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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 21, 2024

Dan DeMeno, Manager
Worcester Township
1721 South Valley Forge Road
P.O. Box 767
Worcester, PA 19490

Re: MCPC #24-0202-001
Plan Name: 1205 Hollow Road
(3 lots comprising approx. 9.53 acres)
Situate: Hollow Road and Slough Drive
Worcester Township

Dear Mr. DeMeno:

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 September 18, 2024. We forward this letter as a report of our review and recommendations.

BACKGROUND

The Applicant, Dr. Bradley Wangia, PhD, has submitted a preliminary plan proposing the subdivision and development of a 9.53-acre residential tract with one single-family dwelling into two additional single-family lots, totaling three lots in the AGR Agricultural Zoning District. The existing dwelling with a barn outbuilding will be subdivided into a new 2.48-acre parcel, whereas the two new lots will be 2.8 acres and 3.9 acres, respectively. The development will be served by private wells and on-lot septic systems.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040: A Shared Vision, Montgomery County's Comprehensive Plan, identifies the Future Land Use of the tract in question as 'Rural Resource Area, which is appropriate for both scattered single-family residential and low-density residential development, generally. As this is what is envisioned in this development, this proposal appears consistent with the Comprehensive Plan. The Future Land Use Map of Worcester Townships' 2008 Comprehensive Plan identifies the general area of this development as 'Countryside;' this residential development appears consistent with that designation.

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

A. ZONING

1. Conservation Subdivision. When a development is proposed "on tracts of eight acres or more" in the AGR Agricultural Zoning District, according to **§150-11.B.2** of the Zoning Ordinance, "single-family detached dwellings shall be developed in accordance with the requirements of Article XVIA, Conservation Subdivisions," as well as selected provisions of the AGR District. Since the tract being subdivided is 9.53 acres, it would appear that this provision applies. At present, the plan is utilizing the dimensional standards of the AGR District, instead of those found in Article XVIA. The development proposed appears to match most closely with Option 2, Estate Lots, in the Conservation Subdivisions regulations. In truth, the development as proposed here may generally conform with those standards already; however, the plan should reflect the correct standards, such as the required setbacks and other design features, which it proposes to comply. The Township may wish to clarify with the Applicant whether the standards of Conservation Subdivisions must apply here.

2. Setbacks. No matter which dimensional standards apply in this development, setbacks must be measured from actual lot lines or right-of-ways. Lot 1's rear yard setback should likely not be measured from the boundary of Easement B: it should be measured from the rear lot line. In fact, the presence of the barn within Easement B, although an existing structure, may be within the required rear-yard setback and may create a nonconformity or encroachment. This could be remedied by moving the rear property line of Lot 1 further into Lot 3, so the barn exists outside of the rear setback area. Additionally, the side-yard setback for Lot 1 is measured from the edge of Easement A (an apparent access easement for Lot 3), but the underlying land for the easement should theoretically belong to Lot 1, so the setback should be measured from the far property line instead. Lastly, the purposed and intended holders of the Easements should be further explained to the satisfaction of the Township.

B. ENVIRONMENTAL

On-Lot Septic Systems. It appears that on-lot systems are proposed not only for the two new residential lots, but a new system is also proposed for the existing dwelling which will be retained. Two sites are proposed for each lot, though it is unclear whether the two sites per lot are intended as a single unit or two separate units. We generally recommend that a primary location and a backup location for septic be identified in case the first, primary system fails. Additionally, it appears that one of the proposed sites for Lot 1 is within the isolation distance of Lot 1's existing well. We recommend that the proper authorities assess the viability of this location.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the Township'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 (*#24-0202-001*) on any plans submitted for final recording.

Sincerely,

Brian J. Olszak, Principal Trails & Open Space Planner
brian.olszak@montgomerycountypa.gov - 610-278-3737

c: All County and Associates, Inc., Applicant's Representative
Christian Jones, Assistant Township Manager
Jessica Buck, Jessica Buck, District Manager, MCCD

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

ATTACHMENT A: AERIAL



1205 Hollow Road
MCPC#240202001

ATTACHMENT B: SITE PLAN

