final plat of this subdivision plan, 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 26-0224-001 on any plans submitted for final recording.

Sincerely,



Laureen G. Sendel-Grant, Principal Transportation Planner II
Laureen.sendel-grant@montgomerycountypa.gov - 610-278-3734

c: SY Builders, LLC c/o Syed Shah, Applicants
Glen E. Kelczewski, P.E., Bercek & Associates, Applicants' Representative
Tim Tieperman, Township Manager
Thomas Wright, Chair, Township Planning Commission

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



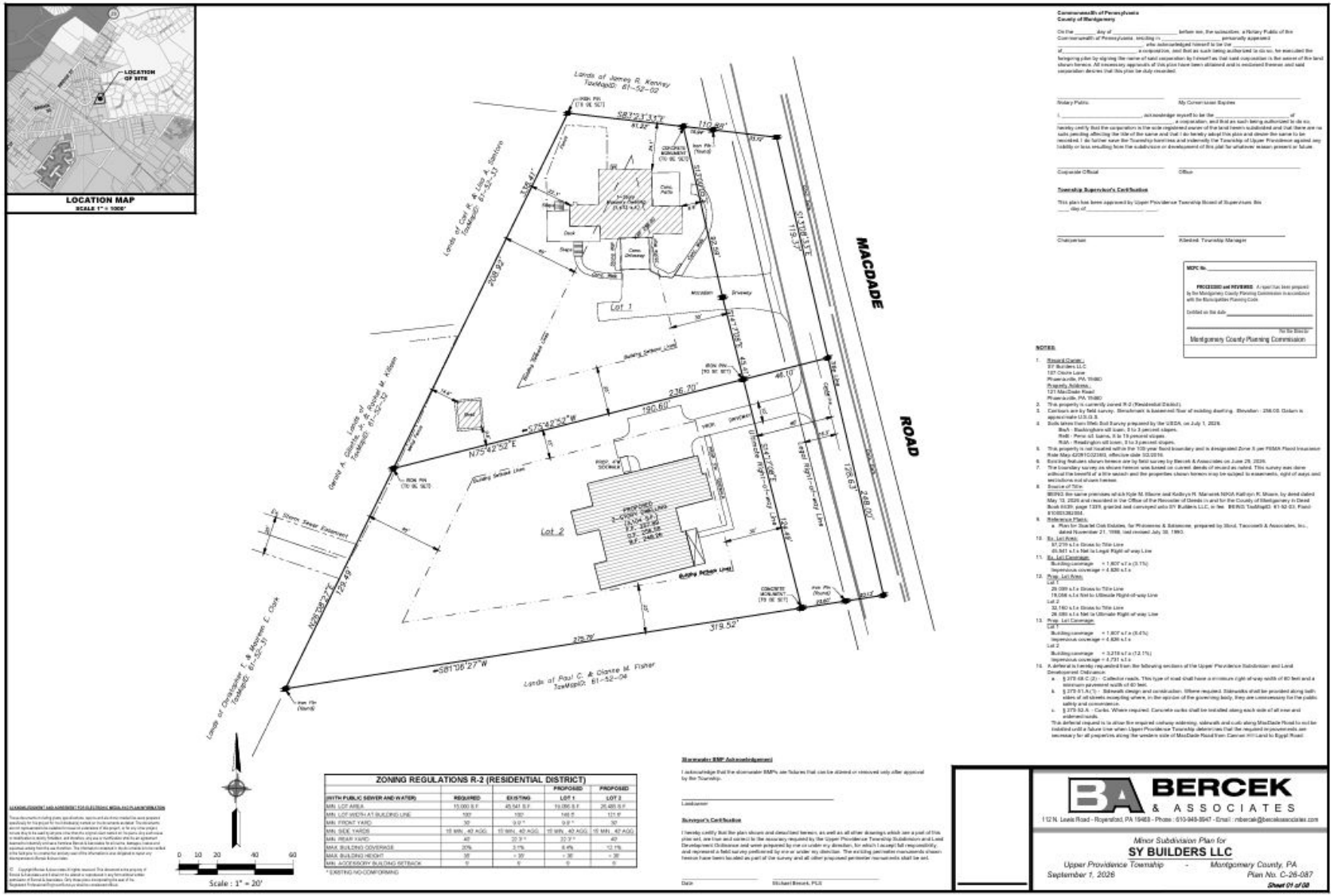
121 MacDade Minor Subdivision
MCPC#260224001

Montgomery County Planning Commission

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


LOCATION MAP
SCALE 1" = 1000'
LOCATION OF SITE
MACDADE ROAD
Lands of James R. Kenney TaxMapID: 61-52-02
Lands of Carl R. & Lisa A. Stanton TaxMapID: 61-52-53
Lands of Gerald A. Oberle, Lands of Ronald W. Kilsen TaxMapID: 61-52-53
Lands of Christopher T. & Maureen E. Clark TaxMapID: 61-52-31
Lands of Paul C. & Dianne M. Fisher TaxMapID: 61-52-04
Lot 1
Lot 2
S87°21'33"E 110.88'
S11°08'33"E 115.37'
S81°08'27"W 319.52'
N79°42'52"E 336.70'
N79°42'52"W 190.60'
N09°09'27"E 129.49'
208.92'
248.00'
126.63'
134.44'
Scale : 1" = 20'
ZONING REGULATIONS R-2 (RESIDENTIAL DISTRICT)
BERCEK & ASSOCIATES
112 N. Lewis Road - Royersford, PA 19468 - Phone : 610-948-9647 - Email : rbercek@bercekassociates.com
Minor Subdivision Plan for
SY BUILDERS LLC
Upper Providence Township - Montgomery County, PA
September 1, 2026
Plan No. C-26-087
Sheet 01 of 08