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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 20, 2025

Ms. Marianne McConnell, Director of Planning & Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, Pennsylvania 18936-9605

Re: MCPC #25-0022-001
Plan Name: Pecan Drive 4-Lot Subdivision
(4 lots, approximately 2.37 acres)
Situate: Pecan Drive, near Beechwood Drive
Montgomery Township

Dear Ms. McConnell:

We have reviewed the above-referenced preliminary subdivision and land development proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 28, 2025. We forward this letter as a report of our review.

BACKGROUND

WGR Group, LLC has submitted a preliminary subdivision plan to subdivide the existing vacant parcel at the corner of Pecan and Beechwood Drive into 4 residential buildable lots. The existing parcel measures 2.35 acres, or just over 102,000 square feet; after excepting out ultimate rights-of-way for Pecan and Beechwood Drives, the remaining lots will measure between 20,002 square feet and 26,006 square feet (greater than the minimum 20,000 square feet lot size required by the R-2 Residential zoning district). Three lots will front onto Pecan Drive, with the fourth having driveway access onto Beechwood. While much of the site will be cleared of existing trees and brush, a substantial area of forest is proposed to remain in the backyards of each of the four properties. Four waivers are being requested at this time, regarding providing curbing, sidewalks, and street lighting along existing roadways, and regarding showing existing features off of the parcel area on the plans.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's 2015 Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this parcel as part of the Suburban Residential Area on its future land use map, and supports infill development that respects the character of existing residential communities while minimizing any impacts of new

development on neighboring developed properties. We believe that the land development application is compliant with *Montco 2040*.

Montgomery Township's 2022 Comprehensive Plan shows this property in the Lower Density Residential area on its Future Land Use Map, which is characterized by 15,000 to 40,000 square foot lots containing single-family detached residential units. The housing implementation strategies section includes encouraging a variety of housing types at appropriate densities and scale through land use and adaptive re-use provisions. We believe that this proposal is compliant with the 2022 Comprehensive Plan.

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 municipality may wish to consider prior to final plan approval. Our comments are as follows.

REVIEW COMMENTS

STORMWATER MANAGEMENT

We note that each new parcel is proposed to have its own stormwater management basin, and that the PCSM notes and details page of the plan set notes that the basins are proposed to be rain gardens/ bioretention BMPs. We support the usage of these facilities, but would ask the Township to ensure that the properties have a dedicated inspection and management plan to ensure their proper function well past their installation dates.

WAIVERS

We would strongly urge the Township to consider enforcing Section 205-22 of the subdivision and land development code regarding installation of sidewalks along existing roadways with this proposal. While this neighborhood was largely constructed without sidewalks originally, the best opportunity to improve the walkable network of the township is when development proposals such as this one are made. The property is also nearly across the street from the driveway access to Knapp Park, meaning that neighborhood residents would be able to walk safely and out of the roadway for a considerable stretch to and from this park if the necessary sidewalk (and potentially curbing) were installed.

CONCLUSION

We wish to reiterate that MCPC generally supports the township's proposal but we believe that our comments will better achieve Montgomery 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 (#24-0265-001) on any plans submitted for final recording.

Sincerely,

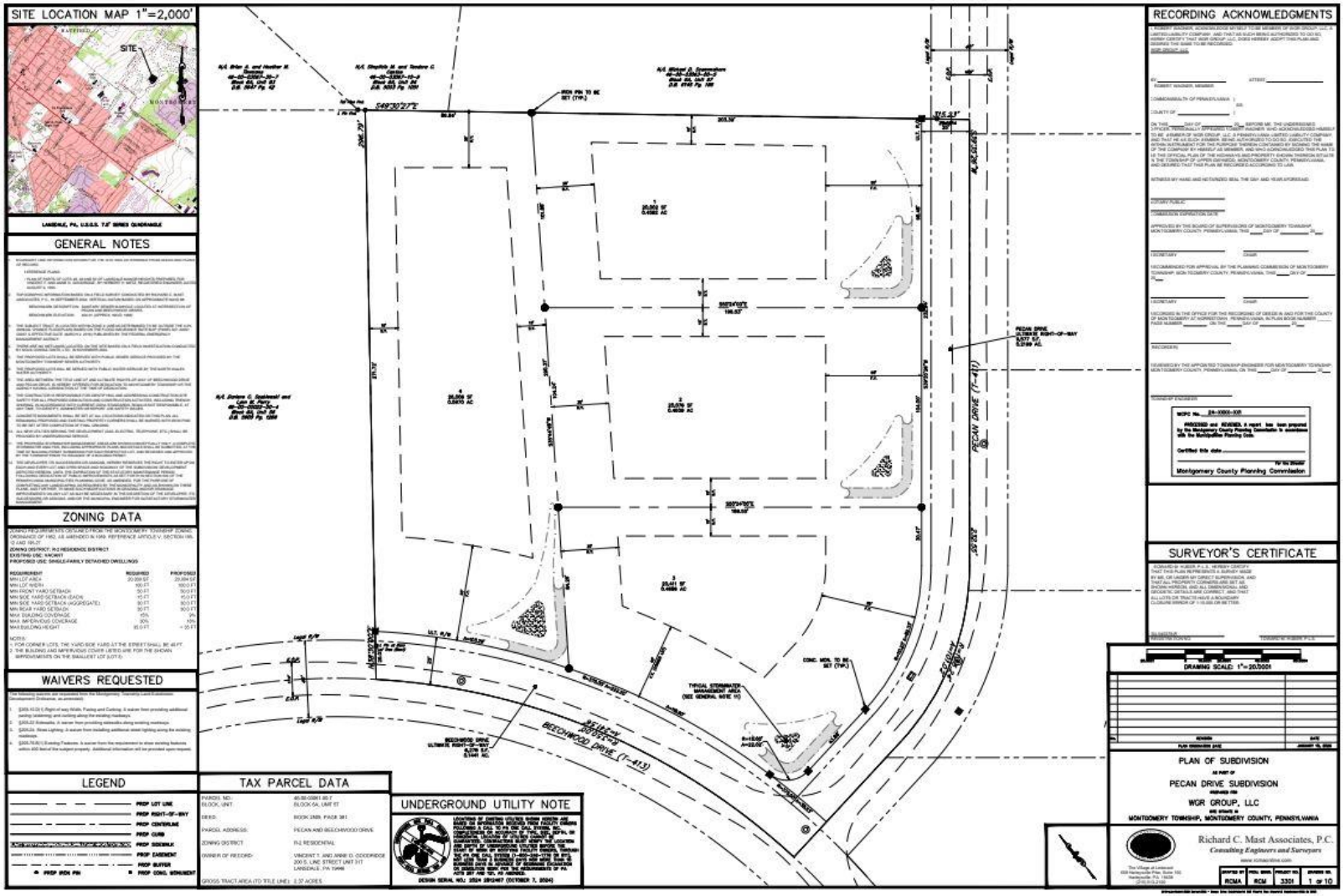
Matthew Popek

Matthew Popek, AICP
Transportation Planning Assistant Manager II
Matthew.Popek@montgomerycountypa.gov - 610-278-3730

c: Carolyn McCreary, Twp. Manager
Jim Rall, Chrm., Twp. Planning Commission
Robert Wagner, Applicant's Representative

Attachments: (1) Site Plan
(2) Aerial

Site Plan – Pecan Drive, Montgomery Township



Aerial – Pecan Drive, Montgomery Township



Pecan Drive 4 Lot Subdivision
MCPC#250022001

Montgomery County Planning Commission

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Aerial photography provided by Nearmap