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PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 28, 2024

Mr. Paul Purtell, Director, Planning, Zoning & Inspections
Upper Moreland Township
117 Park Avenue
Willow Grove, Pennsylvania 19090-3215

Re: MCPC # 24-0124-001
Plan Name: 2630 Horsham Rd lot consolidation
(2 lots comprising approximately 0.31 acre)
Situate: Horsham Road (cross street: Blair Mill Road)
Upper Moreland Township

Dear Mr. Purtell:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 20, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicants, Rodney and Lee Boer, are proposing a minor lot consolidation of two residential lots into one lot. The larger lot (parcel no. 590009478003) is 9,025 square feet and currently contains an existing single family dwelling and accessory structure. The smaller lot (parcel no. 590009481009) is 4,657 square feet and is currently undeveloped, but does contain a portion of the existing paved driveway from the larger lot.

Both of the lots have frontage on Horsham Road and the rear of the properties abut Fair Oaks Park. The property is located in the R-4 Residential Zoning District. Based on the plans submitted, there does not appear to be any development proposed as part of this lot consolidation.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040. The proposal is generally consistent with *MONTCO 2040: A Shared Vision*, which designates the area as the "Suburban Residential" future land use category. Suburban Residential Areas are residential areas which often have extensive landscaping on individual properties. The proposal is also generally consistent with Upper Moreland's comprehensive plan, *Upper Moreland 2040,* which categorizes the site as the Suburban Residential future land use. The Suburban Residential future land use category is predominantly comprised of conventional suburban single-family homes. New development should complement the existing neighborhoods

and should provide sidewalks to help expand the sidewalk network to areas not well-served by them and continue existing sidewalks.

RECOMMENDATION

The property is located in the R-4 Residential Zoning District, within which the required minimum lot size is 6,000 square feet. The smaller lot (parcel no. 590009481009) is 4,657 square feet, which does not meet the minimum lot size required in the R-4 District. The proposed lot consolidation would result in a lot that satisfies the minimum lot requirement for the R-4 Residential District.

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have not identified any significant land use, transportation, design, or other issues that should be addressed. In addition, the lot line adjustment would satisfy the lot dimension requirements of the R-4 Residence Zoning District. Therefore, we have no substantive comments.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal. 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 (24-0124-001) on any plans submitted for final recording.

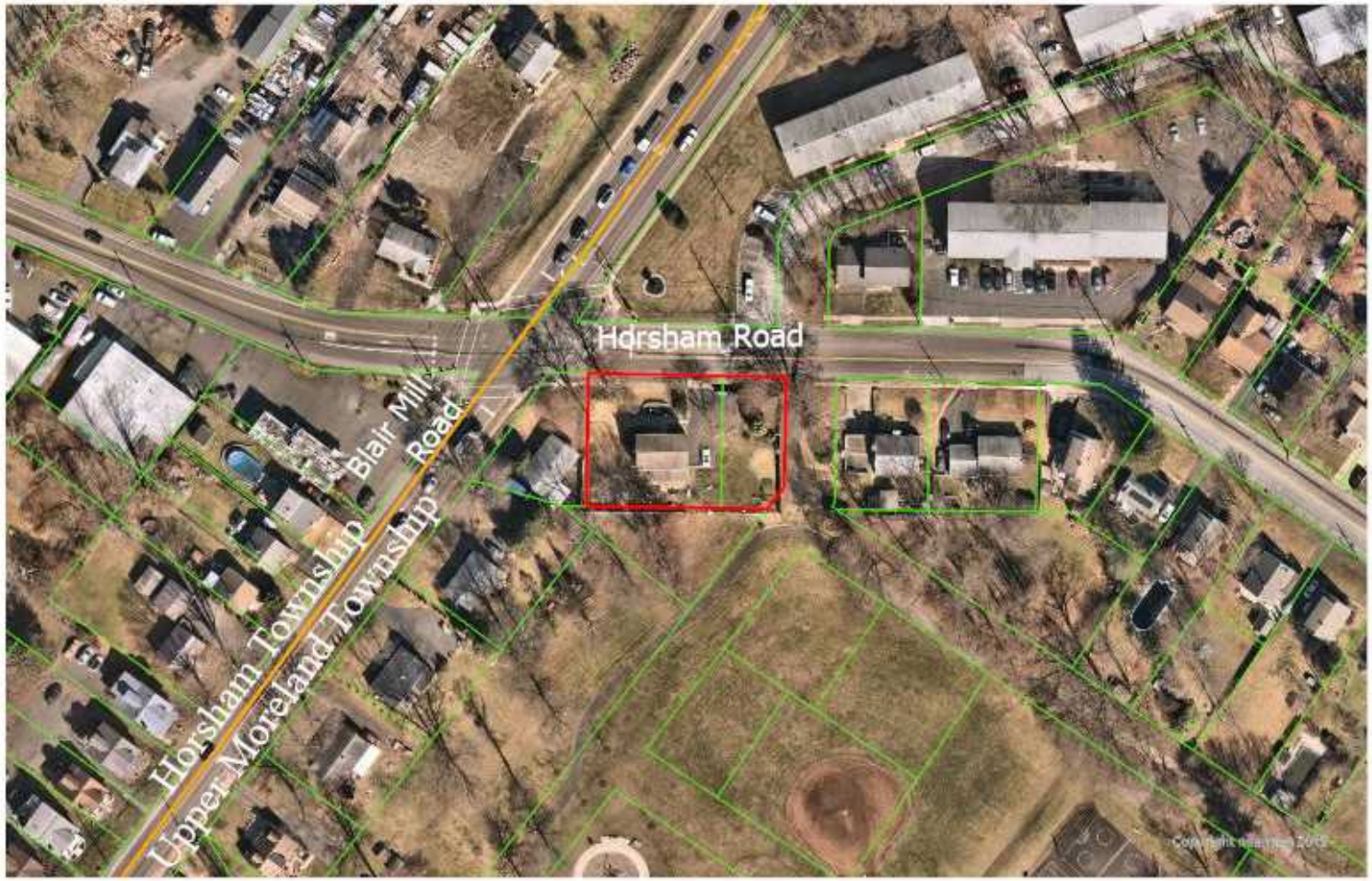
Sincerely,

Claire Warner, Senior Community Planner
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: Rodney & Lee Boer, Applicant
Nick T. Rose, P.E., Applicant's Engineer
Patrick Stasio, Interim Township Manager, Upper Moreland Township
Jennifer Mullen, Chair, Advisory Planning Agency, Upper Moreland Township

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

ATTACHMENTS A & B

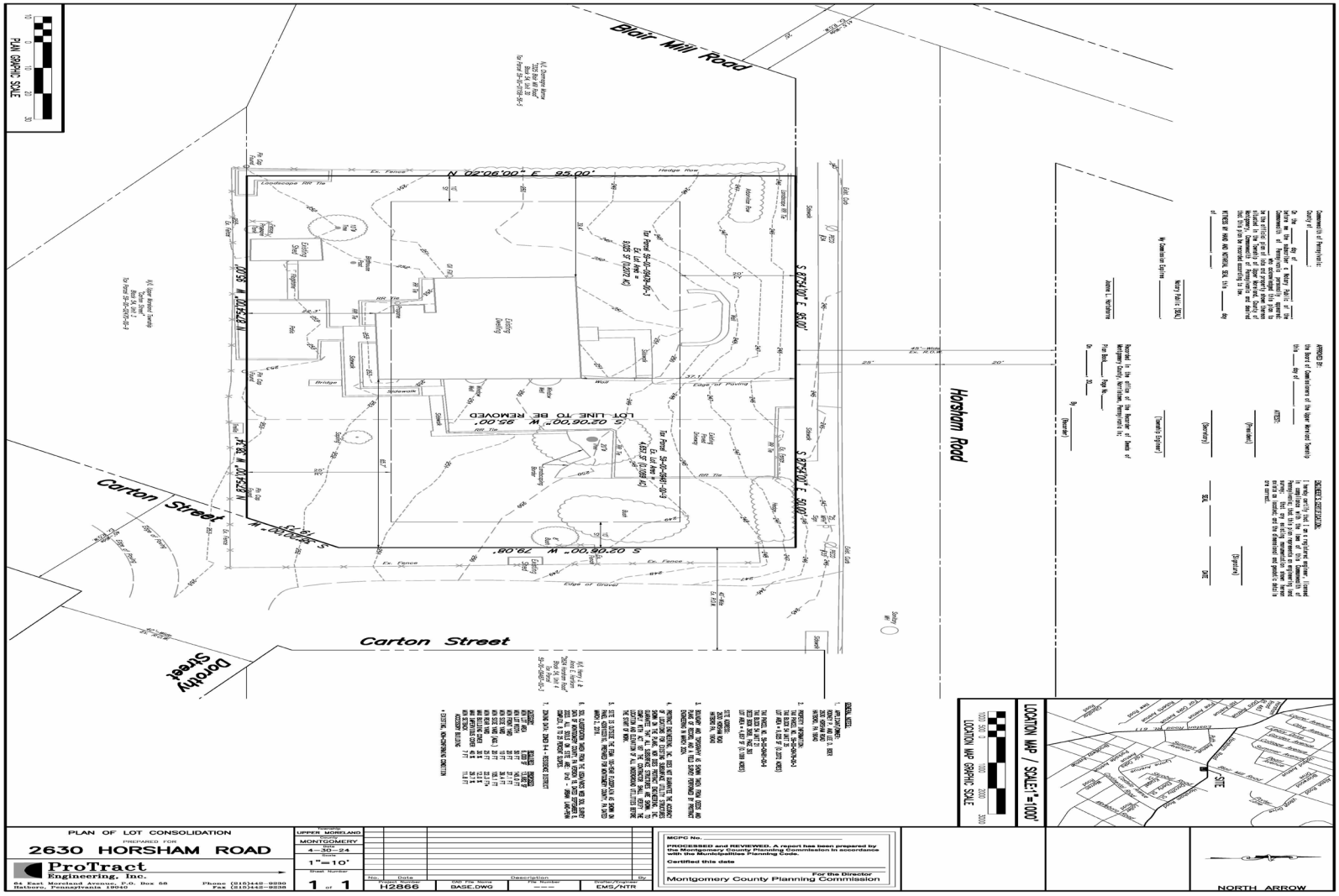


2630 Horsham Road Lot Consolidation
MCPC#240124001

Montgomery County Planning Commission

0 50 100 200 Feet

N


Blair Mill Road
Horsham Road
Carton Street
Dorothy Street
N 02°06'00" E 95.00'
S 87°54'00" E 99.00'
S 87°54'00" E 99.00'
S 02°06'00" W 95.00'
LOT LINE TO BE REMOVED
S 02°06'00" W 79.08'
N 87°54'00" W 99.00'
N 87°54'00" W 99.00'
Ex. Fence
Hedge Row
Edge of Pavement
Edge of Gravel
Existing Dwelling
Existing Shed
Existing Pool
Existing Garage
Existing Driveway
Existing Patio
Existing Deck
Existing Bridge
Existing Sidewalk
Existing Wall
Existing Retaining Wall
Existing Utility Pole
Existing Inlet
Existing Manhole
Existing Gas Valve
Existing Water Valve
Existing Curb
Existing Tree
Existing Shrub
Existing Bush
Existing Hedge
Existing Boulder
Existing Rock Outcrop
Existing Stone Wall
Existing Split Rail Fence
Existing Chain Link Fence
Existing Wood Fence
Existing Stockade Fence
Existing Overhead Utility Line
Existing Underground Utility Line
Existing Gas Line
Existing Water Line
Existing Sanitary Sewer Line
Existing Storm Sewer Line
Existing Storm Sewer Inlet
Existing Storm Sewer Manhole
Existing Storm Sewer Pipe
Existing Storm Sewer Headwall
Existing Storm Sewer Endwall
Existing Storm Sewer Flared End
Existing Storm Sewer Rip Rap
Existing Storm Sewer Gabion
Existing Storm Sewer Gabion Wall
Existing Storm Sewer Gabion Mattress
Existing Storm Sewer Gabion Basket
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