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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 6, 2024

Mr. Geoffrey Grace, Director of Planning and Zoning
Upper Providence Township
P.O. Box 406
Oaks, Pennsylvania 19456

RE: MCPC #24-0102-001
Plan Name: Mennonite Road Subdivision
Nine lots comprising 12.22 acres
Situate: 425 S. Mennonite Road
Upper Providence Township

Dear Mr. Grace:

We have reviewed the above-referenced tentative subdivision/land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 7, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, 425 S Mennonite LLC - Mike Sroka, proposes to subdivide 12.22 acres into nine 1-acre lots. This proposed subdivision is in the R-1 Residential Agricultural District. Two tax parcels make up the 12.22 acres. The first property fronts on Mennonite Road and is 9.621 acres and has an existing 2-story frame dwelling with access to public water and sewer; the second property fronts on S. Trappe Road and has well and septic.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this area on its Development Potential map as a Designated Growth Area – Developed Land, and on its Future Land Use map as Suburban Residential Area. As this request is for a 9-lot subdivision, the Montgomery County Planning Commission finds this project to be consistent with the goals and objectives established in the County's comprehensive plan.

Upper Providence Township's *2010 Comprehensive Plan's* Land Use Plan identifies the property to be subdivided as Single Family Detached, and on their proposed land use plan as Single Family Detached. The Montgomery County Planning Commission (MCPC) believes that this project is consistent with the township's current zoning.

RECOMMENDATION/COMMENTS

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following key issues that the applicant and Upper Providence Township may wish to consider prior to final plan approval. Our comments are as follows:

1. Because SR 0113 is a state-owned road, the applicant must file for a Highway Occupancy Permit (HOP) with PennDOT District 6-0. We urge the applicant to start that process by reaching out to Scott Burton of PennDOT's HOP unit as soon as possible at scburton@pa.gov or 610-205-6560.

2. Due to the proximity of both proposed entrances to the intersection of Mennonite Road and Old Trappe Road (SR 0113), we recommend the developer consider employing speed regulating measures to preclude the travelling public from using this development as a "bypass" for the intersection.

3. While we realize this is only a sketch plan, we recommend the developer consider implementing storm water management measures for this subdivision.

4. Review of the Upper Providence Trails and Sidewalks Map (Current) shows that a proposed high priority trail will run directly along SR 0113 in front of this property. In order to support this future trail, the MCPC recommends that the width of the side walk be widened to a minimum of 10 feet to accommodate a multi-use trail.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's subdivision proposal. 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 proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. Please supply a paper copy bearing the municipal seal and signature of approval for our files.

Please print the assigned MCPC number #24-0102-001 on any plans submitted for final recording.

Sincerely,



Laureen G. Sendel-Grant
Principal Transportation Planner II
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610-278-3734

cc: Mike Sroka, mike@home expertsforyou.com
George Ozorowski, gjo@hkolaw.com
Chris Daily, cdaily@knowhowell.com
Bryan Proska, bproska@trafficpd.com
Thomas Wright, Chair, Upper Providence Planning Commission
Fran Hanney, PennDOT D-6 Regional Traffic Services Manager, fhanney@pa.gov
Scott Burton, PennDOT D-6 Regional Traffic Services, scburton@pa.gov

Attachments: 1) Aerial View; 2) Sketch Plan

Aerial View – 425 Mennonite Road, Upper Providence Township, Montgomery County, PA



Mennonite Road Subdivision
MCPC#240102001

Montgomery County Planning Commission

0 100 200 400 Feet

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Sketch Plan – 425 Mennonite Road, Upper Providence Township, Montgomery County, PA

