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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 15, 2024

Mr. Joseph Czajkowski, Manager
Lower Salford Township
379 Main Street
Harleysville, Pennsylvania 19438-2391

Re: MCPC #24-0240-001
Plan Name: 279 Fallow Field Lane
(1 lot comprising approximately 3.06 acres)
Situate: Morwood Road (cross street: Fallow Field Lane)
Lower Salford Township

Dear Mr. Czajkowski:

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 November 8, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicants, John R. and Maureen Stacy, are proposing to subdivide one parcel to create two lots. One of the lots (Proposed U50-B) would be located at the corner of Morwood Road and Fallow Field Land and the other lot (Proposed U50-A) would have frontage on only Morwood Road.

The address listed by the applicants, 279 Fallow Field Lane, is located in Upper Salford Township. The portion of the property in the Upper Salford is zoned R-2 Rural Residential. The two lots proposed to be subdivided are located in Lower Salford Township in the VC Village Commercial Zoning District. No development is being proposed at this time as part of this subdivision.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the county's comprehensive plan*, MONTCO 2040: A Shared Vision,* which shows the area as "Village Center." The proposal is also generally consistent with the Indian Valley Regional Comprehensive Plan, as it is located in a Village Conservation area on the Future Land Use map. Village Centers are traditional village areas with a mix of retail, office, and residential uses, and usually have small separate buildings located close to each other. New residential development should respect the historic

character of the village by being small in scale and locating parking behind buildings with common driveways when feasible.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposed land development. We have not identified significant land use, transportation, design, or other issues that should be addressed; however, in the course of our review we have identified the following issues that the applicant and township may wish to consider in the event of a future land development prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

SUBDIVISION PLAN

On the submitted plan, a portion of the neighbor's (Parcel No. 50-00-02800-00-3) driveway parking area is shown over the property line on Proposed Lot A. We suggest that this be corrected on the plan or resolved to the satisfaction of the township.

POTENTIAL LAND DEVELOPMENT

We generally support the proposed subdivision to create two new lots. While there is no development associated with the submitted proposal at this time, we have recommendations that the township may wish to consider at the time of any potential development.

A. Sidewalks. We recommend the installation of sidewalks along Morwood Road. The proposed subdivision is located less than one-quarter mile from Main Street in the Village of Vernfield and sidewalks would contribute to the township's efforts to expand the sidewalk and trail network.

B. Sewer and Water Connection. Public water and sewer serves some areas of Vernfield, including properties along the southern portion of Morwood Road. We recommend that at the time of development, the lots with frontage on Morewood Road be connected to public sewer and water.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Lower Salford's planning objectives for lower density residential development near Village centers.

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 (24-0240-001) on any plans submitted for final recording.

Sincerely,

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

c: John R. and Maureen Stacy, Applicants
Woodrow & Associates, Applicant's Representative
Manus McHugh, Chair, Township Planning Commission
Michael Beuke, Director of Building and Zoning
Andrew Freimuth, Township Solicitor
Michele Fountain, P.E., Township Engineer
John Evarts, P.E., Township Engineer
Stephanie Butler, P.E., Township Traffic Engineer
Keith Bergman, Chair, Township Board of Supervisors
Patti Reimel, Codes Administrative Assistant
Holly Hosterman, Assistant to the Township Manager

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

ATTACHMENTS A & B

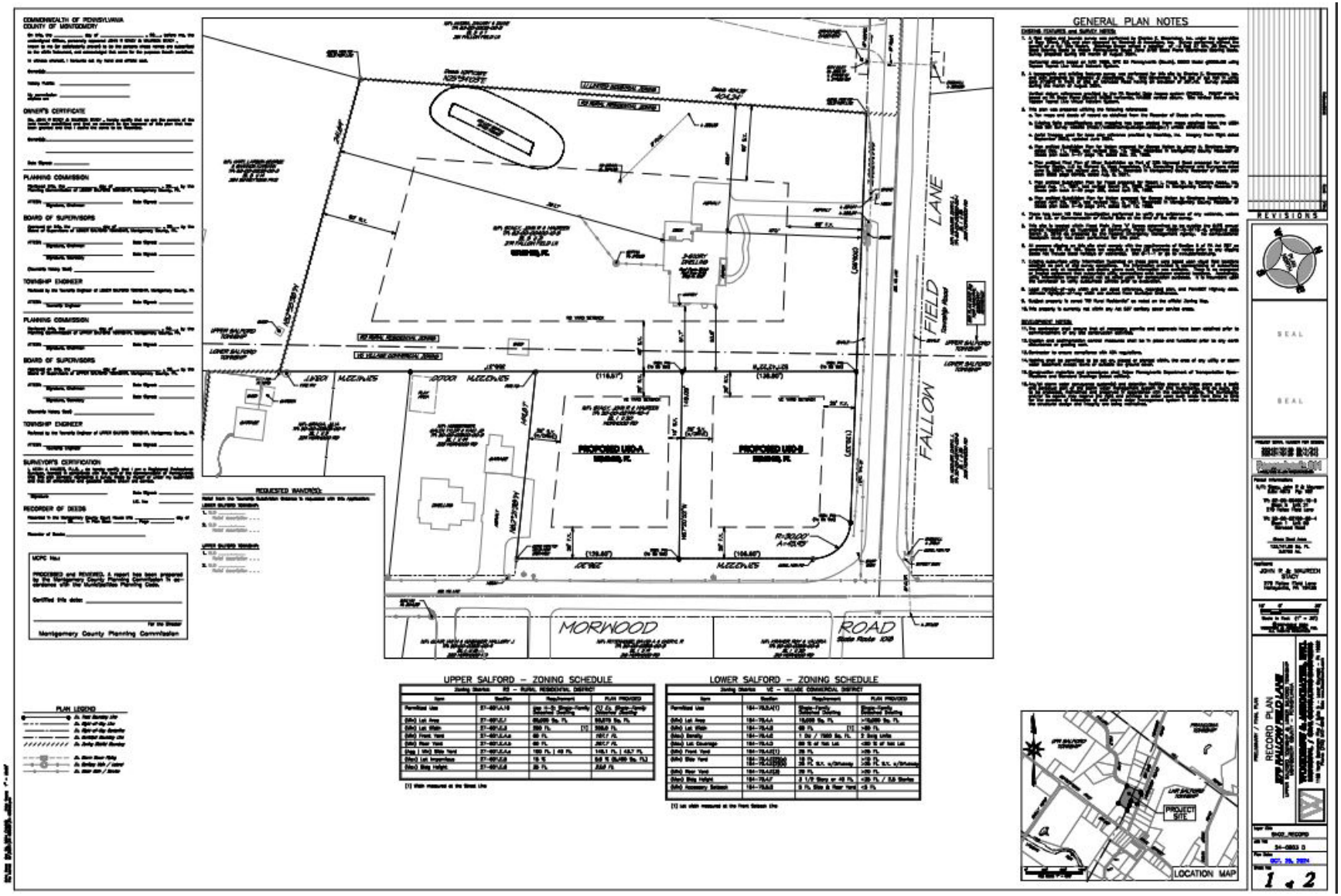


279 Fallow Field Lane
MCPC#240240001

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

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GENERAL PLAN NOTES
FALLOW FIELD LANE
MORWOOD ROAD
PROPOSED LOT-A
PROPOSED LOT-B
UPPER SALFORD – ZONING SCHEDULE
LOWER SALFORD – ZONING SCHEDULE
LOCATION MAP
PROJECT SITE
RECORD PLAN
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