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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 9th, 2024

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

Re: MCPC #21-0013-002
151 E Mt Vernon St Townhome Development
Preliminary Land Development Plan
Lansdale Borough

Dear Mr. Ernst:

We have reviewed the above-referenced land development plan as you requested on August 26, 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

4 County Line Road, LLC, the applicant, has submitted a preliminary land development plan for the construction of twelve (12) townhomes on .51 acres at 151 E Mt. Vernon Street in the Class C Residential District. The property is currently the site of a two duplexes, which the applicant proposed to demolish. Public water and sewer serve the site. The applicant has submitted a preliminary plan dated August 27, 2024.

COMPLIANCE WITH COMPREHENSIVE PLANS

The plan is consistent with *MONTCO 2040: A Shared Vision,* the comprehensive plan for Montgomery County. The development site is located in the "Town Residential" future land use category of the plan, a category which envisions unit types such as those proposed.

The plan is consistent with Lansdale 2040 Comprehensive Plan. The applicant's site falls with the "Residential" future land use category. That category foresees dwelling types like those proposed, and references maintaining and enhancing the character of its residential neighborhoods.

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

USE

A. Stacked Townhome: The definition in § 405-201 states that a Single-Family Attached Dwelling is a dwelling unit in "which one or both side walls are a party wall with a neighboring dwelling unit." The plans provided by the applicant indicate that the two units within each structure share upwards of three walls, including the rear wall of the units. While stacked townhomes are in the code, they are only mentioned for unlotted mixed-use development in the Industrial District. (§ 405-1515) and are defined as "a building divided vertically by floors and horizontally by walls into three or more separate dwelling units, each having private access to the outside; provided, however, that the dwelling units located on the ends of the building may be divided horizontally by a vertical wall." We encourage the applicant to work with the borough regarding the language.

SITE PLAN

A. Common Area: We encourage using the front lawn as a potential shared yard or common space for the residents. In the original application from 2021, the county did recommend of a patio with seating, a grill, and possibly a tree alongside of the patio as a part of the proposed development. We feel some sort of low impact shared space would be beneficial to the residents.

TRANSPORTATION

A. Alley: The plans indicate an alley on the southeast side of the property that is currently occupied by trees. We would encourage the applicant to engage with the shared property owner of the alley and the borough to define its future use.

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 (#21-0013-002) on any plans submitted for final recording.

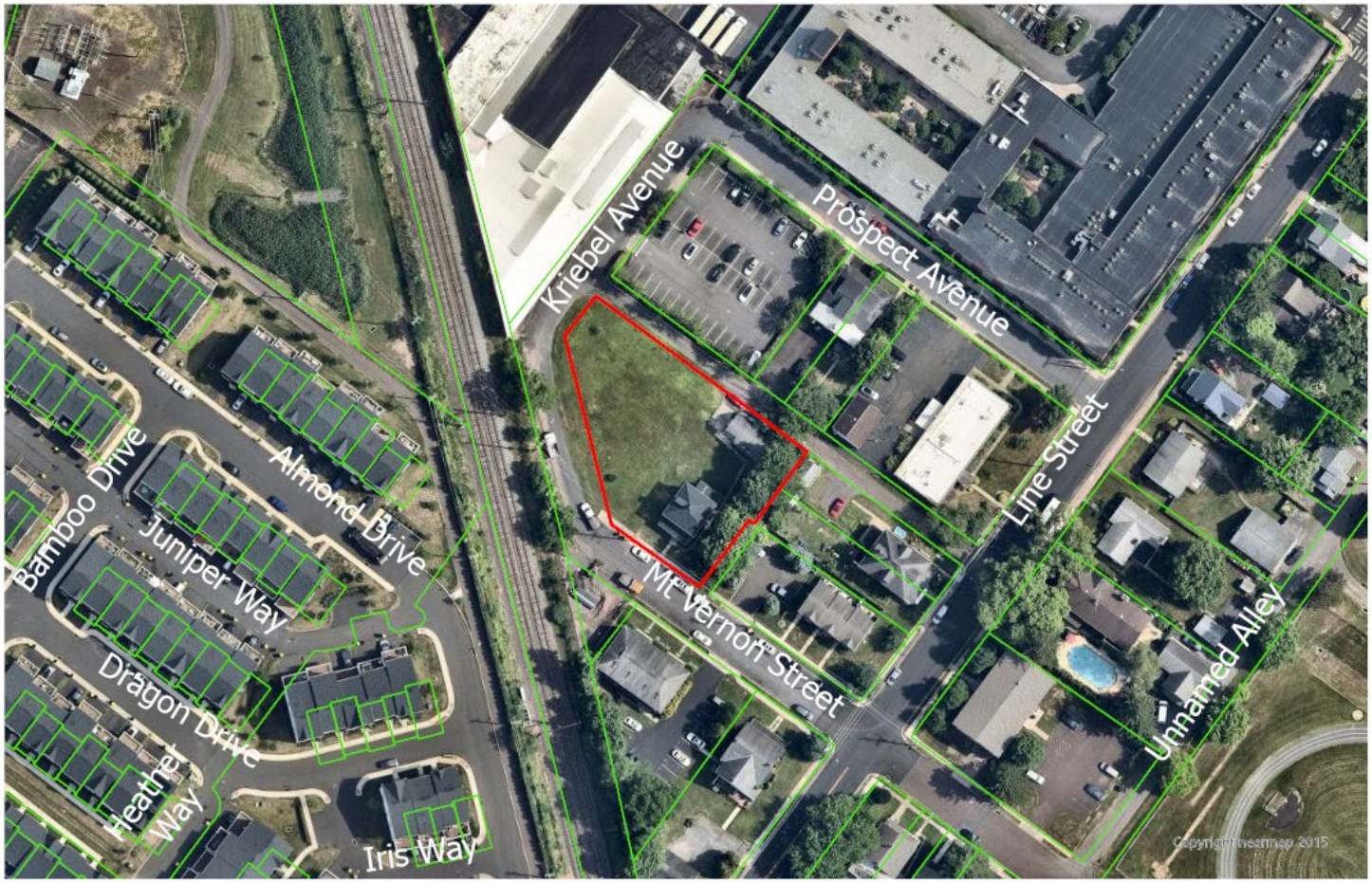
Sincerely,

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

c: Michael Panachyda, 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
Celso S. Leite, Applicant
Robert Ianozzi, Jr., Esq., Applicant's Attorney

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

ATTACHMENT 1



South Collegeville Road
MCPC#240216001

Montgomery County Planning Commission

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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

ATTACHMENT 2

