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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 6, 2024

Eric Traub
Whitpain Township
960 Wentz Road
Blue Bell, PA 19422

Re: MCPC # 17-0112-002
490 Penllyn Blue Bell Pike
(1 lot comprising 7.24 acres)
Situate: Between Morris Rd and Skippack Pike
Whitpain Township

Dear Mr. Traub,

We have reviewed the above-referenced land development in accordance with Section (502) Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 6, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Karya Properties, LLC is proposing to subdivide a 7.24-acre flag lot at 490 Penllyn Blue Bell Pike into two lots; Lot 1 will comprise 75,097 square feet and Lot 2 will comprise 205,559 square feet. They are also proposing a 50-foot wide access and utility easement along an existing driveway that connects the property to Penllyn Blue Bell Pike. The property is in the R-1 Residential District, which requires a minimum lot size of 30,000 square feet (~45,000 square feet for flag lots). It is connected to Penllyn Blue Bell Pike by a common driveway with access to adjacent homes. In July, the applicant received a variance to reduce the rear setback to 45 feet.

COMPREHENSIVE PLAN COMPLIANCE

This submittal is generally consistent with the goals and objectives established in the County Comprehensive Plan, *Montco 2040*: *A Shared Vision*. The parcels are located in the “Rural Resource” future land use designation, which emphasizes farms, small woodlands, low density residential homes and rural villages. The large lot sizes also align with Whitpain Township’s Agricultural Future Land Use 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 Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

FLAG LOT

Per Sec. 160-216.A., "each flag lot shall have an access to a public street having a width of not less than 50 feet for individual access or 25 feet each when a common driveway for two lots with cross easements is utilized." The site plan shows the proposed 50-foot easement, but it is unclear what the new width of the driveway will be. In addition, the proposed subdivision will create a second flag lot (Lot 2), with a proposed driveway crossing through Lot 1 to provide access. The applicant should refer to Sections 129-13 and 160-216 to note any potential variances required for the proposed easement and additional flag lot.

STREAM BUFFER

The dwelling on proposed lot 1 backs up to Penllyn Creek. According to Sec. 125-70.A., a riparian buffer extending at least 50 feet on either side of the creek is required. However, this is not indicated on the site plan. In addition, the stone wall of the property appears to be in the buffer zone. The proposed driveway extension will further disturb the buffer zone where it crosses over the creek. The applicant might consider mitigating this impact by planting appropriate vegetation, or even daylighting the portion of the creek directly behind the stone wall. They also may increase the buffer width along the remainder of the creek corridor that falls within the property. It is recommended that the applicant consult Sections 8 and 9 of the County's Riparian Corridor Conservation Model Ordinance for ideas on enhancing the creek's protection.

SEPTIC

The septic tank is located on the same side as the proposed driveway extension connecting to proposed lot 2. The applicant should be mindful of potentially adverse impacts to the septic system caused by paving an asphalt driveway extension. It is recommended that the applicant consult the Montgomery County Department of Health and Human Services to ensure the septic system is not adversely affected by the proposal (such as additional percolation testing, alternative paver materials, etc.) It is also recommended that the site plan show the drainage field for clarity.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Whitpain Township's planning objectives.

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.

Sincerely,

David Greenberg

David Greenberg, Senior County Planner
(610)-278-3741 – david.greenberg@montgomerycountypa.gov

c: Kenneth Corti, Township Planning Commission
James Blanch, Township Engineer
Michael P. Clarke, Esq., Township Solicitor

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

ATTACHMENTS A & B



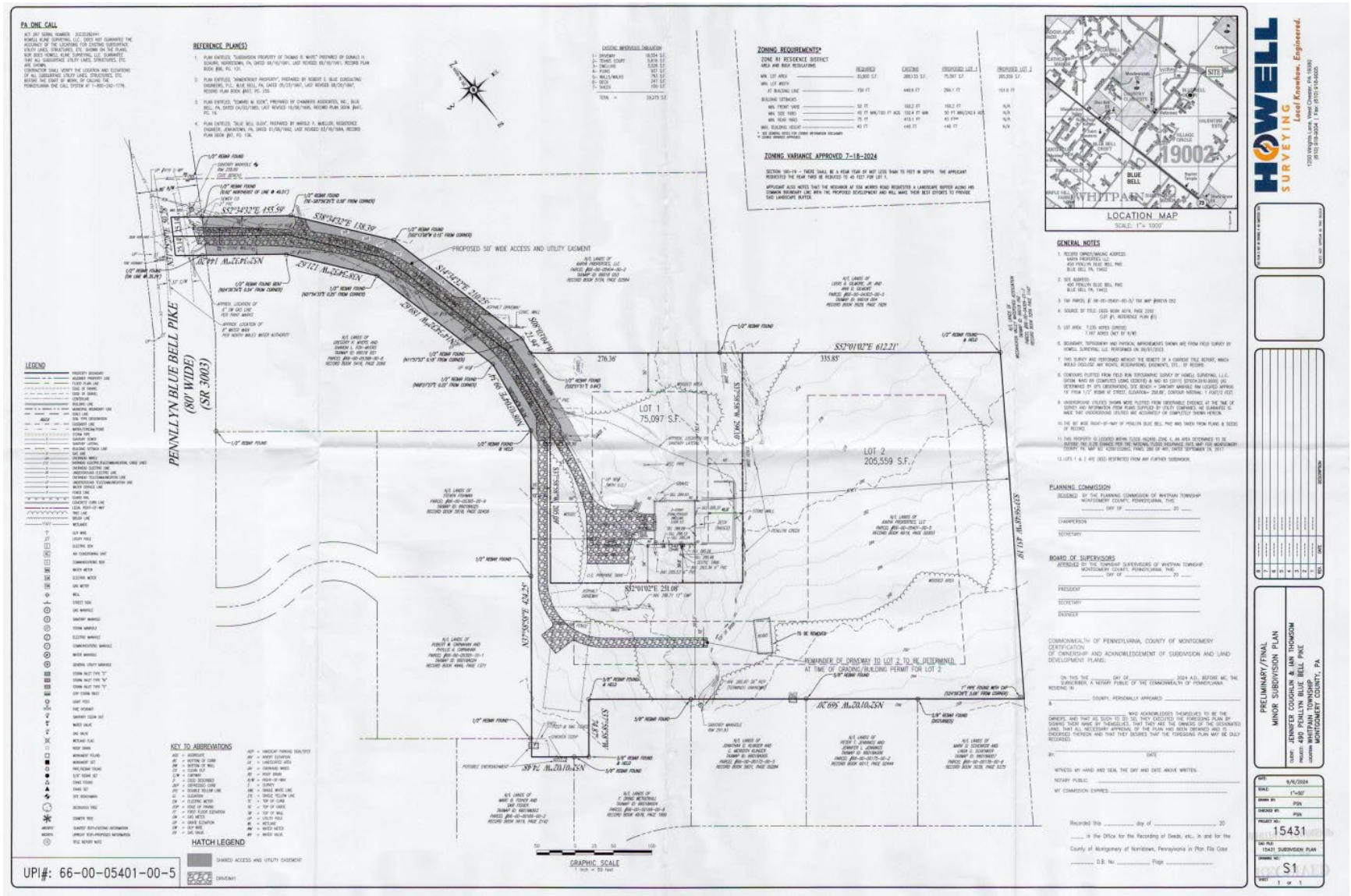
490 Penllyn Blue Bell Pike
MCPC#170112002

Montgomery County Planning Commission

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


PENNLYN BLUE BELL PIKE
(80' WIDE)
(SR 3003)
PROPOSED 50' WIDE ACCESS AND UTILITY EASEMENT
LOT 1
75,097 S.F.
LOT 2
205,559 S.F.
REMAINDER OF DRIVEWAY TO LOT 2 TO BE DETERMINED AT TIME OF GRADING/BUILDING PERMIT FOR LOT 2
LOCATION MAP
SCALE: 1" = 1000'
GENERAL NOTES
ZONING REQUIREMENTS*
ZONING VARIANCE APPROVED 7-18-2024
REFERENCE PLAN(S)
PA ONE CALL
LEGEND
KEY TO ABBREVIATIONS
HATCH LEGEND
SHARED ACCESS AND UTILITY EASEMENT
DRIVEWAY
UPI#: 66-00-05401-00-5
GRAPHIC SCALE
1 inch = 50 feet
PLANNING COMMISSION
BOARD OF SUPERVISORS
COMMONWEALTH OF PENNSYLVANIA, COUNTY OF MONTGOMERY
CERTIFICATION OF OWNERSHIP AND ACKNOWLEDGEMENT OF SUBDIVISION AND LAND DEVELOPMENT PLANS
PRELIMINARY/FINAL
MINOR SUBDIVISION PLAN
OWNER: JENNIFER COUGHLIN & IAN THOMSON
PROJECT: 480 PENLLYN BLUE BELL PIKE
LOCATION: WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PA
HOWELL SURVEYING
Local Knowhow. Engineered.
1200 Virginia Lane, West Chester, PA 19380
(610) 918-2004 | Fax: (610) 918-9005
DATE: 9/9/2024
SCALE: 1"=50'
DRAWN BY: PSN
CHECKED BY: PSN
PROJECT NO.: 15431
CAD FILE: 15431 SUBDIVISION PLAN
DRAWING NO.: S1
SHEET 1 of 1