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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 28, 2024

Roman Pronczak
Whitpain Township
960 Wentz Road
Blue Bell, PA 19422

Re: MCPC #24-0089-001
Plan Name: The Reed Property – Active Adult Housing Development
(3 lots comprising 21.67 acres)
Situate: 1446, 1462 and 1486 Skippack Pike (nearest cross street – Dekalb Pike/Rte 202)
Whitpain Township

Dear Mr. Pronczak:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 18, 2024. We forward this letter as a report of our review.

BACKGROUND

Franklin Village Partners, LLC has requested a review for the land development of 1448, 1462 and 1486 Skippack Pike. The Land Development plan consists of 21.67 acres, with 8.45 acres impacted by development and 13.22 acres designated as open space. The land development plan includes 90 active adult housing units as a conditional use, along with tennis, pickle ball and bocce courts, and a dog park. Active adult housing developments are a conditional use under Whitpain's Age-Restricted Development Overlay (ARD).

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's 2015 Comprehensive Plan, *Montco 2040: A Shared Vision* is structured around the implementation of themes and goals. Designating open space within this development aligns with the "Sustainable Places" theme, particularly the goals of conserving natural resources through the permanent protection of natural resources and open spaces, and supporting housing choices and opportunities to meet the needs of all people. The property is within a Designated Growth Area, and the creek falls within a Conservation Opportunity Area. The development also aligns with Whitpain Township's Comprehensive Plan goal of protecting and enhancing Whitpain's natural resources.

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 Whitpain Township may wish to consider prior to final approval. Our comments are as follows:

REVIEW COMMENTS

SITE DESIGN

Transportation

Because the applicant will be altering the driveway off of PA-73 (Skippack Pike), the applicant must obtain a Highway Occupancy Permit (HOP). The applicant should coordinate with PennDOT and adhere to their policies and procedures to obtain this.

Skippack Pike is proposed as a Bike Network Priority Route in *Bike Montco: The Bicycle Plan for Montgomery County.* While the land development plan meets Whitpain Township's front yard setback minimum of 90 feet per Sec. 160-272.G.(1), it should be noted that the right of way along this part of Skippack Pike should allow room for potential bicycling facilities such as lanes and/or racks.

LANDSCAPING

The Landscape plan shows a long row of Inkberry Holly shrubs along the parking lot edge facing Skippack Pike. It is recommended that the applicant incorporate more varieties of shrubs within the row to enhance the visual aesthetic for the community. In addition, the applicant might consider continuing the line of street trees that are currently planted along the building's eastern façade. It is also recommended that the applicant note any potential dumping grounds for snow removal in the parking lots.

STORM WATER MANAGEMENT

The PCSM plan shows a level spreader within the underground detention pond. It is recommended that the applicant coordinate with the Township Engineer to confirm that this BMP is acceptable.

ZONING

While the land development plan appears to meet the conditional use requirements of active adult housing developments per Whitpain Township's zoning code Sec. 160-271, it is recommended that applicant ensure they are meeting all applicable buffer requirements per the code.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the Whitpain Township 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 #24-0089-001 on any plans submitted for final recording.

Sincerely,

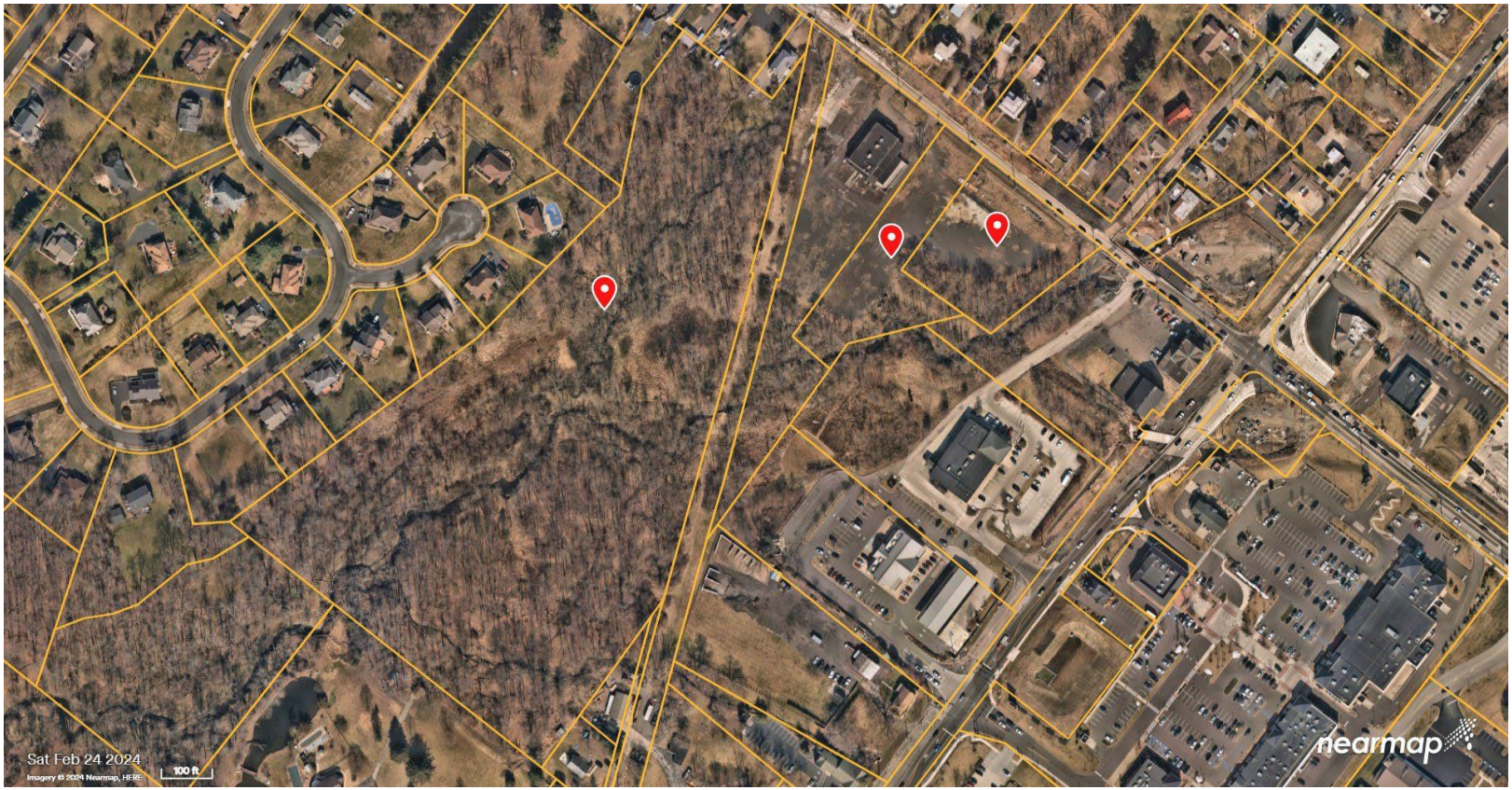
David Greenberg

David Greenberg, Senior County Planner
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c: Franklin Village, LLC, Appliant
Marc B. Kaplin, Esq., Applicant's Representative
Kenneth Corti, Township Planning Commission
James Blanch, Township Engineer
Michael P. Clarke, Esq., Township Solicitor

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

ATTACHMENT A



ATTACHMENT B

