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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
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610-278-3722
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 15, 2024

Eric Traub, Manager
Whitpain Township
960 Wentz Road
Blue Bell, PA 19422

Re: MCPC #24-0160-001
Plan Name: 400 Walmere Way
(1 lot comprising 5.89 acres)
Situate: Off Walton Road between Stenton Avenue and Skippack Pike
Whitpain Township

Dear Mr. Traub:

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 July 22, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Craig Stein, is proposing to subdivide the property at 400 Walmere Way into two lots within the R-5 Agricultural/Rural Residence Zoning District. The applicant is also proposing to construct a 4,000 square foot home on one of the newly subdivided parcels.

This property ("Lot 2" on the Minor Subdivision Plan) is part of Walmere Manor, a 9-lot Rural Cluster subdivision that is permitted under the Township's R-5 Zoning District. There is currently a pond and existing house on the property. Once subdivided, Lot 2 would be reduced to 3.79 acres and consist of the pond and open space, along with the existing dwelling. Newly created Lot 10 would be 2.09 acres and consist of the proposed 4,000 square foot home.

COMPREHENSIVE PLAN COMPLIANCE

This submittal is generally consistent with the goals and objectives established in the County Comprehensive Plan, *Montco 2040: A Shared Vision.* The property is located in the "Suburban Residential" future land use designation, which emphasizes single-family detached homes and extensive landscaping on individual properties. The house type and lot size also aligns with Whitpain Township's Residential: Single-Family Detached future land use designation.

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have found it to be generally consistent with Montgomery County and Whitpain Township's planning objectives.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's proposal without comment as we have found it to be generally consistent with Montgomery County and Whitpain Township's planning objectives. Please print the assigned MCPC number *#24-0160-001 on* any plans submitted for final recording.

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.

Sincerely,

David Greenberg

David Greenberg, Senior County Planner
david.greenberg@montgomerycountypa.gov – (610)278-3741

c: Craig Stein, Applicant
James Blanch, Whitpain Township Engineer
Michael P. Clarke, Esq., Whitpain Township Solicitor
Kenneth Corti, Chair, Whitpain Township Planning Commission

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

ATTACHMENTS A & B



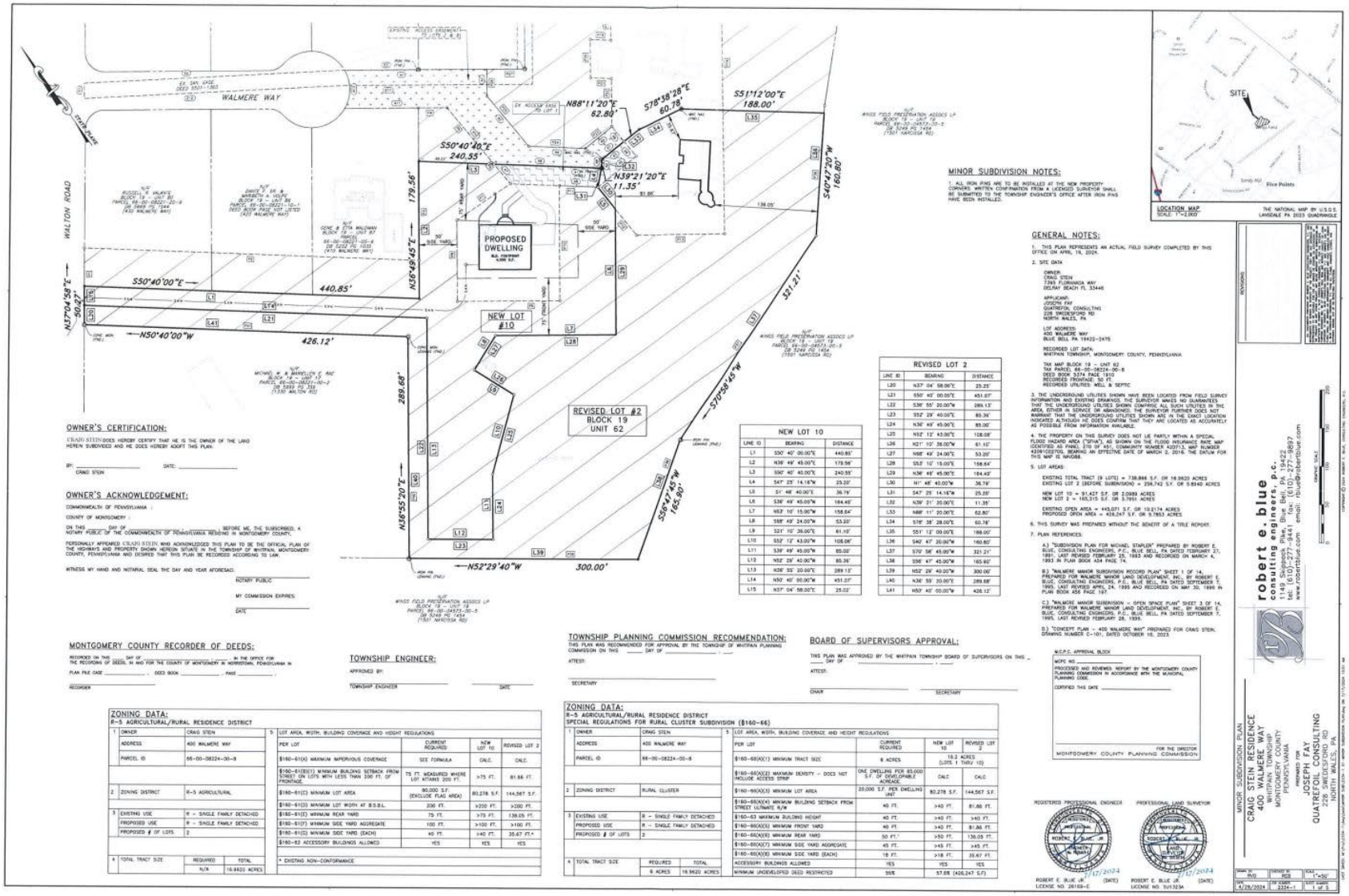
400 Walmere Way
MCPC#240160001

Montgomery County Planning Commission

0 100 200 400 Feet

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Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap


WALMERE WAY
WALTON ROAD
PROPOSED DWELLING
NEW LOT #10
REVISED LOT #2
BLOCK 19
UNIT 62
S50°40'00"E 440.85'
N50°40'00"W 426.12'
N37°04'58"E 50.42'
N16°49'45"E 179.56'
S40°47'20"E 160.80'
S70°58'45"W 321.21'
S56°47'45"W 165.80'
N52°29'40"W 300.00'
N36°55'20"E 289.68'
S50°40'40"E 240.55'
N88°11'20"E 62.80'
S78°38'28"E 60.78'
S51°12'00"E 188.00'
N39°21'20"E 11.35'
MINOR SUBDIVISION NOTES:
GENERAL NOTES:
OWNER'S CERTIFICATION:
OWNER'S ACKNOWLEDGEMENT:
MONTGOMERY COUNTY RECORDER OF DEEDS:
TOWNSHIP ENGINEER:
TOWNSHIP PLANNING COMMISSION RECOMMENDATION:
BOARD OF SUPERVISORS APPROVAL:
NEW LOT 10
REVISED LOT 2
ZONING DATA:
R-5 AGRICULTURAL/RURAL RESIDENCE DISTRICT
ZONING DATA:
R-5 AGRICULTURAL/RURAL RESIDENCE DISTRICT
SPECIAL REGULATIONS FOR RURAL CLUSTER SUBDIVISION (§160-66)
LOCATION MAP
SITE
MINOR SUBDIVISION PLAN
CRAIG STEIN RESIDENCE
400 WALMERE WAY
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
JOSEPH FAY
QUATREFOIL CONSULTING
228 SWEDESFORD RD
NORTH WALES, PA.
robert e. blue
consulting engineers, p.c.