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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 20, 2024

Ms. Marianne McConnell, Director of Planning & Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, Pennsylvania 18936-9605

Re: MCPC #24-0140-001
Plan Name: 1819 North Line Street
(3 lots, approximately 2.26 acres)
Situate: 1819 North Line Street, near Cowpath Road
Montgomery Township

Dear Ms. McConnell:

We have reviewed the above-referenced preliminary land development proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on June 10, 2024. We forward this letter as a report of our review.

BACKGROUND

Green Tree Group Contracting LLC has submitted a land development application to construct two single-family dwelling units on two lots with shared access off of North Line Street. The original lot features an existing dwelling unit with an accessory structure on the middle lot, which is proposed to be removed during this development. The two other parcels, which were sold in April 2024 and are owned by Meinel Road LLC, measure 29,754 square feet and 35,802 square feet respectively, which is greater than the minimum 20,000 square feet lot size required by the R-2 Residential zoning district. These parcels will take public access to the roadway network via a new 35 foot wide shared access and utility easement from North Line Street and across the existing corner parcel, which will not be otherwise affected by this proposal. The developable parcels are proposed to have their own underground stormwater detention basin BMP in the front yard, running underneath the driveways and eventually conveying runoff to storm sewers. Details on the shared driveway, access/utility easement, and stormwater facilities maintenance responsibilities are provided on the cover sheet of the plan set.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's 2015 Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this parcel as part of the Suburban Residential Area on its future land use map, and supports infill development that respects the

character of existing residential communities while minimizing the impact of new development on neighboring developed properties. We believe that the land development application is compliant with *Montco 2040*.

Montgomery Township's 2022 Comprehensive Plan shows this development on its Future Land Use Map in the Lower Density Residential area, which is characterized by 15,000 to 40,000 square foot lots containing single-family detached residential units. The housing implementation strategies section includes encouraging a variety of housing types at appropriate densities and scale through land use and adaptive re-use provisions. We believe that this proposal is compliant with the 2022 Comprehensive Plan.

RECOMMENDATION/CONCLUSION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without additional comment, as the responsibilities for the multi-lot access agreement appear to be well elucidated on the plan.

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 (#24-0140-001) on any plans submitted for final recording.

Sincerely,

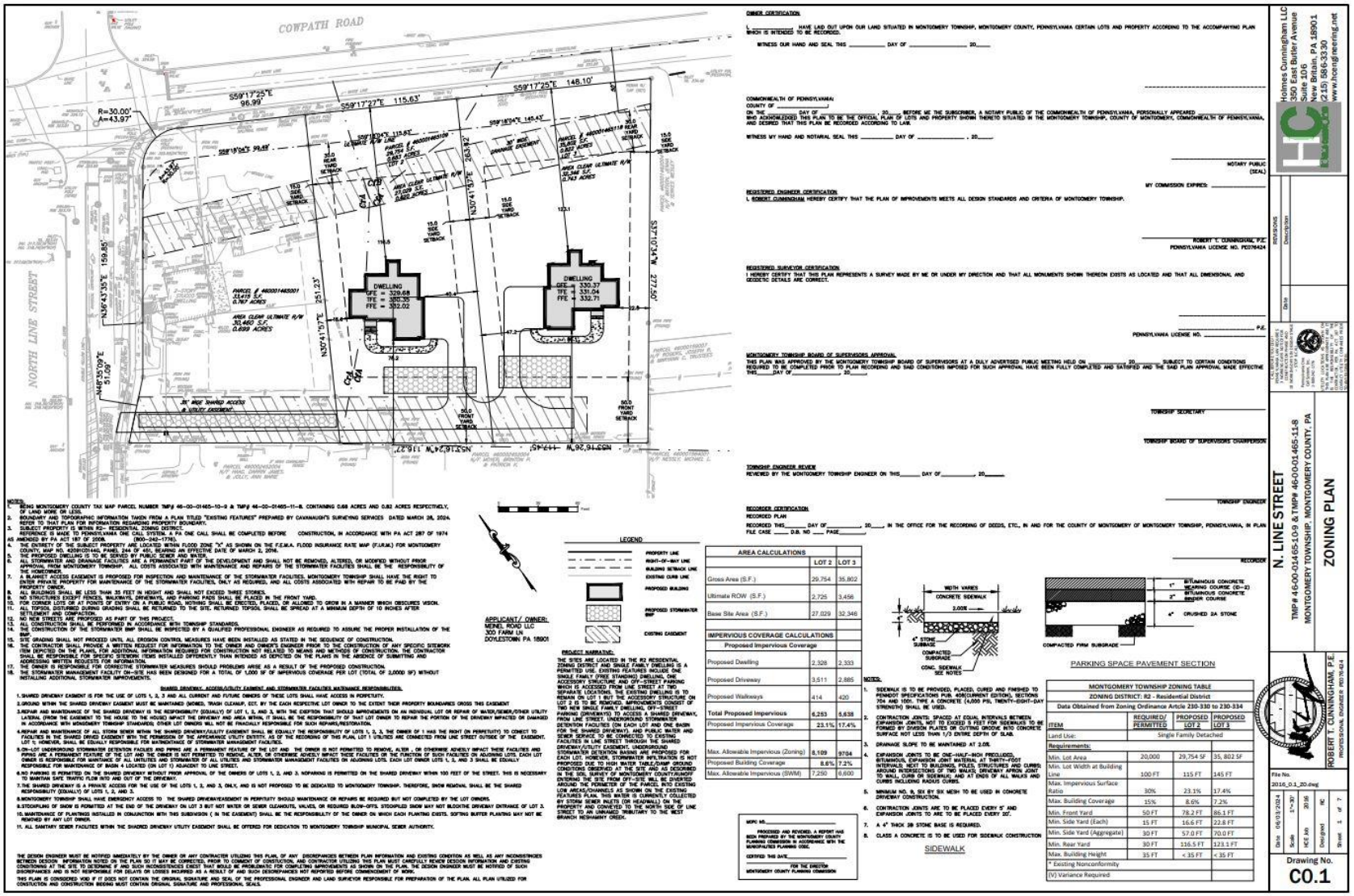
Matthew Popek

Matthew Popek, AICP
Transportation Planning Assistant Manager
Matthew.Popek@montgomerycountypa.gov - 610-278-3730

c: Carolyn McCreary, Twp. Manager
Jim Rall, Chrm., Twp. Planning Commission
Joe Lanier, GTG Contracting LLC, Applicant's Contact

Attachments: (1) Site Plan
(2) Aerial

Site Plan – 1819 North Line Street, Montgomery Township



Aerial – 1819 North Line Street, Montgomery Township



1819 North Line Street
MCPC#240140001

Montgomery County Planning Commission

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