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

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 4, 2024

Ms. Cecile Daniel, Manager
Perkiomen Township
1 Trappe Road
Collegeville, PA 19426-1829

Re: MCPC #24-0126-003
Plan Name: Landis Tract
(30 lots/27 du comprising 50.70 acres)
Situate: Bucher Road (S); east of Smith Road
Perkiomen Township

Dear Ms. Daniel:

We have reviewed the above-referenced subdivision and land development 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 and recommendations.

BACKGROUND

The applicant, Artisan Land Company, proposes to subdivide a 50.70 acre tract into 30 lots, including 27 lots for single-family detached dwellings, and 3 open space lots. The property is currently open space, consisting of farmland, woodlands, steep slopes, and several stream valleys. The proposal is part of a larger land development involving 13 additional single-family detached dwellings on 8 acres in Schwenksville Borough, and 1 additional single-family detached dwelling on 4 acres in Lower Frederick Township. The plans for those sections are being reviewed as part of those municipal submissions. The property proposes two access points off of Bucher Road/Centennial Street: one in Perkiomen Township and one in Lower Frederick Township. The property is located in the R-1 Residential District and the site is served by on-lot sewer and water. The plan indicates the need for waivers involving cartway width and sidewalk requirements.

In our review of the initial proposal dated July 16, 2024, we recommended the Applicant consider applying the standards of the township's OSR Open Space Residential Overlay District. These standards, as permitted by Conditional Use, allow smaller lots along with the preservation of 45% of the property as open space. Use of these standards will facilitate the preservation of the site's woodlands, stream valleys and associated riparian corridors, reducing overall impervious coverage and the need for multiple stream crossings. We also reviewed the conditional use application on August 23, 2024.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040: A Shared Vision – We find the proposed development to be generally consistent with the county comprehensive plan. The county's future land use plan identifies the proposed development site as primarily suburban residential area. These areas are residential areas which depend on automobiles for transportation, and often have extensive landscaping on individual properties. These areas will have a variety of housing types, with single-family detached homes being the most prominent type.

Central Perkiomen Valley Regional Comprehensive Plan – The proposal is generally consistent with the Region's Future Land Use Plan and is located within the future growth area of the plan. The future growth area is planned to permit growth around existing boroughs, villages, and developed areas, and is intended to be served by public sewer and water. In future growth areas, the plan recommends that residential development be compact, with a sensitivity to the surrounding natural environment. In addition, the region's recently completed *Multi-Regional Greenway and Stewardship Study* identified areas for greenway and natural resource preservation on all properties over 10 acres in size. The greenway analysis was conducted with the assumption that these sites, if developed, should be designed as conservation/cluster developments, preserving 50 percent of the property as greenway land. The analysis depicts the portion of the site that should be conserved, as well as the portions of the site that are most appropriate for development. Use of the township's OSR Open Space Residential Overlay District will further implement this study, and the proposed layout is consistent with the lands identified for both conservation and development.

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 comments that the applicant and township may wish to consider prior to final plan approval. Our comment is as follows:

REVIEW COMMENTS

OPEN SPACE RESIDENTIAL OVERLAY

We commend the applicant for choosing to apply the standards of the OSR Open Space Residential Overlay District. This development option of preserving 45 percent of the site as open space will allow for preservation of the site's stream valleys, steep slopes, and woodlands, In addition, it will reduce impervious surface and stormwater generation, eliminate the need for single-access streets, and provide more space to create a traditional neighborhood setting. We also commend the use of side-loaded garages for many homes, which creates a more visually appealing streetscape.

CARTWAY WIDTH

The applicant is requesting a waiver from the required minimum cartway width of 34 feet in §264-24.C1 of the township's Subdivision and Land Development Ordinance. While it's always good to consider opportunities for reducing impervious surface, this development will be best served by some provision of on-street parking. We appreciate the applicant maintaining the cartway width with the proposed development at 30 feet to match

what is being proposed in the Schwenksville Borough portion of the development. However, we also recommend extending the cartway width of Bucher Road/Centennial Street to meet the 32 feet requirement, as it is currently well below that at 20-22 feet.

LANDSCAPING AND TREE REPLACEMENT

As seen on the aerial in Attachment A, the site contains significant woodlands along the stream corridors and on steep slopes, as well as in the rear portion of the site closest to North Limerick Road. Once again, use of the OSR Open Space Residential Overlay District will reduce the need for tree removal and disturbance. If the current design and resulting tree removal takes place, the applicant should comply with all street tree standards and provide as much tree replacement as possible. Tree replacement can take place on the proposed residential lots and within the proposed stormwater basins as well. We also recommend adding additional trees to the dog park area.

STORMWATER BASINS AND GRADING

There are a significant number of stormwater basins proposed within the development, and they will be in close proximity to existing and proposed homes. These basins offer additional buffering opportunities, and it is important that they serve as a visual amenity on the site as well. Properly landscaping the basins with trees, shrubs, and a meadow mix will help create additional habitat on the site, and complement the remaining natural areas within the development.

BUCHER ROAD AND SMITH ROAD INTERSECTION IMPROVEMENTS

The existing Bucher Road/Centennial Street and Smith Road intersection is at an oblique angle and has limited sight lines, creating a difficult situation for drivers attempting to turn left onto Smith Road. Given the minimum lot size of only 2 acres in the Lower Frederick portion of the site, the single-family lot can be reduced in size to facilitate an adjustment to Bucher Road that will allow it to intersect with Smith Road at a more perpendicular angle. We encourage the applicant to explore incorporating intersection improvements into the development design.

PEDESTRIAN CIRCULATION

The applicant is requesting a waiver from consideration that sidewalks be installed only on one side of the street where houses will be located. The current plan does not have sidewalks alongside detention basins 4 and 9, which requires pedestrians to cross the street unnecessarily at mid-block areas in the center of the development. We recommend that the applicant ensure sidewalk connectivity throughout the entire proposed development on both sides of the street in accordance with §264-35.D.1 of the township's subdivision and land development ordinance.

Each home's driveway apron is made of asphalt, while the sidewalks are made of concrete. We recommend extending the concrete sidewalks across each driveway apron as they will last longer than asphalt and provide a level surface for pedestrians to walk on.

Along the south side of Centennial Road/Bucher Road, between the two entrances to the proposed development, we recommend adding a sidewalk to provide connectivity for residents. This would provide pedestrians with a safe route to walk to and from nearby destinations such as Schwenksville Borough (0.5 miles), Schwenksville Elementary School (0.8 miles), and the Perkiomen Trail. If this is not possible, we recommend creating a trail through the site that connects the proposed development with the Borough of Schwenksville and its amenities.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal; however we believe that our suggested revisions will better achieve the 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 (#24-0126-003) on any plans submitted for final recording.

Sincerely,



Adam Schantz, Community Planner
(610) 278-3722 – adam.schantz@montgomerycountypa.gov

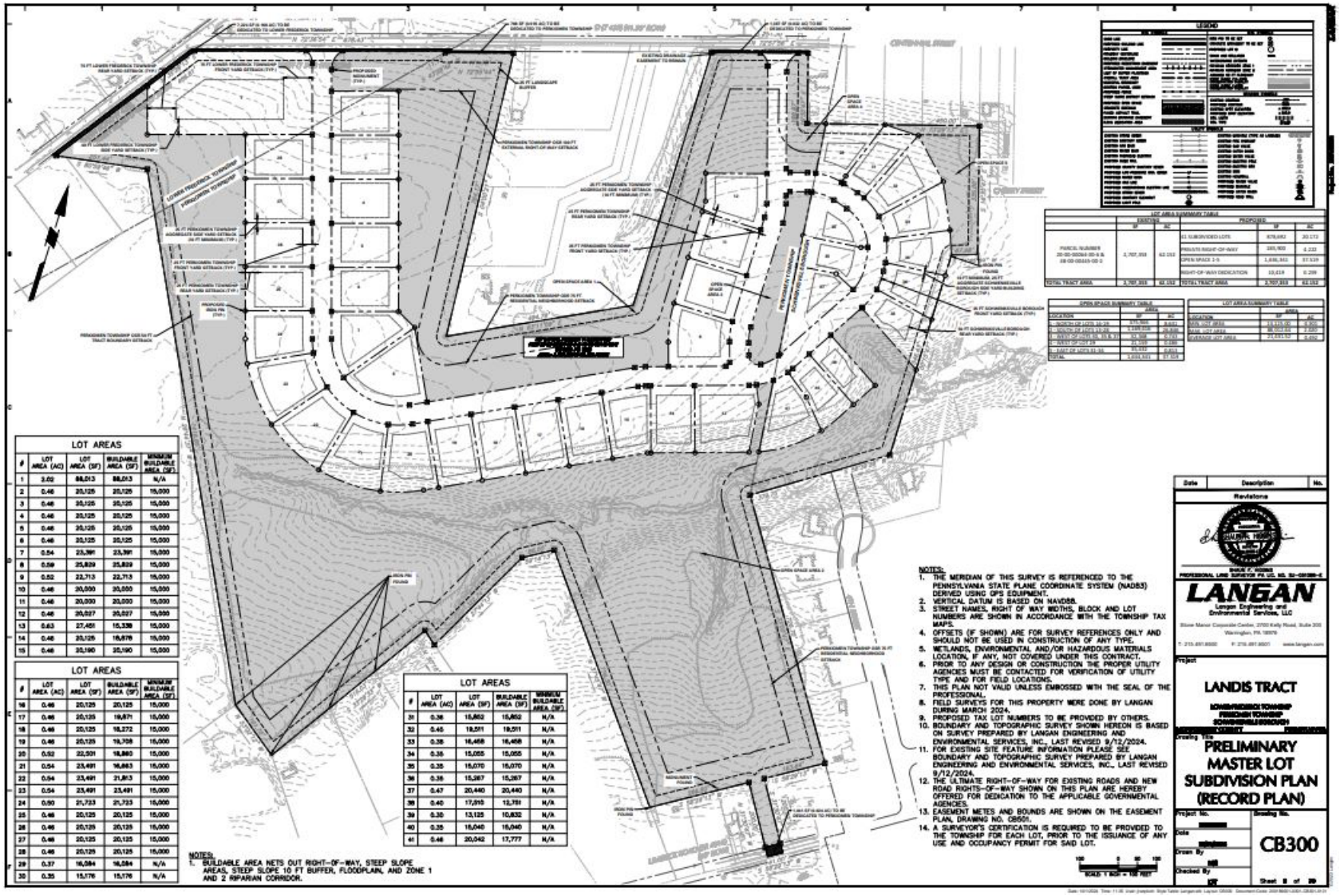
cc: Artisan Land Company, Applicant
Brett Coleman, Chair, Municipal Planning Commission
John Moran, Zoning Officer
Nicholas Szeredai, Municipal Engineer

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



Landis Tract
MCPC#240126003

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


LOT AREAS
LOT AREAS
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NOTES:
1. BUILDABLE AREA NETS OUT RIGHT-OF-WAY, STEEP SLOPE AREAS, STEEP SLOPE 10 FT BUFFER, FLOODPLAIN, AND ZONE 1 AND 2 RIPARIAN CORRIDOR.
NOTES:
1. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83) DERIVED USING GPS EQUIPMENT.
2. VERTICAL DATUM IS BASED ON NAVD88.
3. STREET NAMES, RIGHT OF WAY WIDTHS, BLOCK AND LOT NUMBERS ARE SHOWN IN ACCORDANCE WITH THE TOWNSHIP TAX MAPS.
4. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND SHOULD NOT BE USED IN CONSTRUCTION OF ANY TYPE.
5. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
6. PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
7. THIS PLAN NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE PROFESSIONAL.
8. FIELD SURVEYS FOR THIS PROPERTY WERE DONE BY LANGAN DURING MARCH 2024.
9. PROPOSED TAX LOT NUMBERS TO BE PROVIDED BY OTHERS.
10. BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON SURVEY PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., LAST REVISED 9/12/2024.
11. FOR EXISTING SITE FEATURE INFORMATION PLEASE SEE BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., LAST REVISED 9/12/2024.
12. THE ULTIMATE RIGHT-OF-WAY FOR EXISTING ROADS AND NEW ROAD RIGHTS-OF-WAY SHOWN ON THIS PLAN ARE HEREBY OFFERED FOR DEDICATION TO THE APPLICABLE GOVERNMENTAL AGENCIES.
13. EASEMENT METES AND BOUNDS ARE SHOWN ON THE EASEMENT PLAN, DRAWING NO. C8501.
14. A SURVEYOR'S CERTIFICATION IS REQUIRED TO BE PROVIDED TO THE TOWNSHIP FOR EACH LOT, PRIOR TO THE ISSUANCE OF ANY USE AND OCCUPANCY PERMIT FOR SAID LOT.
LANGAN
LANDIS TRACT
PRELIMINARY MASTER LOT SUBDIVISION PLAN (RECORD PLAN)
CB300