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Scott France, AICP
Executive Director

September 24, 2026

SUBJECT: Tentative Sketch Plan Review – Karamoor Farm (MCPC #26-0233-001)

TO: Charles L. Guttenplan, AICP, Director of Planning & Zoning

FROM: Tim Konetchy, AICP, Principal Community Planner I, Montgomery County Planning Comm.
Timothy.Konetchy@montgomerycountypa.gov - 610.292.4917

BACKGROUND

We have reviewed the above-referenced tentative sketch plan, as you requested on September 9, 2026. The applicant, Kellie McGowan, has submitted a tentative sketch plan that would provide for the subdivision and land development of a 16.8-acre parcel in Whitemarsh Township. The proposed development area is primarily zoned AD Attached Dwelling District, with a portion of the site located in the A Residential District.

The tentative sketch plan proposes 40 single-family detached homes and 10 twin homes on the 16.8-acre site, resulting in a density of 2.9 dwelling units per acre. Primary access would be provided from Skippack Pike, with an internal road network consisting of a series of loops and one cul-de-sac. A connection to Argos Drive to the west would provide secondary emergency access. Stormwater management areas and landscape buffers are proposed along the site's perimeter.

The Montgomery County Planning Commission (MCPC) has reviewed the sketch plan, and we present the following comments to serve as preliminary feedback based on the contents of that plan and the supporting documents provided at this time. We encourage the applicant to consider the following comments as the land development process progresses as we believe that they will lead to an improved preliminary plan which better achieves the township's vision for residential development. Please note that these comments are preliminary and are subject to change upon the submission of a preliminary plan. Our comments are as follows:

COMPLIANCE WITH THE ZONING ORDINANCE

Please note that the following comments do not constitute an exhaustive evaluation of compliance with the requirements of the Zoning Ordinance, as additional information and documentation are required. Future submissions should demonstrate how applicable requirements will be satisfied.

A. Article IX: A Residential District. A significant portion of the property lies within the A Residential District, which does not permit attached dwelling units nor unlotted development as proposed. Based on the provided material, it appears that the applicant is aware that this portion of the site must be rezoned to allow for this proposal to proceed. The AD Attached Dwelling District would be an appropriate classification given the proposed use; however, we will not comment on the merits of a rezoning request until it is formally submitted. This issue must be rectified before proceeding with a preliminary land development plan.

B. Article XIII: Attached Dwelling District. The provided material includes a note that a variance from lotting will be pursued; however, Section 116-85.2 would allow for no lot lines in the event that the property is subject to a declaration under the Pennsylvania Uniform Community Act, 68 Pa.C.S.A. § 501,[1] or the Pennsylvania Uniform Condominium Act, 68 Pa.C.S.A. § 3101 (planned communities). Should this avenue be pursued, this section requires that each attached dwelling unit have the exclusive enjoyment of a private yard, patio and/or deck immediately adjacent or contiguous to the dwelling that is no greater than 400 square feet in area. It is worth noting that pursuing this option also exempts the development from Sections 116-77A, 116-77C, 116-79, 116-80 and 116-83B.

GENERAL COMMENTS ON THE TENTATIVE SKETCH PLAN

A. Sidewalks:

1. It is not clear from the tentative sketch plan whether sidewalks are proposed throughout the internal roadway network. Sidewalks should be provided along all internal roadways to ensure residents have safe and convenient pedestrian access throughout the development and to nearby destinations. Sidewalks are required by Section 105-47 of the Subdivision and Land Development Ordinance.

2. Sidewalks should also be provided along the property's Skippack Pike frontage. Such improvements would support future pedestrian connectivity to nearby destinations. Sidewalks are required by Section 105-47 of the Subdivision and Land Development Ordinance.

B. Emergency Access. Future submissions should provide additional details regarding the proposed emergency access connection to Argos Drive. We recommend that the connection be designed with a surface suitable for emergency vehicle access. A bollard or similar barrier may be appropriate. In addition, although the connection may be restricted to emergency use by vehicles, a sidewalk or trail connection should be provided to support pedestrian connectivity to Argos Drive.

C. Housing Type Mix. The proposed housing mix is oriented around single-family detached dwellings. We recommend increasing the proportion of twin dwellings to provide a more diverse range of housing options.

D. Open Space:

1. The inclusion of off-street parking within designated open space areas reduces their overall value and functionality. We recommend relocating these parking areas to allow for larger, more contiguous open spaces that can better support naturalized habitat, recreational uses, and other open space objectives.

2. Future submissions should provide additional details regarding the proposed open space and recreational amenities. Please note that Section 106-53 requires the dedication of open space equal to at least 10% of the total tract area, although a fee-in-lieu may be permitted when authorized by the township.

E. Street Trees. The tentative sketch plan identifies landscape buffers and some tree plantings but does not depict street trees along all existing and proposed roadways. Street trees should be provided throughout the internal roadway network to provide shade, wildlife habitat, stormwater management, and enhance community character. Species should be native, salt tolerant, heat tolerant, and be provided with adequate planting soils to support their long-term health. Street trees are required by Section 106-48 of the Subdivision and Land Development Ordinance.

F. Parking Lot and Driveway Layout:

1. We recommend that the applicant reconsider the proposed off-street parking layout, which appears inconsistent and potentially inefficient. Several small parking areas containing only two or three spaces could be consolidated into larger, more functional parking areas with increased landscaping.

2. We recommend that the applicant consider the provision of side-entry driveways, particularly if garages are proposed. This layout can ensure that garage doors do not dominate the front façade of the buildings.

3. We recommend that the applicant consider the provision of shared driveways where feasible, as this design alternative can be an effective way to reduce impervious surfacing and allow for more consistent open space.

4. Section 105-39 of the Subdivision and Land Development Ordinance requires the installation of at least one 3-inch caliper tree for every two parking spaces. Such trees should be arranged to maximize shade coverage for parked vehicles at the various parking areas proposed throughout the development site.

G. Stormwater Management. Future submissions should provide additional information on the proposed site grading and demonstrate the adequacy of the stormwater management facilities. Additional details on landscaping within the stormwater management areas should also be provided, as it is unclear whether these areas will function as effective buffers. Without dense plantings, the stormwater facilities could create gaps in the otherwise thick landscape buffer proposed along the property lines.

H. PennDOT Highway Occupancy Permit. The tentative sketch plan proposed vehicular access via Skippack Pike, which is a roadway under the jurisdiction of PennDOT. We recommend that the township ensure that the applicant has begun, or will begin, coordination with PennDOT regarding the required Highway Occupancy Permit (HOP) and associated roadway improvements.

I. Grain Tower. We commend the applicant for proposing to preserve the unique grain tower on the property. We encourage the applicant to incorporate the structure as a focal point of the development through the provision of interpretive signage, surrounding open space, recreational amenities, or a combination of these features.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE – REQUESTED WAIVERS

A. The applicant has indicated that a waiver from Section 105-31.A will be requested, which would allow a cul-de-sac with less than the minimum required length at 192 feet where 250 feet is required. We have no concerns with this requested waiver at this time.

B. The applicant has indicated that a waiver from Section 105-44.A will be requested, which would allow unlotted development. As noted above, unlotted development is permitted under certain circumstances. The applicant should review Section 116-85.2 of the Zoning Ordinance to determine whether the proposal can be revised to comply with these provisions and thereby qualify for unlotted development.

C. The applicant has indicated that a waiver from Section 116-31.B; however, because Section 116-31.B is a regulation of the Zoning Ordinance, relief must be granted by the Zoning Hearing Board. The requested relief would allow a cul-de-sac turnaround with a 39.5-foot outside right-of-way radius, where 50 feet is required, and a 37.75-foot paved radius, where 40 feet is required.

CONCLUSION

We recommend the applicant work with the township to address the above-mentioned issues to its satisfaction.

Please note that the review comments and recommendations contained in this report are advisory to the municipality. We look forward to reviewing subsequent submissions.

c: Craig McAnally, Township Manager
Aaron Kostyk, Chair, Township Planning Commission
Krista Heinrich, PE, Township Engineer
Sean Kilkenny, Esq., Township Solicitor
Jessica Buck, District Manager, MCCD

Attachments: A. Aerial Image of Site
B. Applicant‘s Provided Sketch Plan



Karamoor Farm
MCPC#260233001

Montgomery County Planning Commission

0 350 700 1,400 Feet

N

Montgomery County Courthouse - Planning Commission
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Aerial photography provided by Nearmap



NOTES:

NET SITE AREA:	16.84 AC ±
EXISTING ZONING:	AD-ATTACHED DWELLING AA-RESIDENTIAL
SINGLE FAMILY:	40
TWINS:	10
TOTAL UNITS:	50
DENSITY:	2.897 DU/AC
PARKING:	
DWELLING UNITS:	100
(EXCLUDING THE TWO CAR GARAGE)	
GUEST SPACES:	56
TOTAL PARKING:	156 (3.12 SP/DU)

*VARIATIONS FROM ATTACHED DWELLINGS STANDARDS (§116.77) PROPOSED.

ONE SQUARE INCH EQUALS: 3,600 SF / .23 ACRES

30' 0' 60' 180'

SCALE: 1"=60' DATE: 8/24/26

SKETCH PLAN

Karamoor Farm

WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY, PA

FOXLANE HOMES

500 OFFICE CENTER DR. STE 200,
FORT WASHINGTON, PA 19034

Kennedy & Associates
Planners and Land Use Consultants