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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 9, 2024

Dan DeMeno, Borough Manager
Schwenksville Borough
300 Main Street
Schwenksville, Pennsylvania 19473

Re: MCPC #24-0131-001
Plan Name: Landis Tract
(1 lot comprising 8 acres)
Situate: Centennial St (N) and 4th St (E)
Schwenksville Borough

Dear Mr. DeMeno:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 29, 2024. We forward this letter as a report of our review.

BACKGROUND

We are in receipt of plans dated May 17, 2024 for the subdivision and land development of a tract which is located partly in Schwenksville, Perkiomen Township, and Lower Frederick Township. This residential development is proposed by Artisan Land Company, and contains 41 single-family detached houses, 13 of which are proposed for the portion of the site located in Schwenksville Borough. The residential lots proposed for the area in Schwenksville occupy 8 acres and would be served by public water and sewer. The proposed lots in the Schwenksville portion of the site would be served by sidewalks connecting them to the rest of the proposed development, but not to areas of the borough directly adjacent to the site.

COMPREHENSIVE PLAN COMPLIANCE

MONTCO 2040: A Shared Vision – We find the proposed development to be generally consistent with the county comprehensive plan. The county's future land use plan identifies the proposed development site as a combination of suburban residential area and town residential area. The portion

in Schwenksville is identified as town residential area, defined as traditional residential areas oriented towards pedestrians more than automobiles. These areas have a variety of housing types that are often mingled within blocks or small neighborhoods. In town residential areas, new homes should be built to an established front yard setback along the street. Roof lines, window locations and patterns, building mass, building form, and building height should reflect existing designs found in the neighborhood. Buildings should be small in scale. Parking should be located to the rear of buildings, with access through alleys or driveways on the side of properties.

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 borough may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

ZONING

A. Steep Slopes Conservation – Proposed lots 38, 40, and 41 contain areas of steep slopes which would necessitate the construction of retaining walls. The proposed retaining walls would be located close to the foundations of the proposed houses on these lots and, in the case of lots 40 and 41, separate the houses from the majority of the yard area on their respective lots. We recommend the repositioning and/or removal of affected building lots to minimize the disruption of steep slopes in this portion of the proposed development.
B. Riparian Corridor Conservation – The proposed walking trail is located largely within the riparian buffer area, where disturbance of existing grading and vegetation should be minimized. While we commend the inclusion trail amenities and recommend provisioning for convenient and direct pedestrian connections between the proposed development and the rest of the borough, we encourage the applicant to relocate the proposed trail to minimize impacts in the riparian corridor of Boyer Run.

SUBDIVISION AND LAND DEVELOPMENT

A. Design Standards

1. Street Trees – The borough's landscaping standards require that street trees be planted in new land developments at such a rate of one tree per 40 linear feet. While the standards allow for some variation in the placement and spacing of trees, we recommend that the segment of proposed street C between proposed lots 38 and 40 be revised to include the required street trees. This street segment has a proposed retaining wall running immediately alongside the right-of-way, leaving little room for street trees. We recommend the provision of additional

space between the cartway and retaining wall to allow for the planting of street trees to shade the proposed sidewalk, beautify the development, and help replace removed vegetation.

2. Sidewalks – We recommend the applicant indicate how the proposed walking trail will connect with the sidewalk on proposed street C between lots 38 and 40. The submitted plans depict the proposed trail crossing a proposed retaining wall. We commend the inclusion of the walking trail as a valuable community amenity, providing recreation and access to open space. However, in the submitted plans it is not clear how feasible or accessible this amenity would be, given the proposed grading and the presence of the retaining wall. We recommend that the proposed trail and sidewalk connect without steps or steep grades and generally comply with ADA guidelines.

MUNICIPAL PLANS

A. Greenways/Trails – The *Schwenksville Borough Open Space Plan* (2005) recommends the protection of Boyer Run and the watercourse's associated riparian corridor and greenway. The proposed plan largely conforms to this recommendation and even proposes a walking trail, such as was recommended in the borough's plan. We encourage the applicant to modify the proposed plan to allow for greater flexibility in the siting of trail along Boyer Run, and variation in the width and placement of the trail easement to allow for maintenance of the trail, and to accommodate the presence of steep slopes and vegetation in the stream valley.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the borough'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 (*#24-0131-001*) on any plans submitted for final recording.

Sincerely,

[John Miklos, Community Planner II
John.Miklos@montgomerycountypa.gov – (610) 278-3554

c: Jacqueline Erixxon, Applicant's Representative
H. Gilbert Williams Jr., Chair, Borough Planning Commission

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

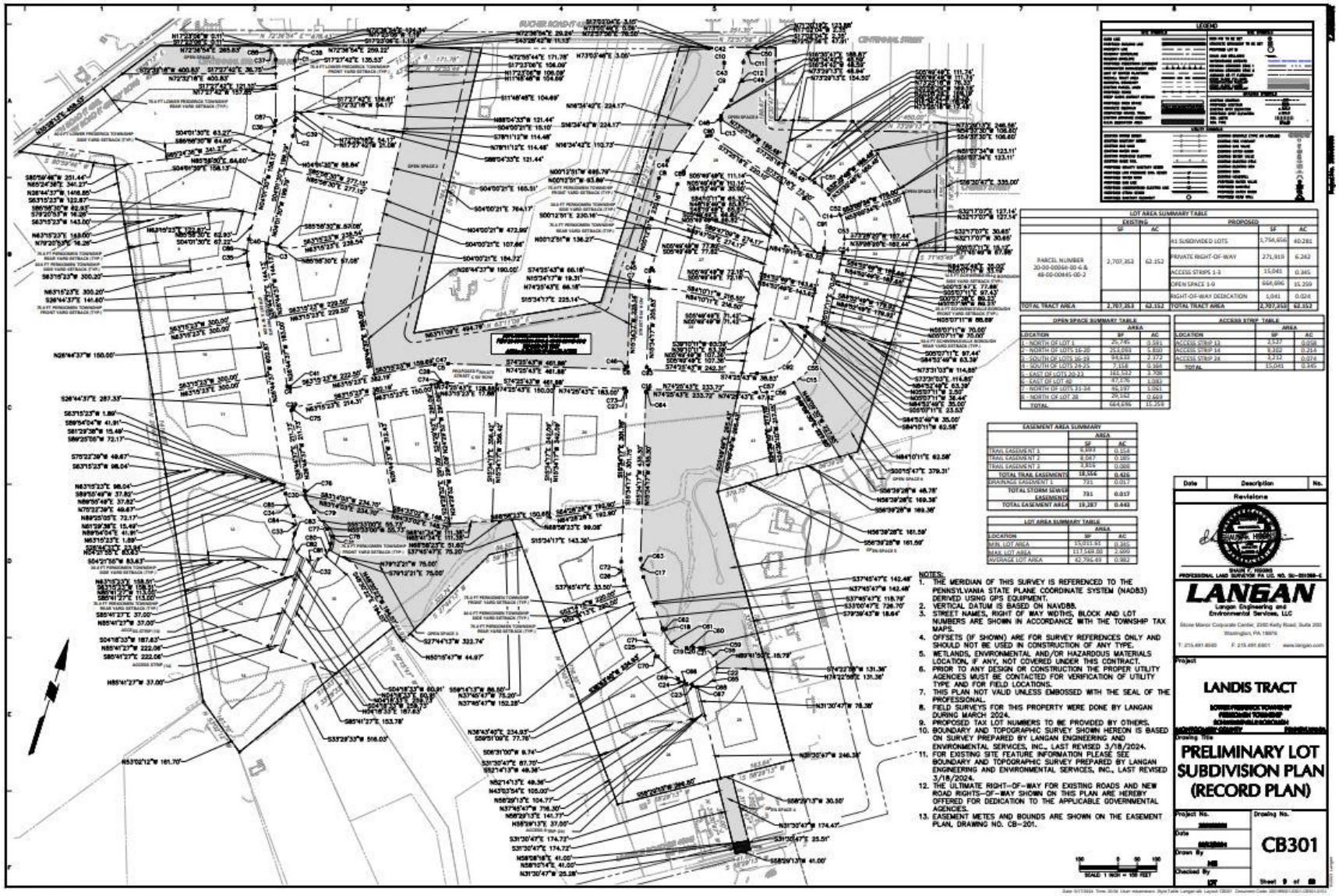
ATTACHMENTS

Aerial View



Landis Tract
MCPC#240131001

Site Plan


LANDIS TRACT
PRELIMINARY LOT SUBDIVISION PLAN (RECORD PLAN)
CB301
LANGAN
Langan Engineering and Environmental Services, LLC
NOTES:
1. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83) DERIVED USING GPS EQUIPMENT.
2. VERTICAL DATUM IS BASED ON NAVD88.
3. STREET NAMES, RIGHT OF WAY WIDTHS, BLOCK AND LOT NUMBERS ARE SHOWN IN ACCORDANCE WITH THE TOWNSHIP TAX MAPS.
4. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND SHOULD NOT BE USED IN CONSTRUCTION OF ANY TYPE.
5. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
6. PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
7. THIS PLAN NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE PROFESSIONAL.
8. FIELD SURVEYS FOR THIS PROPERTY WERE DONE BY LANGAN DURING MARCH 2024.
9. PROPOSED TAX LOT NUMBERS TO BE PROVIDED BY OTHERS.
10. BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON SURVEY PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., LAST REVISED 3/18/2024.
11. FOR EXISTING SITE FEATURE INFORMATION PLEASE SEE BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., LAST REVISED 3/18/2024.
12. THE ULTIMATE RIGHT-OF-WAY FOR EXISTING ROADS AND NEW ROAD RIGHTS-OF-WAY SHOWN ON THIS PLAN ARE HEREBY OFFERED FOR DEDICATION TO THE APPLICABLE GOVERNMENTAL AGENCIES.
13. EASEMENT METES AND BOUNDS ARE SHOWN ON THE EASEMENT PLAN, DRAWING NO. CB-201.
LOT AREA SUMMARY TABLE
OPEN SPACE SUMMARY TABLE
ACCESS STRIP TABLE
EASEMENT AREA SUMMARY
LOT AREA SUMMARY TABLE
SCALE: 1 INCH = 100 FEET