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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 1, 2024

Mr. Geoffrey Grace, Director of Planning and Zoning
Upper Providence Township
P.O. Box 406
Oaks, Pennsylvania 19456

RE: MCPC #24-0214-001
Plan Name: Alexander Minor Subdivision
Existing 136,073 SF Lot (3.1238 Acres) to be subdivided into Lot 1, 62,598 SF; and Lot 2, 73,598 SF
Situate: 362 Greenwood Avenue between Knoll Drive and Woodlyn Drive
Upper Providence Township

Dear Mr. Grace:

We have reviewed the above-referenced tentative subdivision/land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 4, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Melissa Wilson, proposes to subdivide this 3.1 acre lot into two lots. Lot 1 (existing) will be approximately 1.44 acre (approximately 62,598 SF) and Lot 2 will be approximately 1.69 acre (approximately 73,598 SF). This minor subdivision is zoned R-1 Residential Agricultural. The new lot (lot 2) is relatively flat and will have public sewer and water.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this area on its Development Potential map as a Designated Growth Area – Developed Land, and on its Future Land Use map as Suburban Residential Area. As this request is for a minor lot subdivision, the Montgomery County Planning Commission finds this project to be consistent with the goals and objectives established in the County's comprehensive plan.

Upper Providence Township shows this land in it is Proposed Land Use map from the *2010 Comprehensive Plan* as Single Family Detached as a permitted use. The Montgomery County Planning Commission (MCPC) believes that this project is consistent with the township's current zoning.

RECOMMENDATION/COMMENTS

The MCPC supports the applicant‘s proposal with no comment.

CONCLUSION

We wish to reiterate that MCPC supports the applicant’s subdivision proposal. Please note that the municipality will make final disposition of the approval of any proposal.

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. Please supply a paper copy bearing the municipal seal and signature of approval for our files.

Please print the assigned MCPC number #24-0214-001 on any plans submitted for final recording.

Sincerely,



Laureen G. Sendel-Grant
Principal Transportation Planner II
Laureen.sendel-grant@montgomerycountypa.gov
610-278-3734

cc: Melissa Wilson, 2409 Turnbury Road, Gilbertsville, PA 19525
Bercek & Associates, mbercek@bercekassociates.com
Thomas Wright, Chair, Upper Providence Planning Commission

Attachments: 1) Aerial View; 2) Sketch Plan

Aerial View – 362 Greenwood Avenue Road, Upper Providence Township, Montgomery County, PA



Alexander Minor Subdivision
MCPC#240214001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
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www.montcopa.org/plan.com
Aerial photography provided by Nearmap

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Sketch Plan – 362 Greenwood Avenue, Upper Providence Township, Montgomery County, PA

