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MONTGOMERY COUNTY
PLANNING COMMISSION

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

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 15, 2024

Andrew Duncan, Township Manager
Douglass Township
1350 E. Philadelphia Ave
Gilbertsville, PA 19525

Re: MCPC #24-0205-001
Plan Name: 115 West Moyer Road
(21 lots / 17 du's comprising 26.28 acres)
Situate: Moyer Road @ Gilbertsville Road
Douglass Township

Dear Mr. Duncan,

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 20, 2024. Our processing of the review was deferred due to delayed payment of the review fees by the Applicant. We forward this letter as a report of our review.

BACKGROUND

Terralead, LLC, the applicant, is proposing to subdivide a 26.28 acre property, located between Ming Drive and Links Road, north of Moyer Road, into 21 lots. A total of 18 lots are proposed for single-family dwellings, including 1 existing home. The remaining 3 lots will consist of open space, totaling 13.32 acres. The proposal is located within the township's R-1A zoning district and will utilize the Cluster Development Regulations of Article XVII. All dwellings will be served by public sewer and water.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*. The property is located in an area identified as both Suburban Residential and Rural Resource in the Future Land Use Plan of the County's Comprehensive Plan. Primary uses in these areas include low-density residential development that is clustered or has a rural character.

The proposal is generally consistent with the Pottstown Metropolitan Regional Comprehensive Plan. The property is located in a conservation area, and while residential development is not intended for these areas, if proposed, significant areas of common protected open space shall be a major part of any new development.

Protected open spaces should be the dominant feature of any new residential development and should prioritize conservation of environmental resources such as wetlands, woodlands, and stream corridors.

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 Douglass Township may wish to consider prior to preliminary plan approval. Our comments are as follows:

REVIEW COMMENTS

YIELD PLAN

1. Section 265-168.A(1) of the Zoning Ordinance requires the Applicant to submit a Yield Plan that shows the maximum number of homes that could be developed in accordance with the area, width, and yard requirements of the underlying zoning district. It also requires that it shall be equivalent to a plan submitted for regular subdivision approval, meeting all the requirements for standard single-family detached homes, and the lot area calculation and all other applicable standards of both the zoning and subdivision ordinance. The Yield Plan must be deemed acceptable to the Supervisors and Planning Agency, in consultation with the Engineer. The cluster development cannot contain more dwellings than demonstrated by the Yield Plan. The submitted plan set does not contain a Yield Plan. If one was previously completed, it should be included in the plan set.

ROAD CONNECTIONS AND RIGHT-OF-WAY

1. The proposed connection to Ming Drive goes through an existing parcel that is not part of the proposed subdivision. It is unclear if a road right-of-way currently exists to permit extension of Ming Road through the lot, or if it will need to be obtained. This second access to the development is essential for enhancing connectivity and circulation in this part of the township, as well as a second form of ingress for emergency vehicles.
2. The existing cul-de-sacs for Ming Drive and Links Drive do not extend to the property line. How these portions of the road will be built, and by whom, should be resolved.
3. It is not clear if the right-of-way shown as part of the Ming Drive connection to the land west of the property is actually being offered for dedication to the township or whether it is just being shown for illustrative purposes.

SIDEWALKS

1. The proposal does not include the provision of sidewalks in the development. While we recognize the lack of sidewalks in adjacent developments for the proposal to connect into, there may be benefits to including an internal sidewalk system that would allow residents to safely move between individual homes, and between the homes and the proposed open space. At a minimum, the township should

work with the applicant to provide a trail system that utilizes the proposed open space and provides access and recreation opportunities to the residents.

RIPARIAN CORRIDOR CONSERVATION DISTRICT

1. The stream running behind Lot Nos. 8, 12, and 13 appears to show only a Zone 1 setback of 25 feet. It is not clear why the additional 25 feet of zone 2 is not provided.

LOT 7 WETLANDS

1. If possible, the wetlands shown on Lot 7 should be placed on a separate lot and included in the open space for the development. If the wetlands are to remain on a private lot, some easement, or other method of protection, should be created for the wetland to ensure future owners are aware its existence and their responsibilities in maintaining it.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our review comments will better achieve Douglass 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 (24-0205-001) on any plans submitted for final recording.

Sincerely,

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

c: Logan Zysk, Applicant's Representative
Edward Reitz, Jr., Douglass Planning Agency
Blake Dunbar, Township Solicitor
Allison Lee, Township Engineer

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

ATTACHMENTS A & B

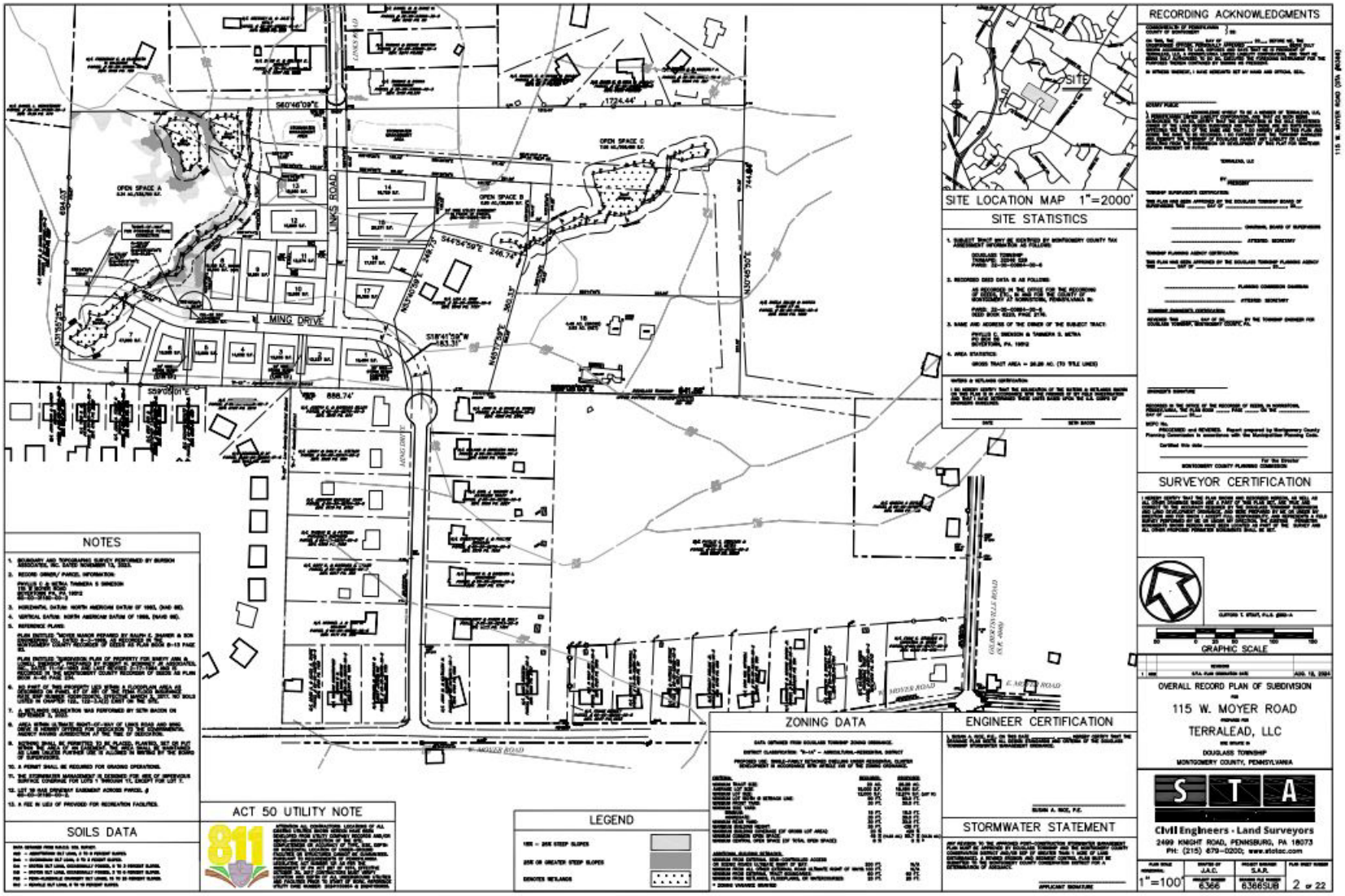


115 West Moyer Road
MCPC#240205001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/planning
Aerial photography provided by Nearmap

0 150 300 600 Feet

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SITE LOCATION MAP 1"=2000'
SITE STATISTICS
RECORDING ACKNOWLEDGMENTS
SURVEYOR CERTIFICATION
GRAPHIC SCALE
OVERALL RECORD PLAN OF SUBDIVISION
115 W. MOYER ROAD
TERRALEAD, LLC
DOUGLASS TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
Civil Engineers - Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.stotac.com
1"=100'
6366
6366SUB
2 of 22
NOTES
SOILS DATA
ACT 50 UTILITY NOTE
LEGEND
ZONING DATA
ENGINEER CERTIFICATION
STORMWATER STATEMENT
OPEN SPACE A
OPEN SPACE B
OPEN SPACE C
MING DRIVE
LINKS ROAD
MOYER ROAD
GOLDENDALE ROAD