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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 18, 2024

Alison Giles, Zoning Officer & Planning Coordinator
Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, PA 19034

Re: MCPC # 20-0149-005
Plan Name: Maple Glen Pointe Proposed Townhome Community
(1 lot comprising 18.30 acres)
Situate: 1840 Norristown Rd (cross streets: Welsh Road (N) and Limekiln Pike (E))
Upper Dublin Township

Dear Ms. Alison Giles:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 2, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Upper Dublin Realty Partners, L.P., is proposing a residential development consisting of 72 twin and townhouse units on an undeveloped parcel. The proposal includes two new roads: one will create a connection between Norristown Road with Welsh Road (Road A) and one will be a cul-de-sac road (Road B). In addition to the 144 parking spaces for residents, 36 additional guest parking spaces would be provided. The property is located at the intersection of Welsh Road, Norristown Road, and Limekiln Pike, adjacent to the Maple Glen Shopping Center, and bordered to the west by another residential development. A sidewalk and trail are proposed to run along three major roads that form the perimeter of the site.

The property will be served by public water and sewer. A creek and wetland area bisect the property. The applicant is proposing three underground infiltration basins, as well as an aboveground infiltration basin located adjacent to the wetland area.

The property is located in the MHD-Mobile Home Zoning District. We reviewed previously submitted proposals for this site in letters dated September 9, 2020, March 21, 2022, April 12, 2022, and January 13, 2023.

COMPREHENSIVE PLAN COMPLIANCE

The proposed land development is generally consistent with *MONTCO 2040: A Shared Vision*, which primarily designates the area as both *Suburban Residential Areas* and *Community Mixed Uses and Service Areas.* The western half of the tract is located within the *Suburban Residential* future land use area, within which compact residential development is encouraged when located close to non-residential areas. The eastern half of the site is designated as the *Community Mixed Use and Service* future land use area. The Upper Dublin Comprehensive Future Land Use Plan designates the Maple Glen area as a Mixed Use Village Center. The primary intent of this land use category is to create a mix of neighborhood-serving retail, businesses and small-scale office uses along with residential uses. Development in these areas should be pedestrian-oriented and conserve and enhance the character of the surrounding community.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified a number of key issues that we believe should be resolved prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

LANDSCAPING

A. Street Trees. In order to create a more attractive and welcoming streetscape, we recommend that the applicant plant more street trees along Roads A and B, as well as trees between units. We commend the quantity and diversity of trees proposed to be planted along the perimeter of the site, but there appear to be relatively few trees proposed along the new street. Based on the plan provided, it appears that each of the proposed units would have a two-car garage and double-wide driveways. Double-wide driveways often take up most of the available space in the front yard, limiting landscaping and street trees. We understand that utilities may restrict where trees can be planted; however, there appears to be space between driveways that would allow for a tree in front of more of the unit.

B. Stream Health. A stream and wetland area bisect the property and should be protected. Based on historic aerials, the property had previously been wooded, but much of the wooded area has been cleared. In previous review letters, we cautioned that flooding may become more of an issue if heavy rain events become more frequent. We commend the applicant for creating a limit of disturbance buffer of 50 feet at the top of bank and for proposing a diverse plant list. The landscape plan (Sheet No. C-704) notes that the seeded area of the riparian buffer area shall not be mowed more than once every three years, after the first growing season. We commend the designated "no mow" zone for supporting

the ecological health of the stream, and suggest that the applicant consider installing "no mow zone" signs that demarcate the area and also serve as an educational opportunity for residents.

TRANSPORTATION

A. Pedestrian Connectivity. We commend the applicant for providing pedestrian connections around the perimeter of the site, as well as through the site to connect people walking to different parts of the development and the Maple Glen Area.

1. *Crosswalks*. Due to the proximity of the Maple Glen Shopping Center, we anticipate that the residential development will generate pedestrian traffic. There are existing sidewalks and curb cuts at three of the four corners of the intersection of Norristown Road and Limekiln Pike. We suggest that the proposed development provides an opportunity for highly visible continental style crosswalks and to upgrade any existing crosswalks at all four corners of the intersection.

2. *Trail*. Based on the site plan, it appears that a mulch towpath is proposed to cross the wetland area. We recommend that the applicant consider how the trail will be maintained in the case of a flood event.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Upper Dublin's planning objectives for residential development in Maple Glen.

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 (20-0149-005).

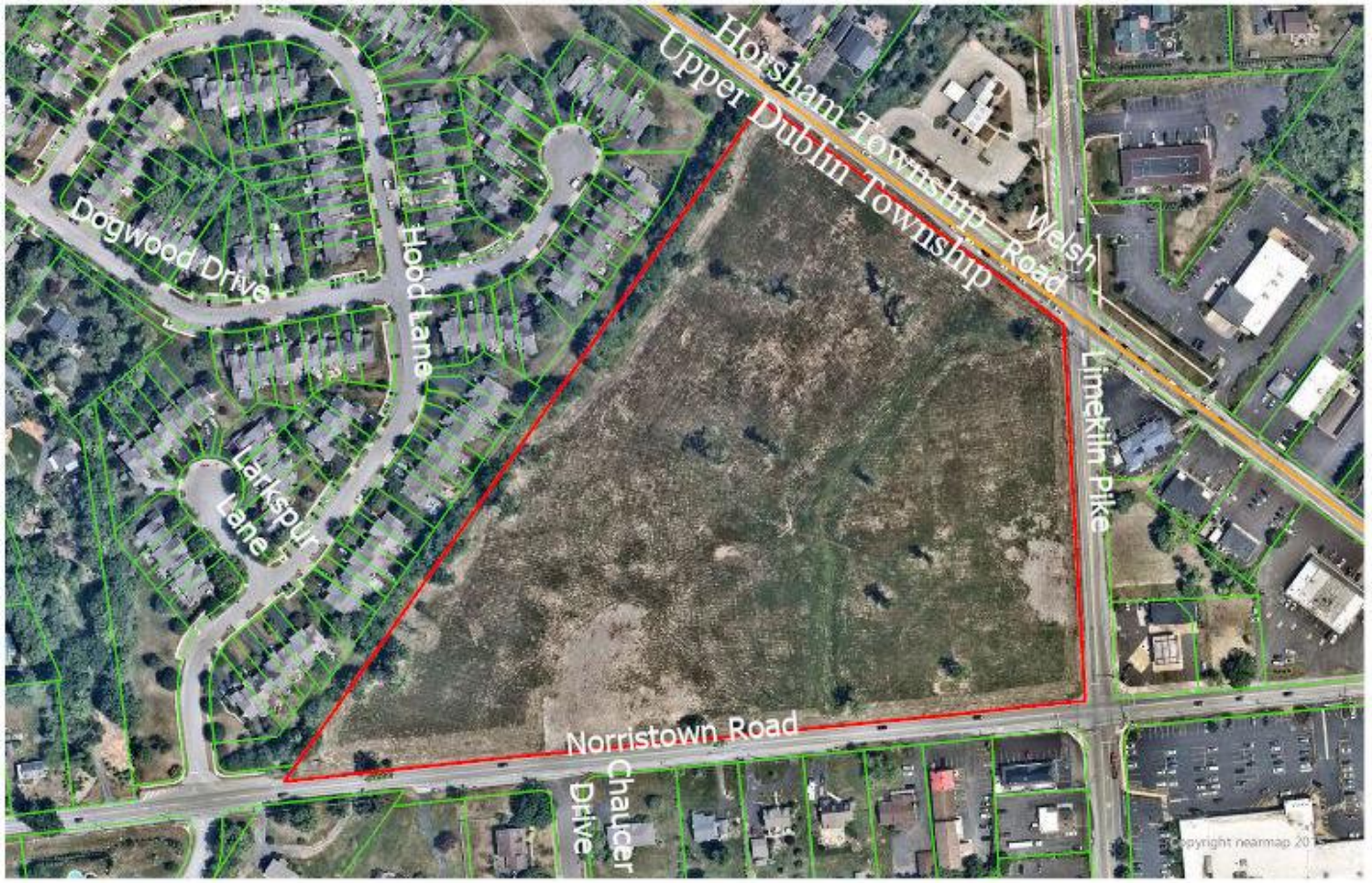
Sincerely,

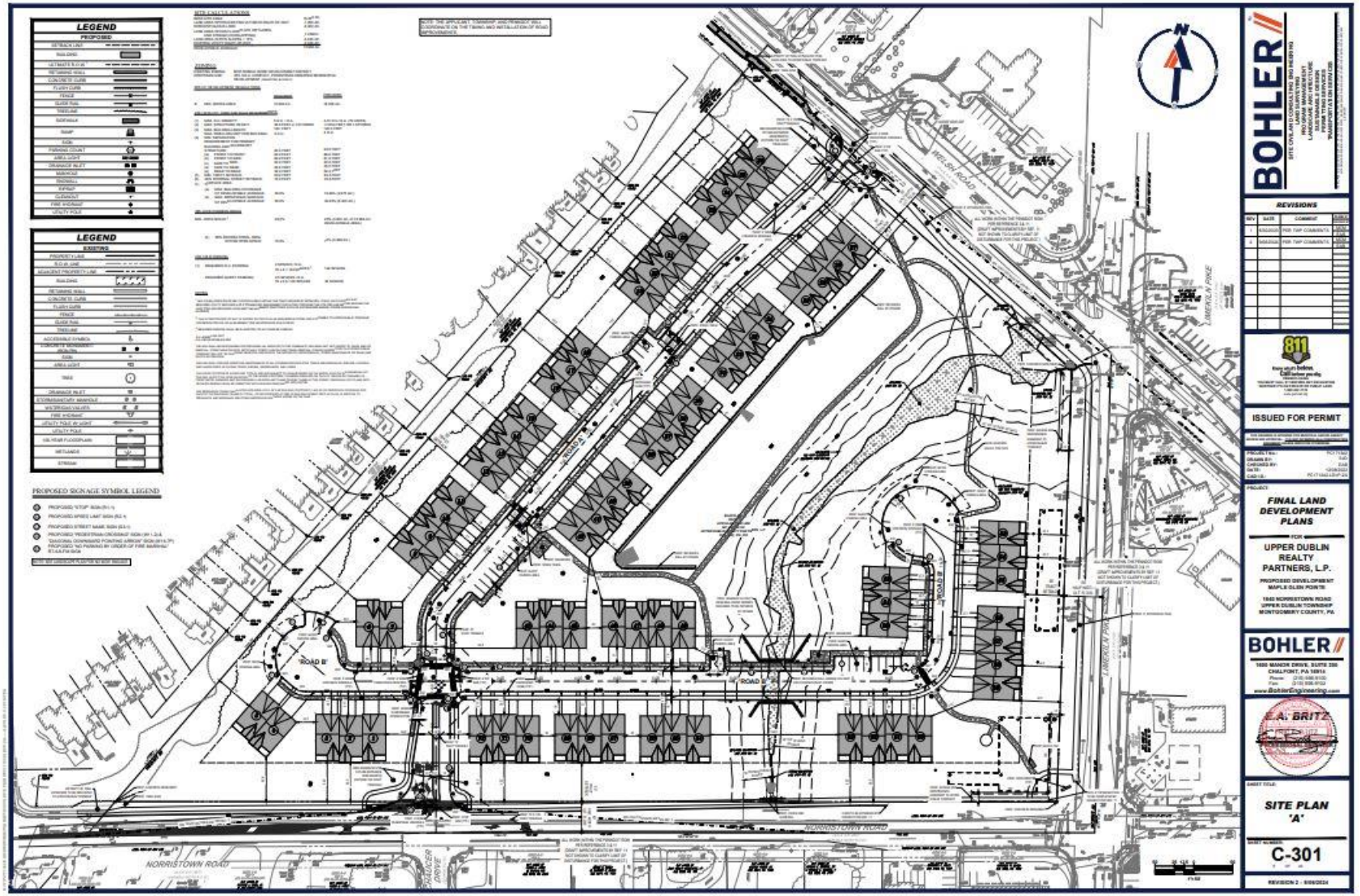
Claire Warner, Senior Community Planner
claire.warner@montgomerycountypa.gov – 610-278-3755

c: Upper Dublin Realty Partners, L.P., Applicant
Eric A. Britz, Applicant's Representative
Michael J. Cover, Chair, Upper Dublin Planning Commission
Kurt Ferguson, Manager, Upper Dublin Township
Thomas J. Fountain, P.E., Township Engineer
Scott Burton, PennDOT
Paul Lutz, PennDOT
Francis Hanney, PennDOT

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

ATTACHMENTS A & B




LEGEND
PROPOSED
LEGEND
EXISTING
PROPOSED SIGNAGE SYMBOL LEGEND
NORRISTOWN ROAD
WELSH ROAD
ROAD A
ROAD B
ROAD C
BOHLER
REVISIONS
ISSUED FOR PERMIT
FINAL LAND DEVELOPMENT PLANS
UPPER DUBLIN REALTY PARTNERS, L.P.
PROPOSED DEVELOPMENT
MAPLE OLDS POINTE
1940 NORRISTOWN ROAD
UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY, PA
BOHLER
E.A. BRITZ
SITE PLAN 'A'
C-301