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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 1, 2024

Mr. Mark Penecale, Director of Planning and Zoning
Springfield Township
1510 Paper Mill Rd,
Wyndmoor, Pennsylvania 19038

Re: MCPC # 24-0045-002
Plan Name: 210 Sunnybrook Rd
(2 lots/2du comprising 0.42 acres)
Situate: Sunnybrook Road (E); north of Carolton Way
Springfield Township

Dear Mr. Penecale:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 4, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Venco Builders Inc., is proposing to subdivide and develop the existing lot at 210 Sunnybrook Rd into two equal lots of approximately 0.211 acres each. The proposed plan will include the demolition of an existing multifamily, two-story dwelling and frame garage located at the property, in addition to the construction of two single-family dwellings.

210 Sunnybrook Rd is located in the B Residential zoning district. The site is served by public water and sewer. The plan is dated June 18, 2024. A previous version of this plan was submitted in March 2024, where we provided comments regarding potential identified issues, which we reinforced through this letter.

COMPREHENSIVE PLAN COMPLIANCE

This property is shown as Medium Density Housing in the Future Land Use of Springfield Township's 2025 Comprehensive Plan. Additionally, the property is identified as a Suburban Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Suburban Residential Areas are concentrations of single-family detached homes, less dense multifamily and single-family attached uses, and institutional uses.

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

REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Landscaping.

According to [§95-7.H.], a landscaping plan is required for all subdivision and land developments.

As it appears utility connections are being laid out in the proposed plan, we recommend that landscaping be considered to maximize street tree placement. Additionally, from the information provided, it is unclear where the proposed gas lines would connect to the proposed buildings.

A few issues were identified in our previous letter dated March 21st, 2024 that remain relevant to the current submission. They are as follows:

Section [§95-7.G.], *Contents of preliminary and final plans*, requires information on existing natural features and proposed landscaping on the site, including the following details:

> Existing vegetation, including outer limits of tree and shrub masses and a general description of their types, sizes, and conditions. Areas of trees and shrubs to be removed shall be clearly identified.

According to Section [§95-11.2.], within any subdivision or land development, street trees shall be planted along new and existing streets. We recommend that future versions of the proposal should indicate that street trees will be provided.

Based on the submitted plan, we could not determine if there would be an impact to the existing vegetation. We recommend providing detail on the size and type of existing vegetation proposed to be removed or to remain.

ZONING ORDINANCE COMMENTS

Yards.

According to [§114-64], Front yards, the depth of the front yard shall be at least 30 feet. The plan currently shows a 27.3 foot front yard. We suggest the applicant adapt the distance to reflect the zoning requirements or submit a waiver to the township.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the township'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: (#24-0045-001) on any plans submitted for final recording.

Sincerely,

Margaux Petruska

Margaux Petruska, Community Planner II
Margaux.petruska@montgomerycountypa.gov – 610-278-3728

c: Venco Builders Inc, Applicant
Amanda Helwig, Chair, Springfield Township Planning Commission

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

ATTACHMENT A



210 SunnyBrook Road
MCPC#240045002

Montgomery County Planning Commission

0 50 100 200 Feet

N

ATTACHMENT B

