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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 20, 2025

Henry Sekawungu, Director of Planning and Zoning
Cheltenham Township
8230 Old York Road
Elkins Park, PA 19027

Re: MCPC #25-0032-001
Plan Name: Lot consolidation 742 Sunset Road
1 lots comprising 0.91 acres
Situate: 742 Sunset Road at Church Road
Cheltenham Township

Dear Mr. Sekawungu:

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 February 18, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant wishes to consolidate parcels 310025681001 (0.59 acres) and 310025684007 (0.32 acres) into one parcel of 0.91 acres. These lots are currently held in common ownership with the driveway access provided on one parcel for a home located on the other parcel. No site improvements are proposed. The parcels are located within the R-2 Residential Zoning District. Single-family detached dwelling is a permitted use in this district. No changes to the use are proposed.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant‘s proposal. Our comments are as follows:

REVIEW COMMENTS

REQUIREMENTS

A. Minor Plan Requirements. Although this plan qualifies as a minor plan under the township's Subdivision and Land Development Ordinance §260-20.A.(1), the applicant is still required to submit all of the required information for a preliminary plan per §260-20.B.(1). The applicant does not appear to have included a full existing features plan with existing vegetation and soil types. The applicant may need a waiver from this requirement.
B. Street Trees. The applicant is required to comply with street tree requirements of §260-48 or request a waiver from this requirement. Due to the existing trees along the boundaries of the property, the applicant may not need a waiver but should still demonstrate compliance.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's proposal. 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 (*#25-0032-001*) on any plans submitted for final recording.

Sincerely,

Chloe Mohr, AICP, Principal Planner
Chloe.Mohr@MontgomeryCountyPA.gov – (610) 278-3739

c: Evan Hauptmann, Applicant's Representative
Alyson Elliott, Township Manager
Thomas Cross, Chair, Township Planning Commission
Roger A. Phillips, P.E., Township Engineer
Adam Schantz, Community Planner, Montgomery County Planning Commission

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

ATTACHMENT A: AERIAL IMAGE OF SITE



Lot Consolidation 742 Sunset Road
MCPC#250032001

Montgomery County Planning Commission

0 50 100 200 Feet

N

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

ATTACHMENT B: REDUCED COPY OF APPLICANT'S SITE PLAN

