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MONTGOMERY COUNTY
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 9, 2024

Mr. Joseph Czajkowski, Manager
Lower Salford Township
379 Main Street
Harleysville, Pennsylvania 19438-2391

Re: MCPC # 22-0001-004
Plan Name: JPO Harleysville Tract
(26 dwelling units on 1 lot comprising approximately 9.15 acres)
Situate: 488 Harleysville Pike (cross street: Meetinghouse Road)
Lower Salford Township

Dear Mr. Czajkowski:

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

BACKGROUND

The applicant, Orleans Conservatory Group Partners L.P., is proposing a residential development consisting of two triplexes, two quadplexes, and two six-unit attached townhouse blocks, for a total of 26 units. The proposed development would have vehicular access from Harleysville Pike (Private Road A), as well as emergency access on Harleysville Pike. Proposed Private Road A would branch into two cul-de-sac streets that would create a cluster-style development, locating the units closer to the frontage of the property along Harleysville Pike, while maintaining a portion of the natural features on the property. In addition to garage spaces, additional parallel parking spaces would be provided along the Private Road A. The proposal includes an eight-foot wide trail, common open spaces, and two stormwater management facilities. The proposed common open space contains an area at the rear of the property along the wetlands and floodplain.

The property currently contains mature trees, a watercourse, and a wetland, as well as an existing dwelling and accessory structures that would be demolished. The property is located in the R-4 Medium High Density Mixed Dwelling District and is served by public water and sewer. We reviewed previously submitted proposals for this site in letters dated January 21, 2022, December 7, 2023, and May 15, 2024.

COMPREHENSIVE PLAN COMPLIANCE

A. *MONTCO 2040* – The proposed subdivision and land development is generally consistent with the county's comprehensive plan*, MONTCO 2040: A Shared Vision*, which designates the area as a *Suburban Residential Area*, a Designated Growth Potential Area. Suburban Residential Areas are residential areas that depend on automobiles for transportation and often have extensive landscaping on individual properties.

B. Indian Valley Regional Comprehensive Plan – The proposed subdivision is generally consistent with the Indian Valley Regional Comprehensive Plan, as the area affected by the development is located in the Future Land Use map's Designated Growth area. The development aligns with the Regional Comprehensive Plan's initiative to ensure that future growth of greater densities is concentrated in designated areas.

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

REVIEW COMMENTS

NATURAL FEATURES

The development is concentrated closer to the front of the property along Harleysville Pike, and appears to limit the disturbance of the watercourse, which we commend. The property contains the headwaters for Bullfrog Creek. As indicated on the submitted Soil Map, the soils along the stream are Bowmansville, which have very hydric conditions that support wetland habitats and vegetation. We reiterate that we recommend planting trees to shade the stream and wetlands, revegetating the corridor with other suitable plants, and designating a "no mow" zone along the stream corridor.

A. Riparian Corridor Plantings. Based on the landscape plan provided, it appears that some areas will be graded close to the existing vegetation. We recommend the applicant include more riparian edge plantings between Stormwater Facility #2 and the riparian corridor.

LANDSCAPING

A. Residential Buffer. The applicant is proposing to preserve a number of existing trees along the eastern side of the property between the tract and residential properties on Windsor Drive. In addition to the existing trees, the applicant is proposing to plant a low intensity buffer. The property line buffer between a development with single-family attached dwellings and existing single-family detached dwellings is required to be a medium intensity (§ 142-42.G). We recommend planting more trees to enhance the buffer along that property.

B. Street Trees. The applicant is proposing street trees along a portion of Private Road B and one side of the length of Private Road A. There appear to be few trees in front of the units, which would create a more attractive neighborhood street and add shade to the driveways and units. We recommend planting street trees between driveways, where possible. Based on the plans provided, there appears to be space between some of the units to accommodate additional street trees without conflicting with utility lines.

TRAIL

The applicant is proposing an 8-foot wide asphalt trail that would connect to the sidewalk at the cul-de-sac on Private Road A and extend the length of the eastern property line up to the northernmost property line. An existing trail on the abutting property connects to Alderfer Park. We wish to reiterate that we encourage the applicant to coordinate with the township on how a potential connection to the existing trail could be made.

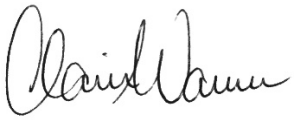
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Lower Salford'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 (22-0001-004) on any plans submitted for final recording.

Sincerely,



Claire Warner, Senior Community Planner
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: Orleans Conservatory Group Partners LP, Applicant
ARNA Engineering, Inc., Applicant's Engineer
Manus McHugh, Chair, Township Planning Commission
Michael Beuke, Director of Building and Zoning
Andrew Freimuth, Township Solicitor
Michele Fountain, P.E., Township Engineer

John Evarts, P.E., Township Engineer
Keith Bergman, Chair, Township Board of Supervisors
Patti Reimel, Codes Administrative Assistant
Holly Hosterman, Assistant to the Township Manager
Stephanie Butler, P.E., Township Traffic Engineer
Scott Burton, PennDOT
Paul Lutz, PennDOT
Fran Hanney, P.E., PennDOT

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

ATTACHMENTS A & B



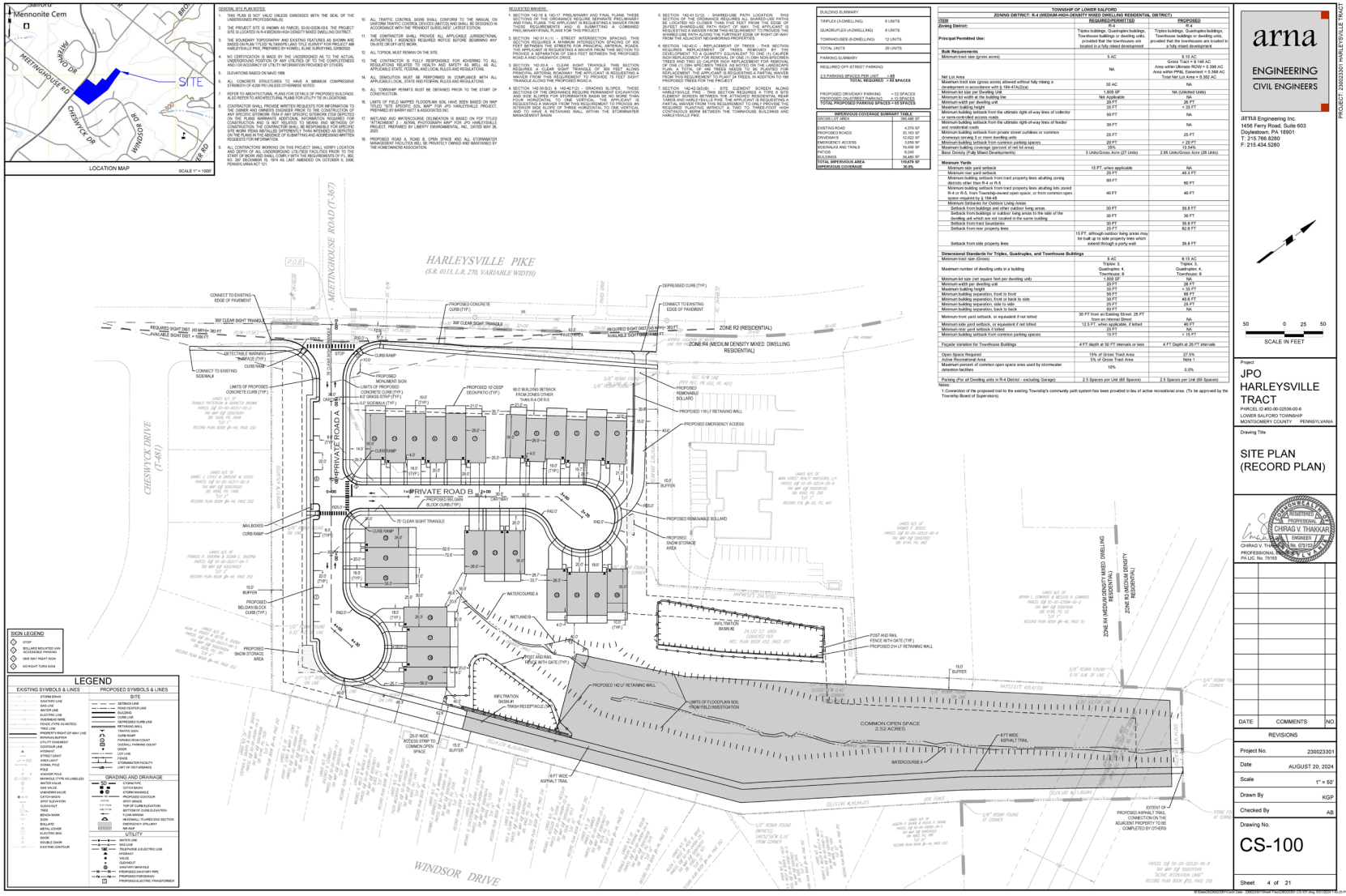
JPO Harleysville Tract
MCPC#220001004

Montgomery County Planning Commission

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N

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Aerial photography provided by Nearmap



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PROJECT: 230023301 HARLEYSVILLE TRACT

50 0 25 50
SCALE IN FEET

Project
JPO HARLEYSVILLE TRACT
PARCEL ID #50-00-02536-00-6
LOWER SALFORD TOWNSHIP
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title
SITE PLAN (RECORD PLAN)

REGISTERED PROFESSIONAL ENGINEER
CHIRAG V. THAKKAR
ENGINEER
CHIRAG V. THAKKAR, PE
PROFESSIONAL ENGINEER
PA LIC. No. 75755

DATE	COMMENTS	NO.
REVISIONS		

Project No.	230023301
Date	AUGUST 20, 2024
Scale	1" = 50'
Drawn By	KGP
Checked By	AB

Drawing No.
CS-100

Sheet 4 of 21