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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 17, 2024

Mr. Rich Manfredi, Manager
Abington Township
1176 Old York Road
Abington, Pennsylvania 19001-3713

Re: MCPC #24-0068-001
Plan Name: 2241 Old Welsh Rd
(6 units on 7 lots comprising 1.05 acres; density 6.7: units per acre)
Situate: Fairview Avenue at Parkview Avenue
Abington Township

Dear Mr. Manfredi:

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 March 20, 2024. We forward this letter as a report of our review.

BACKGROUND

2241 Old Welsh, LLC, the applicant, has submitted a subdivision and land development plan to subdivide one lot into seven. The applicant would construct a new single-family home on six lots while retaining the existing, three-story brick single-family detached home on the seventh lot. The applicant also proposes construction of a subsurface detention basin on each of the lots with new homes. The tract is located in the R4 High Density Residential zoning district. The site is served by public water and sewer. The plan is dated March 7, 2024.

COMPREHENSIVE PLAN COMPLIANCE

The proposed improvements are generally consistent with *MONTCO 2040: A Shared Vision, The Montgomery County Comprehensive Plan*. The plan's future land use map shows the site located in the Regional Mixed Use Center future land use area. Much of this area includes the Willow Grove Park Mall; as such, single-family detached homes are considered to be a secondary use here.

The proposed land development is shown located in the "High Density Residential future land use area of the 2007 Abington Comprehensive Plan and is consistent with that plan.

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 final plan approval. Our comments are as follows:

REVIEW COMMENTS

BUILDING DESIGN

A. Garage – When a garage is front-loaded, as proposed, it shall be set back at least ten feet from the front façade of the house [§162-2103].
B. Architectural Plans – Tentative front, side, and rear architectural plans are required. Architectural plans for the front, but not the side or rear, were provided [§146-11].

LANDSCAPING

A. Street Trees

1. There is a conflict between a gas line and the location of the proposed street trees on Fairview Avenue.
2. The street trees proposed to be planted are of the species chionanthus virginicus ("white fringetree"). This species is not typically used as a street tree; among other things, it is not drought-tolerant and is best grown multi-stemmed.
3. We recommend that variety be used in the street tree species selection for hardiness and visual interest (white fringetree is the only species proposed).

B. Foundation Landscaping – Building foundation landscaping shall be provided between (a) the foundations of principal buildings' facades and (b) sidewalks, access drives, or parking areas. A minimum of 25% of the linear area (parallel to the building wall) shall be landscaped with ornamental or evergreen trees and shrubs [§162-2403.D]. It appears that this requirement is not shown on the plans.

TRANSPORTATION

A. Cartway – The minimum required cartway width for residential streets is 30 feet. Parkview Avenue is proposed to remain 24 feet wide [§146-24].

STEEP SLOPES

A. Disturbance – The plan indicates there are both precautionary and prohibitive steep slopes on the tract. Some of these slopes would be disturbed, including but not limited to the one for the home proposed

for Lot 1. The applicant should ensure that the proposed plan conforms to the provisions of the steep slope conservation district [Zoning's Article XVI].

STORMWATER MANAGEMENT

A. Pervious Pavement - The pervious pavement should have an operating and maintenance plan to prevent siltation.
B. Subsurface Basins – We recommend that the homeowner be allowed to ensure the proper functioning of the underground basins, or allow the township to inspect them. The applicant should ensure that the future homeowners understand what is required of them for their maintenance.
C. Driveway – The applicant should ensure that driveways are not used for heavy vehicles during construction, to prevent compaction of soils prior to establishment of the subsurface infiltration basins.

RECREATION FACILITIES

A. Plan – A recreational facilities plan shall be provided, or, when deemed acceptable by the applicant, a statement for the provision of a contribution of fees in lieu of such facilities [§146-11.J]. Six proposed dwelling units require 13% of the total gross area to be provided for recreation and open space purposes.

OTHER PLAN INFORMATION

A. General Requirements [§146-10] – The tract boundary shall be shown as a heavy, solid line.
B. Sight Distance – The plan notes "231' required sight dist." under an arrow pointing toward the dead end on Parkview Avenue. How did the applicant calculate this?
C. Landscape Architect - The landscaping plan shall be prepared by a registered landscape architect; it was prepared by a registered professional engineer [§146-11].

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 (*#24-0068-001*) on any plans submitted for final recording.

Sincerely,

Mike Narcowich, AICP
Community Planning Assistant Manager II
610.278.5238 – michael.narcowich@montgomerycountypa.gov

c: 2241 Old Welsh, LLC, Applicant
David Sharrow, Applicant's Representative
Scott Burton, PennDOT
Fran Hanney, PennDOT
Michael P. Clarke, Esq., Rudolph Clarke, LLC, Township Solicitor
Khaled R. Hassan, P.E., Pennoni, Township Engineer
Scott Burton, PennDOT
Fran Hanney, PennDOT

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

ATTACHMENT A



2241 Old Welsh Road
MCPC#240068001

Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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Aerial photography provided by Nearmap

ATTACHMENT B

