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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 7, 2024

Mr. Anthony Hamaday, Township Manager
Upper Merion Township
175 West Valley Forge Road
King of Prussia, PA 19406

Re: MCPC #21-0292-002
Plan Name: 1034 Mount Pleasant Ave.
(2 lots comprising 0.52 acres)
Situate: 1034 Mount Pleasant Ave
Upper Merion Township

Dear Mr. Hamaday:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 16, 2024. We forward this letter as a report of our review.

BACKGROUND

We previously reviewed this proposal in a letter dated February 11, 2022. The applicant, Robert Kenna, has proposed the construction of a two unit, two lot residential subdivision along Mount Pleasant Ave. in Upper Merion Township. The previous submission proposed a four unit attached development. The units would impact all 0.52 acres of the site with supporting utilities, sidewalks, and stormwater management systems.

COMPREHENSIVE PLAN COMPLIANCE

This area of Upper Merion Township is identified as Suburban Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040*: A Shared Vision. Suburban Residential Areas are residential areas which depend on automobiles for transportation and often have extensive landscaping on individual properties. We believe that this plan is compliant with *Montco 2040*.

Upper Merion's 2005 Land Use Plan is broadly supportive of suburban residential infill development.

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. Our comments are as follows:

REVIEW COMMENTS

Comments that have not been addressed since our previous letter are reprinted below; we have no additional comments to provide:

LANDSCAPING

A. We recommend adding another species of shade tree, flowering tree, and shrub to better diversify the planting schedule.

MOUNT PLEASANT AVENUE ACCESS

A. It is important to note that Mount Pleasant Avenue is only accessible from the neighboring municipality, Tredyffrin Township. We recommend communicating with Tredyffrin Township, and we have copied them on this letter.

SIDEWALK

A. The applicant has proposed a 4 foot wide sidewalk. Montgomery County's publication, Walk Montco: Montgomery County Walkability Study, recommends sidewalks that are a minimum of 5 feet in width. Additionally, the neighboring twin development appears to have 5 foot wide sidewalks so we strongly recommend implementing sidewalks of the same width to best connect to the existing adjacent sidewalk.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, however, we believe that our suggested revisions will better achieve the township's goals.

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 (#21-0292-002) on any plans submitted for final recording.

Sincerely,



Ryan Lamberti, Environmental Planner II

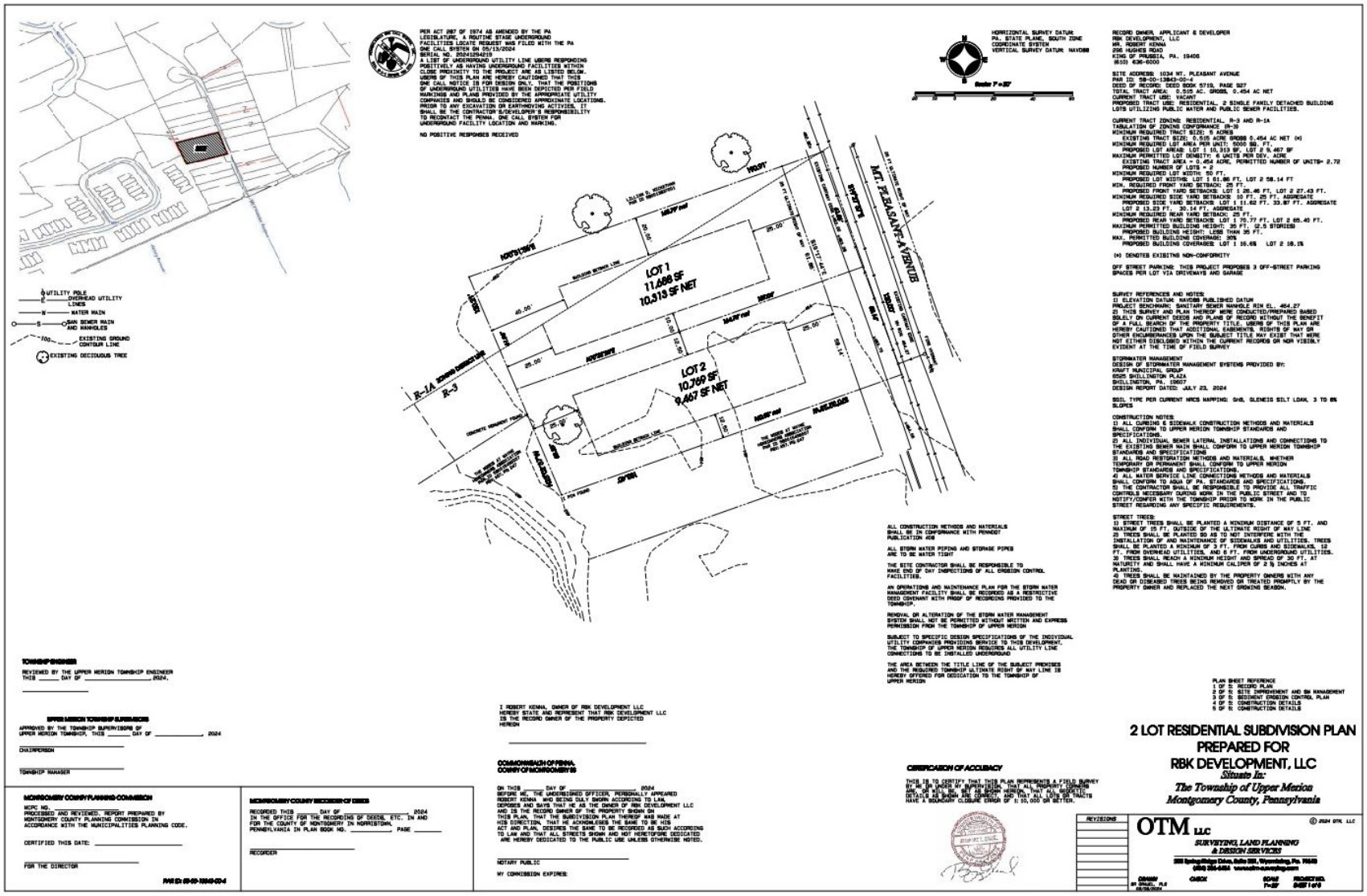
610-278-3729 – Ryan.Lamberti@montgomerycountypa.gov

c: Robert Kenna, Applicant
Bradford R. Grauel, Applicant's Representative
Matthew Popek, Chair, Township Planning Commission
Jarrett Lash, Community Development & Planning Officer
Erin McPherson, Tredyffrin Township Director of Planning and Zoning & Zoning Officer

Attachments: (A) Site Plan
(B) Aerial

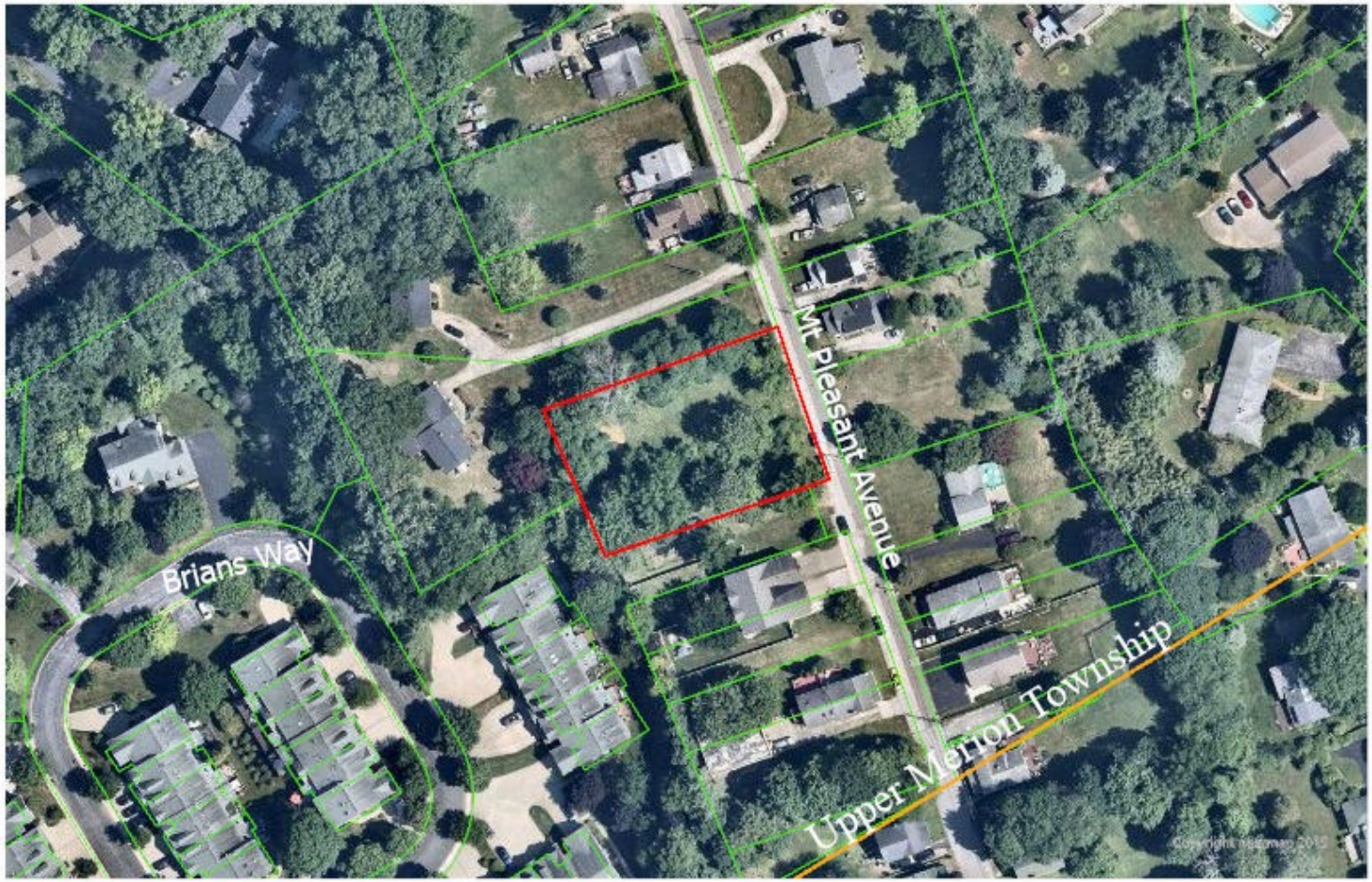
ATTACHMENT A

Site Plan – 1034 Mount Pleasant Ave., Upper Merion Township



ATTACHMENT B

Aerial – 1034 Mount Pleasant Ave., Upper Merion Township



1034 Mt. Pleasant Avenue
MCPC#210292002

Montgomery County Planning Commission

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Aerial photography provided by Nearmap