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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 16, 2024

Ms. Cecile Daniel, Manager
Perkiomen Township
1 Trappe Road
Collegeville, PA 19426-1829

Re: MCPC #24-0126-002
Plan Name: Landis Tract – Conditional Use Application
(30 lots/27 dwelling units comprising 50.70 acres)
Situate: Bucher Road and Smith Road
Perkiomen Township

Dear Ms. Daniel:

We have reviewed the above-referenced conditional use application as you requested on August 23, 2024. We forward this letter as a report of our review and recommendations.

BACKGROUND

The applicant, Artisan Land Company, proposes to subdivide a 50.70 acre tract into 30 lots, consisting of 27 single-family detached dwellings. The property is comprised of open space, consisting of farmland, woodlands, steep slopes and several stream valleys. The proposal is part of a larger land development, involving 13 single-family detached dwellings on 8 acres in Schwenksville Borough, and 1 single-family detached dwelling on 4 acres in Lower Frederick Township. In our review of the initial proposal, dated July 16, 2024, we recommended the Applicant consider applying the standards of the township's OSR Open Space Residential Overlay District. These standards, as permitted by Conditional Use, allow smaller lots along with the preservation of 45% of the property as open space. Use of these standards will facilitate the preservation of the site's woodlands, stream valleys and associated riparian corridors, reducing overall impervious coverage and the need for multiple stream crossings.

COMPREHENSIVE PLAN COMPLIANCE

MONTCO 2040: A Shared Vision – We find the proposed development to be generally consistent with the county comprehensive plan. The county's future land use plan identifies the proposed development site as primarily suburban residential area. These areas are residential areas that depend on automobiles for

transportation and often have extensive landscaping on individual properties. These areas will have a variety of housing types, with single-family detached homes the most prominent type.

Central Perkiomen Valley Regional Comprehensive Plan – The proposal is generally consistent with the region's Future Land Use Plan and is located within the future growth area of the plan. The future growth area is planned to permit growth around existing boroughs, villages, and developed areas, and is intended to be served by public sewer and water. In addition, the region's recently completed Multi-Regional Greenway and Stewardship Study identified areas for greenway and natural resource preservation on all properties over 10 acres in size. The greenway analysis was conducted with the assumption that these sites, if developed, should be designed as conservation/cluster developments, preserving 50% of the property as greenway land. The analysis depicts the portion of the site that should be conserved, as well as the portions of the site that are most appropriate for development. Use of the township's OSR Open Space Residential Overlay District will further implement this plan, and the proposed layout is consistent with the lands identified for both conservation and development.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the conditional use and the application of the OSR Open Space Residential District standards, however, in the course of our review we have identified the following comments that the applicant and township may wish to consider prior to conditional use:

REVIEW COMMENTS

OPEN SPACE RESIDENTIAL OVERLAY

We want to commend the applicant for choosing to apply the standards of the OSR Open Space Residential Overlay District. This development option, preserving 45% of the site as open space, will allow for preservation of the site's stream valleys, steep slopes, and woodlands. In addition, it will reduce impervious surface and stormwater generation, eliminate the need for single-access streets, and provide more space to create a traditional neighborhood setting. We also commend the use of side-loaded garages for many homes, as shown of the Conditional Use Plan, which create a more visually appealing streetscape.

YIELD PLAN

As part of the Conditional Use process, the applicant is required to submit a Yield Plan to demonstrate the maximum number of lots that could be developed in accordance with the underlying zoning district (R-1 in this case). The yield plan shall be equivalent to a plan submitted for regular subdivision approval, meeting all requirements of the R-1 zoning district, and all other applicable standards of the Township's Zoning and Subdivision and Land Development Ordinance. The submitted Yield Plan depicts 27 lots. In terms of the zoning requirements, particularly relating to the Riparian Corridor Conservation District, we defer the determination of conformance to the Township Engineer, especially as it relates to locating no more than one-half of yard setbacks within Zone 2 of the riparian corridor, and that no stormwater basins are located within Zone 1 of the riparian corridor. In addition, the Yield Plan utilizes a cul-de-sac street that exceeds the

maximum length permitted by the subdivision and land development ordinance. The Yield Plan should be designed to incorporate a cul-de-sac street that conforms to the maximum 500 foot length.

SCHOOL DISTRICT COORDINATION

The Plan identifies an 8.5 ft. x 12 ft. concrete school bus pad inside the development, near the intersection of Streets A and B, off the eastern most entrance off Bucher Road. Since Streets A and B are noted as "proposed private streets," it's possible the school district will not permit buses to enter the development, at least without special permissions. The applicant should coordinate with the school district regarding potential bus stop locations for the development, whether internal or at one of the entrances off Bucher Road. If the bus stop will be located at an entranceway to the development, the applicant and township may want to consider parent pull-off/parking areas within the development to minimize circulation issues near the entrances during school pick-up and drop-off times.

STORMWATER BASIN NATURALIZATION

Given the size and locations of the proposed stormwater basins, it will be important to the overall streetscape and neighborhood buffering that these basins are extensively naturalized and landscaped. Not only will the naturalization make the basins more effective at sediment and nutrient removal, they will provide more aesthetic appeal to the internal streetscape and in locations they serve as property line buffers.

STEWARDSHIP MANAGEMENT PLAN

Once again, we commend the applicant for proposing to utilize the OSR Open Space Residential District standards to preserve 45% of the site as open space. The proposed open space will contain streams, woodlands, steep slopes, and a scrubby portion of the site, closest to North Limerick Road, that is in a state of natural succession. These are all important areas to preserve and, while leaving them in an undisturbed state will be beneficial, to maximize the natural benefits of these areas, they will need to be properly managed and maintained. The applicant should have a landscape architect develop a stewardship and management plan for these areas that will be recorded with the final plan.

BUCHER AND SMITH ROAD INTERSECTION IMPROVEMENTS

The existing Bucher/Centennial Road and Smith Road intersection is at an oblique angle and has limited site lines, creating a difficult situation for drivers attempting to turn left onto Smith Road. While we understand that this issue may be more relevant to approvals that will be required in Lower Frederick Township, the applicant should reduce the lot size of the proposed Lot No. 1 to facilitate an adjustment of Bucher Road that will allow it to intersect with Smith Road at a more perpendicular angle.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's use of the OSR Open Space Residential District by Conditional Use. Should the applicant continue with the development as proposed, our remaining review comments should also be considered.

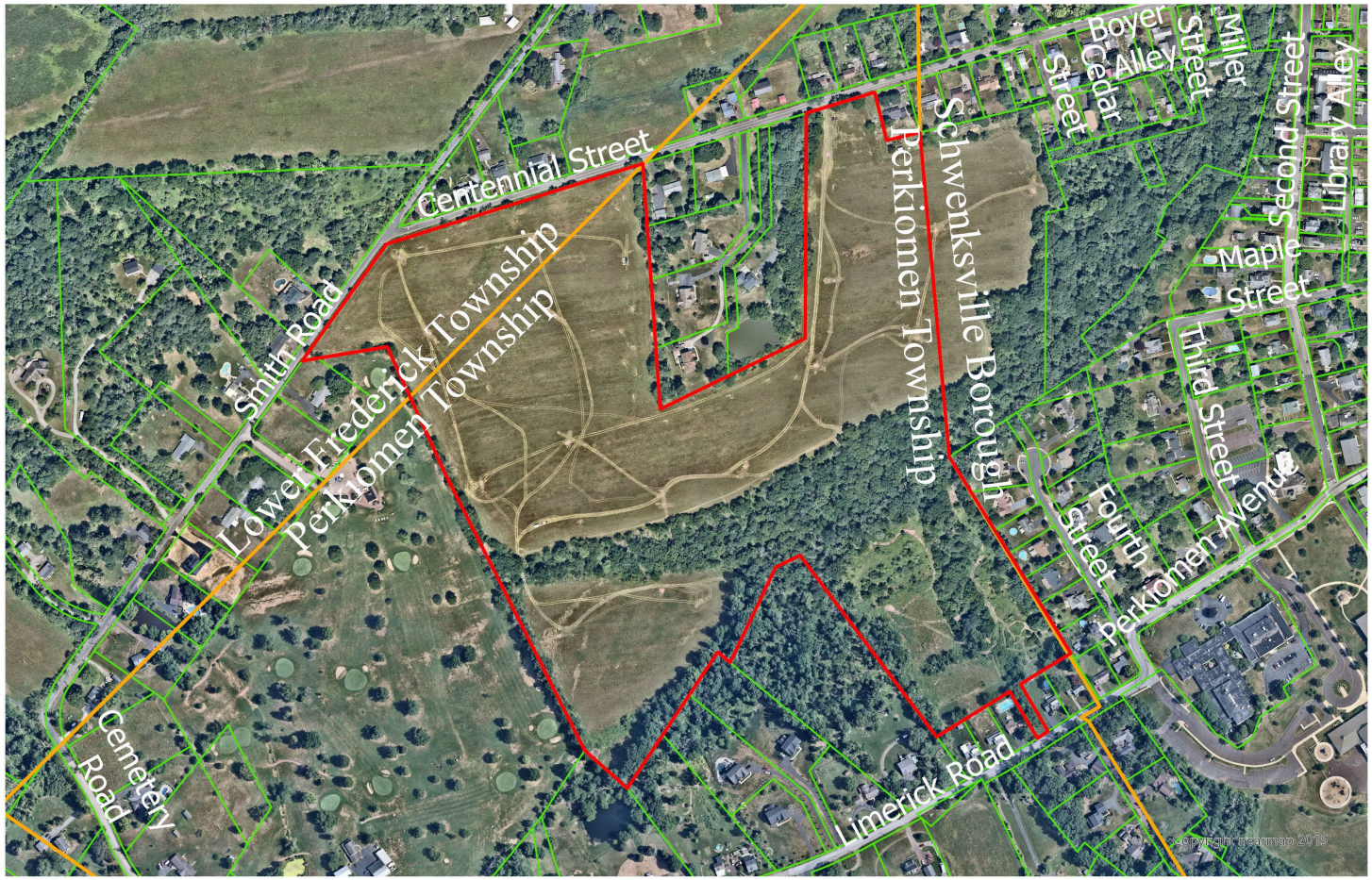
Sincerely,

R. Eric Jarrell, Community Planning Manager
eric.jarrell@montgomerycountypa.gov – 610-278-3745

c: Artisan Land Company, Applicant
Joan London, Esq., Kozloff Stoudt Attorneys, Applicant's Representative
Brett Coleman, Chair, Municipal Planning Commission

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

ATTACHMENT A



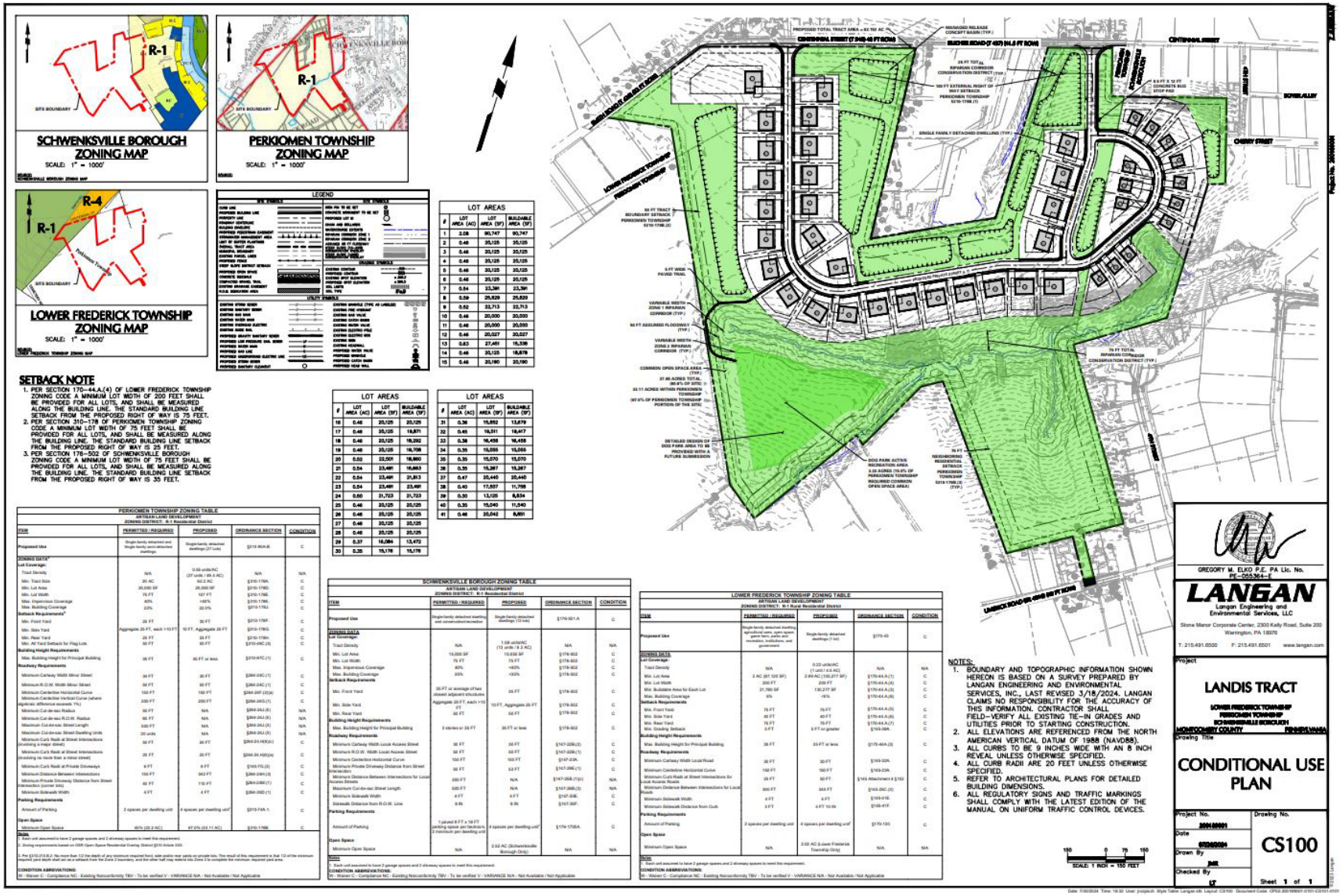
Landis Tract
MCPC#240126002

Montgomery County Planning Commission

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Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
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www.montcopa.org/plancom
Aerial photography provided by Nearmap


SCHWENKSVILLE BOROUGH ZONING MAP
SCALE: 1" = 1000'
PERKIOMEN TOWNSHIP ZONING MAP
SCALE: 1" = 1000'
LOWER FREDERICK TOWNSHIP ZONING MAP
SCALE: 1" = 1000'
LEGEND
SETBACK NOTE
1. PER SECTION 170-44.A.(4) OF LOWER FREDERICK TOWNSHIP ZONING CODE A MINIMUM LOT WIDTH OF 200 FEET SHALL BE PROVIDED FOR ALL LOTS, AND SHALL BE MEASURED ALONG THE BUILDING LINE. THE STANDARD BUILDING LINE SETBACK FROM THE PROPOSED RIGHT OF WAY IS 75 FEET.
2. PER SECTION 310-178 OF PERKIOMEN TOWNSHIP ZONING CODE A MINIMUM LOT WIDTH OF 75 FEET SHALL BE PROVIDED FOR ALL LOTS, AND SHALL BE MEASURED ALONG THE BUILDING LINE. THE STANDARD BUILDING LINE SETBACK FROM THE PROPOSED RIGHT OF WAY IS 25 FEET.
3. PER SECTION 176-502 OF SCHWENKSVILLE BOROUGH ZONING CODE A MINIMUM LOT WIDTH OF 75 FEET SHALL BE PROVIDED FOR ALL LOTS, AND SHALL BE MEASURED ALONG THE BUILDING LINE. THE STANDARD BUILDING LINE SETBACK FROM THE PROPOSED RIGHT OF WAY IS 35 FEET.
LOT AREAS
LOT AREAS
LOT AREAS
PERKIOMEN TOWNSHIP ZONING TABLE
SCHWENKSVILLE BOROUGH ZONING TABLE
LOWER FREDERICK TOWNSHIP ZONING TABLE
NOTES:
1. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A SURVEY PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., LAST REVISED 3/18/2024. LANGAN CLAIMS NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION. CONTRACTOR SHALL FIELD-VERIFY ALL EXISTING TIE-IN GRADES AND UTILITIES PRIOR TO STARTING CONSTRUCTION.
2. ALL ELEVATIONS ARE REFERENCED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. ALL CURBS TO BE 9 INCHES WIDE WITH AN 8 INCH REVEAL UNLESS OTHERWISE SPECIFIED.
4. ALL CURB RADII ARE 20 FEET UNLESS OTHERWISE SPECIFIED.
5. REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING DIMENSIONS.
6. ALL REGULATORY SIGNS AND TRAFFIC MARKINGS SHALL COMPLY WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
GREGORY M. ELKO P.E. PA Lic. No. PE-055364-E
LANGAN
Langan Engineering and Environmental Services, LLC
Stone Manor Corporate Center, 2300 Kelly Road, Suite 200 Warrington, PA 18976
T: 215.491.6500 F: 215.491.6501 www.langan.com
Project
LANDIS TRACT
LOWER FREDERICK TOWNSHIP
MONTGOMERY COUNTY
PERKIOMEN TOWNSHIP
SCHWENKSVILLE BOROUGH
MONTGOMERY COUNTY
PENNSYLVANIA
Drawing Title
CONDITIONAL USE PLAN
Project No.
Date
Drawn By
Checked By
Drawing No.
CS100
Sheet 1 of 1