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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

April 5, 2024

Mr. E. Van Rieker, Zoning Officer & Planning Coordinator
Upper Gwynedd Township
1 Parkside Place
North Wales, Pennsylvania 19454

Re: MCPC # 24-0060-001
Plan Name: 1327 Prospect Ave
(2 lots comprising 1.92 acres)
Situate: Prospect Avenue (E); north of Farm Lane
Upper Gwynedd Township

Dear Mr. Rieker:

We have reviewed this above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 11, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Alexander Kononchuk, is proposing to subdivide the existing approximately 1.92 acre lot at 1327 Prospect Avenue into two lots, approximately 0.64 and 1.27 acres, to create a rear flag lot. An existing home is proposed to remain on Lot #1 with an access strip shown connecting Lot #2 to Prospect Avenue.

1327 Prospect Avenue is located in the R-2 Residential zoning district. The site is served by public water and sewer. The plan is dated July 10th, 2023.

COMPREHENSIVE PLAN COMPLIANCE

This property is shown as Medium Density Single-Family Residential Housing in the Future Land Use of Upper Gwynedd's 2040 Comprehensive Plan. Medium-Density Single-Family Residential Areas are predominantly single-family detached homes on lots of less than an acre. Appropriate secondary uses include recreation and institutional land uses, with sidewalks providing pedestrian connections throughout the area.

Additionally, the property is identified as a Suburban Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Suburban Residential Areas are

concentrations of single-family detached homes, less dense multifamily and single-family attached uses, and institutional uses.

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 township may wish to consider prior to the final plan approval. Our comments are as follows:

REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

General Requirements.

Section [§168-6.B.], *General Requirements applicable to all land development plans*, requires information such as;

> (5) A key map, for the purpose of locating the property being subdivided, drawn at a scale not smaller than one inch equals 1,000 feet, all showing streets, stream roads, municipal boundaries and recorded subdivision plans existing within 2,000 feet of any part of the property.
>
> (9) A legend sufficient to clearly differentiate between existing and proposed conditions.

Based on these requirements, we suggest that future submissions for this application include both a key map and a legend in accordance with §168-6.B. of the township's subdivision and development ordinance.

Sidewalks.

It appears this additional lot is being created for the purpose of constructing a new home. Based on this assumption, we suggest the applicant consider the inclusion of sidewalks as required by [§168-23.A.]. Based on the close proximity (approximately 0.25 miles) to the proposed Powerline Trail, the location could provide a connection to this trail if sidewalks were deemed appropriate to implement. This location is additionally identified as a sidewalk priority in the Upper Gwynedd 2040 Comprehensive Plan, with sidewalks existing on the opposite side of the road currently.

ZONING COMMENTS

We observe that the southernmost portion of the existing loop driveway on Lot #1 will cut into proposed Lot #2. We recommend remedying this issue by reconfiguring the existing driveway or creating a cross-access easement.

We also wish to point out that the following zoning requirements may be relevant to the construction of any future driveway on Lot #2:

[§168-21.O] Parking Areas and Driveways. Driveways shall be no closer than six feet to the property line.

[§168-21.P] Parking Areas and Driveways. Common- or joint-use driveways are prohibited.

TREE PRESERVATION

We observe that there are a large number of trees on the lots which would likely be removed upon the creation of any new building or driveway on Lot #2. We recommend taking care to retain as much of the existing landscaping as possible to encourage tree preservation on the lots.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the 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 (*#24-0060-001*) on any plans submitted for final recording.

Sincerely,

Margaux Petruska

Margaux Petruska, Community Planner II
Margaux.Petruska@Montgomerycountypa.gov – 610-278-3728

c: Alexander Kononchuk, Applicant
Sandra Brookley Zadell, Township manager
Megan Weaver, Assistant Township Manager

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

ATTACHMENT A



1327 East Prospect Avenue
MCPC#240060001

Montgomery County Planning Commission

0 50 100 200 Feet

N

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

ATTACHMENT B

