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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 16th, 2024

John Ernst, AIA, CBO Borough Manager
Lansdale Borough
One Vine Street,
Lansdale, PA 19446

Re: MCPC #24-0180-001
380 East Hancock
Preliminary Land Development Plan
Lansdale Borough

Dear Mr. Ernst:

We have reviewed the above-referenced land development plan as you requested on August 14, 2024 in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code." We forward this letter as a report of our review:

BACKGROUND

Wilmington Capital Limited LLC, the applicant, has submitted a preliminary land development plan for the construction of nine (9) townhomes on .76 acres at 380 East Hancock Street. The property is currently the site of a two and a half story multiunit rooming house and apartment, which the applicant proposed to demolish. The applicant was granted a variance to develop this property as an unlotted residential development within the Industrial Zoning District on April 16, 2024 by the Lansdale Borough Zoning Hearing Board. Public water and sewer serve the site. The applicant has submitted a preliminary plan dated July 29, 2024.

COMPLIANCE WITH COMPREHENSIVE PLANS

The plan is consistent with *MONTCO 2040: A Shared Vision,* the comprehensive plan for Montgomery County. The development falls within the "Business Area" on the future land use map. This future land use primarily calls for large offices, research and development facilities, and large industrial uses. It does also encourage secondary residential uses that are buffered from the more intense other uses. There is substantial buffering around the site not visible within the site.

The plan is consistent with Lansdale 2040 Comprehensive Plan. Development falls within the Employment-Residential future land use. The future land use section states that Industrial, office research &

development (R&D), and residential uses are the primary use categories appropriate for the Employment-Residential category.

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

LANDSCAPING

A. Utility location: If possible, the applicant should try to relocate the water lines from the access road to the units from underneath grass to underneath the driveway. This could open up additional space for a tree or shrubs next to the driveway to provide additional shade.

B. Trees: Considering the location of the utility lines and sidewalk at the front of the property, the county encourages setting the trees along the street further back and providing a wider sidewalk. Considering the extensive number of utility lines on the East Hancock right-of-way, setting the trees further back may permit it to grow taller and fuller and provide more effective shade for both the street and the property. With the trees setback, the sidewalk could be widened to be more comfortable to walk along. As Hancock is a collector, it sees a consistent flow of traffic and a wider sidewalk can enhance the pedestrian realm along the busy street. The county would also like to encourage the applicant to add more trees on along the west side of driveway to provide additional shade for the buildings and driveway.

TRANSPORTATION

A. Hancock Street: Left turns into and out of the access road may result in difficult turning conditions due to the width of the road and the development's location near a controlled intersection and railway crossing. The county would encourage the applicant to work with the borough traffic engineer for any potential mitigations.

PARKING

A. Table: There does not appear to be a table or an indication of number of parking spaces existing, required, and provided on the plan. The county encourages the applicant to provide this in the zoning data table on sheet 1.

B. Impervious surface and space quantity: As stated in § 405-1703, the development only has to provide for two parking spaces for each unit. This development provided three and one third space per unit based on the layout on sheet 1. Continuing with the discussion from landscaping,

the county encourages the applicant to maximize the pervious space, using extra parking spaces provided to make more space for landscaping.

AFFORDABILITY

A. Affordable Housing: While we do not anticipate any units provided within this development being offered at below market value, it should be noted that the structure it is replacing holds two boarding house units. Boarding house units are often among the most affordable market rate housing in a community due to their small size, shared features, and flexibility in nature. These units often are able to provide shelter to those who may otherwise end up without a roof over their heads. While housing markets seldom acknowledge government boundaries, we encourage Lansdale to continue to work with developers to find creative ways to replace the affordable housing that will be lost.

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 (#24-0180-001) on any plans submitted for final recording.

Sincerely,

Timothy P. Staub, Senior Community Planner
Timothy.Staub@montgomerycountypa.gov – 610-278-3751

c: Sam Carlo, Chair, Borough Planning Commission
Maria Lohan, Department of Code Enforcement
John Kennedy, AICP Borough Planner
Jason Van Dame, Director of Community Development
Jessica Buck, District Manager, MCCD

Alfred L Aspen, Applicant
Carl N. Weiner, ESQ, Applicant's Attorney

Attachment 1: Aerial Image of the Property
Attachment 2: Development Plan

ATTACHMENT 1



380 East Hancock Street
MCPC#240180001

Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
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www.montcopa.org/plancom
Aerial photography provided by Nearmap

ATTACHMENT 2

