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MONTGOMERY COUNTY
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MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 12, 2024

Matt West, Borough Manager
Narberth Borough
100 Conway Ave
Narberth, PA 19072

Re: MCPC # 24-0112-001
13 and 99 Elmwood Avenue
Preliminary Subdivision Plan
Narberth Borough

Dear Mr. West:

We have reviewed the above-referenced land development plan as you requested on May 13, 2024 in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code." We forward this letter as a report of our review.

BACKGROUND

Rayer Sexton Homes, LLC., the applicant, has submitted a preliminary subdivision land development plan for a property line change for two attached lots. The existing .147 acre lot (herby referred to as 99 Elmwood) and the existing .7025 acre flag lot behind 99 Elmwood (hereby referred to as 13 Elmwood) would change the lot line into a .4697 acre lot and .3799 acre lot respectively. The applicant has submitted a preliminary plan dated April 9th, 2024.

COMPLIANCE WITH COMPREHENSIVE PLANS

The plan is consistent with *MONTCO 2040: A Shared Vision,* the comprehensive plan for Montgomery County. The development site is located in the "Town Residential Area" on the future land use map. This future land use features multifamily, townhomes, twins, and small lot single family homes that are more oriented towards pedestrians than automobiles. The proposed subdivision aligns with this land use.

The plan is consistent with *Narberth 2040 Comprehensive Plan*. The site falls within the "Medium Density Residential" area. Medium Density Residential as outlined advises that the land within the area is exclusively residential, but contains a mix of residential housing types. A key feature is that all properties should preserve the existing scale of buildings whenever development occurs.

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

ZONING

A. Building Form –The eventual frontage of what is built on 13 Elmwood will be a key feature to review when applying the form regulations to potential development. As the design of the flag lot limits the frontage line, we believe the borough should collaborate with the property owner on how they choose to develop this property to make sure it remains consistent with the building form regulations the borough has set out.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our recommendations will better adhere to the long term planning of the region.

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 (#24-0112-001) on any plans submitted for final recording.

Sincerely,



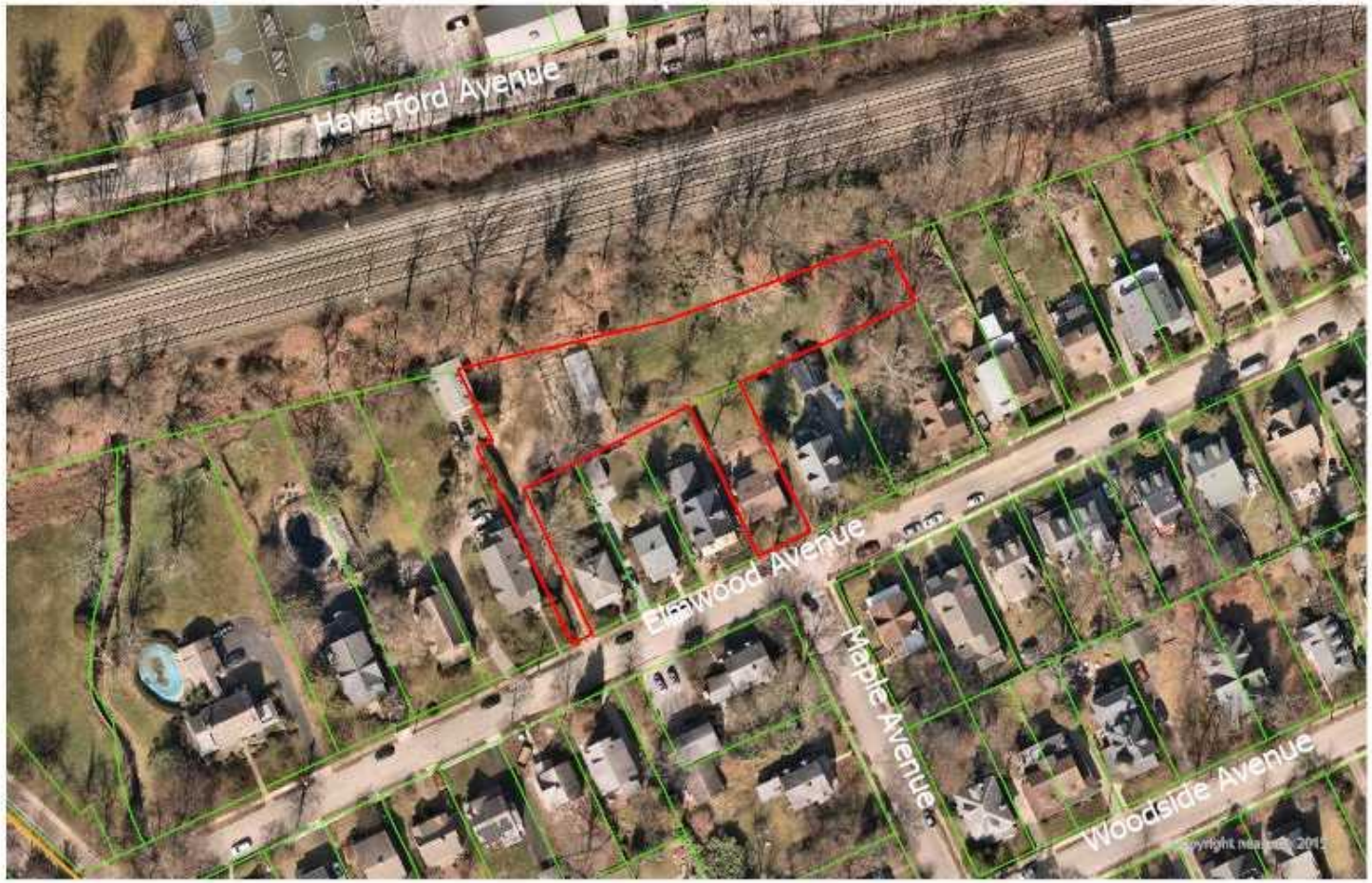
Timothy P. Staub, Senior Community Planner
Timothy.Staub@montgomerycountypa.gov – 610-278-3751

c: Alan Guzzardo, Assistant Manager
Todd Bressi, Chair, Narberth Planning Commission
John Walko, Esq., Borough Solicitor
Kevin Walsh, Zoning Officer
Jessica Buck, District Manager, MCCD
Rayer Sexton Homes, c/o Mark Rayer, Applicant

Christopher C. Yohn, PE, Applicant's Representative

Attachment 1: Aerial Image of Site
Attachment 2: Reduced Copy of Plan

ATTACHMENT 1



13 & 99 Elmwood Avenue
MCPC#240112001

Montgomery County Planning Commission

0 50 100 200 Feet

N

ATTACHMENT 2

