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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 27, 2024

Jason Wager, Township Manager
Lower Frederick Township
53 Spring Mount Road
Schwenksville, PA 19473

Re: MCPC #24-0252-001
Plan Name: Landis Tract
(1 lot comprising 4.4 acres)
Situate: Smith Road (w) and Centennial Street (N)
Lower Frederick Township

Dear Mr. Wager:

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 November 19, 2024. We forward this letter as a report of our review.

BACKGROUND

We are in receipt of preliminary/final subdivision and land development plans for the Landis Tract, last revised October 4, 2024. The applicant, Artisan Land Company, proposes the development of 41 single-family detached houses across a tract of over 60 acres, partly located in the Borough of Schwenksville, and Perkiomen and Lower Frederick Townships. The portion of the tract located in Lower Frederick measures 4.4 acres and is proposed to feature one building lot, buffer area, components of stormwater management system, and one of the development's two street entrances. The Lower Frederick Township portion of the tract is located at the corner of Smith Road and Centennial Street and has frontage on both. This portion of the tract is located in Lower Frederick Township's R-1 Rural Residential zoning district. The properties on the side of Centennial Street opposite the development tract are in the township's R-4 High Density Residential zoning district. The proposed development will be served by public water and sewers from the Schwenksville Borough Authority. The proposed development tract is currently vacant.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040: A Shared Vision – We find this proposal to be generally consistent with the county comprehensive plan. The county's future land use map identifies the site of this proposal as a mix of Rural Resource, Town Residential, and Suburban Residential Areas. Rural Resource Areas consist of open land with a traditional rural appearance that includes farms, small woodlands, some low density residential homes, and rural villages. Town Residential Areas are traditional residential areas that are oriented towards pedestrians more than automobiles. These areas have a variety of housing types that are often mingled within blocks or small neighborhoods. Suburban Residential Areas are residential areas with a variety of housing types, the most prominent type being single-family detached homes. Residential development should match the character and type of housing found in the immediate neighborhood. Natural features should be preserved and developments should provide appropriate landscaping, buffers, and street trees. Recreation facilities and central open space should also be provided.

Central Perkiomen Valley Regional Comprehensive Plan – We find this proposal to be generally consistent with the Regional Planning Commission's comprehensive plan. The region's future land use map identifies the site of this proposal as Rural Resource Conservation Area. Rural Resource Conservation Areas consist of primarily undeveloped and environmentally sensitive land. Future residential development will occur in a manner that protects the existing agricultural lands, woodlands and open space, as well as other important rural environmental resources by maintaining a consistently low level of development in the area. All types of residential dwellings will be permitted, at a density of one dwelling unit per two acres. Residential development shall be designed in a manner that is compatible with the existing natural environment and preserves important natural and historic features.

Lower Frederick 2040 – We find this proposal to be generally consistent with the township's comprehensive plan. *Lower Frederick 2040* echoes the future land use plan of the Central Perkiomen Valley Region, identifying the site of the proposal as Rural Resource Conservation Area and includes most of the undeveloped and environmentally sensitive land in the township. To preserve the remaining undisturbed natural features and cultural resources, public infrastructure such as public sewer and water should not be permitted. Future development will be compatible with rural preservation and the predominant land uses will be low-density residential, farmland, preserved woodlands, and reforested areas.

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 applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

SALDO

A. Street Design

1. Street Widths – the applicant has requested waivers from requirements to widen existing cartways and to allow new roadways to be narrower than what municipal development codes require. We encourage the applicant, township, and other municipal parties to this development to agree to a standard of street design which is mutually satisfactory. We encourage the township to evaluate its standards for street design and street widths and ensure they are contextually appropriate for the community's areas of rural, village, and suburban character.
2. Street Intersection Design – The existing intersection of Smith Road and Centennial Street does not conform to §145-24D: "When existing streets intersect at odd angles or have more than four approaches, the applicant shall improve the intersection, to bring it into compliance with this chapter, as required by the Supervisors, who shall first seek the advice of the Township Engineer and Planning Commission and other technical advisors or agencies, as appropriate…" The intersection of Smith and Centennial is less than 40°, considerably less than what is required in the township's standards for intersections (§145-24C). We encourage the applicant to act in the spirit of the conceptual improvements plan- prepared by TPD- included in this development submission, and take steps to improve the safety of this intersection. We also recommend the applicant and township consider options for further adjustments of roadway alignments to bring the legs of this intersection closer to the ideal 90° junction. These could possibly involving an S-shaped approach on Centennial Street, shifting the intersection point southward, into the corner of the tract (*see attached Realignment Example*), or a less intensive solution.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but 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 (*#24-0252-001*) on any plans submitted for final recording.

Sincerely,

John Miklos, Senior Community Planner
John.Miklos@montgomerycountypa.gov – (610) 278-3554

c: Jacqueline Erixxon, Applicant's Representative
Greg Pocius, Chair, Municipal Planning Commission
Carol Schuehler, PE, Township Engineer

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

ATTACHMENTS

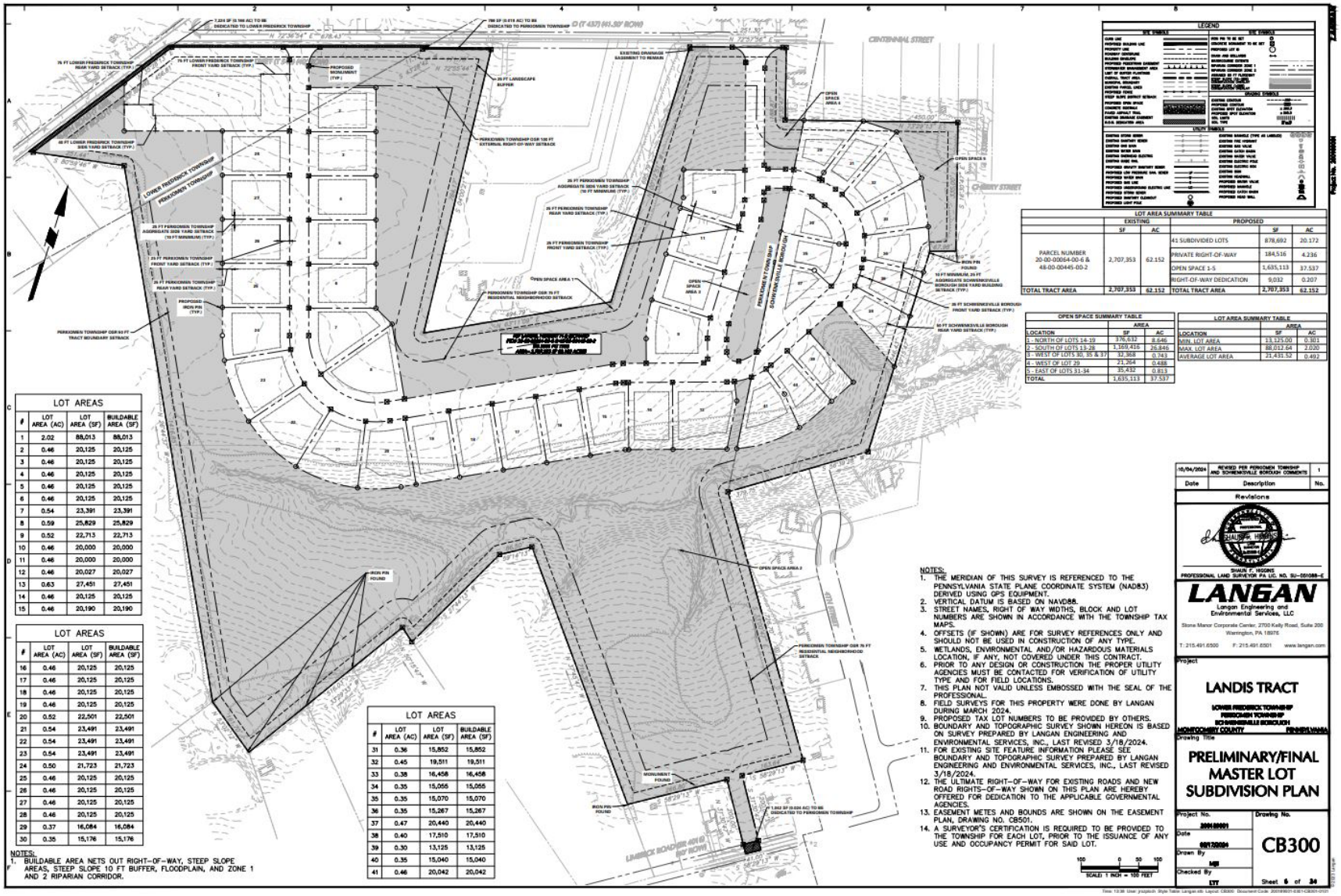
Site Aerial



Landis Tract
MCPC#240252001

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/plancom
Aerial photography provided by Nearmap

Site Plan


LOT AREA SUMMARY TABLE
EXISTING
PROPOSED
PARCEL NUMBER 20-00-00064-00-6 & 48-00-00445-00-2
2,707,353
62.152
41 SUBDIVIDED LOTS
878,692
20.172
PRIVATE RIGHT-OF-WAY
184,516
4.236
OPEN SPACE 1-5
1,635,113
37.537
RIGHT-OF-WAY DEDICATION
9,032
0.207
TOTAL TRACT AREA
2,707,353
62.152
OPEN SPACE SUMMARY TABLE
LOT AREA SUMMARY TABLE
LOT AREAS
LOT AREAS
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 SHALL 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 3/18/2024.
11. FOR EXISTING SITE FEATURE INFORMATION PLEASE SEE BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., LAST REVISED 3/18/2024.
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. CB501.
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.
SCALE: 1 INCH = 100 FEET
10/04/2024
REVISED PER PERKIOMEN TOWNSHIP AND SCHWENKSVILLE BOROUGH COMMENTS
1
Date
Description
No.
Revisions
SHAUN F. HIGGINS
PROFESSIONAL LAND SURVEYOR PA LIC. NO. SU-051088-E
LANGAN
Langan Engineering and Environmental Services, LLC
Stone Manor Corporate Center, 2700 Kelly Road, Suite 200
Warrington, PA 18976
T: 215.491.6500 F: 215.491.6501 www.langan.com
Project
LANDIS TRACT
LOWER FREDERICK TOWNSHIP
PERKIOMEN TOWNSHIP
SCHWENKSVILLE BOROUGH
MONTGOMERY COUNTY PENNSYLVANIA
Drawing Title
PRELIMINARY/FINAL MASTER LOT SUBDIVISION PLAN
Project No.
Date
Drawn By
Checked By
Drawing No.
CB300
Sheet 6 of 34

Realignment Example



