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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 26, 2025

Mr. Geoffrey Grace, Director of Planning and Zoning
Upper Providence Township
P.O. Box 406
Oaks, Pennsylvania 19456

RE: MCPC #24-0164-002
Plan Name: Emory Manor – 7 Lot Subdivision
Seven (7) Lots on two (2) Parcels comprising 8.7 acres
Situate: 781 S. Trappe Road between Paperbirch Drive and Sugarpine Lane
Upper Providence Township

Dear Mr. Grace:

We have reviewed the above-referenced tentative subdivision/land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 29, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, W.B. Homes Land Acquisitions, LP, proposes to subdivide 8.7 acres into seven (7) 1-acre lots. This proposed subdivision is in the R-1 Residential Agricultural District. Two tax parcels make up the 8.7 acres. The largest property fronts on South Trappe Road and is 6.5 acres and has an existing 2-story frame dwelling with well and septic which will be demolished for new construction; the second property fronts on Persimmon Road and is 2.23 acres with no utilities. This development will have public sewer and water through connections to both Persimmon Drive and S. Trappe Road (SR 0113).

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this area on its Development Potential map as a Designated Growth Area – Developed Land, and on its Future Land Use map as Suburban Residential Area. As this request is for a 7-lot subdivision, the Montgomery County Planning Commission finds this project to be consistent with the goals and objectives established in the County's comprehensive plan.
Upper Providence Township's *2010 Comprehensive Plan's* Land Use Plan identifies the property to be subdivided as Single Family Detached, and on their proposed land use plan as Single Family Detached. The Montgomery County Planning Commission (MCPC) believes that this project is consistent with the township's current zoning.

RECOMMENDATION/COMMENTS

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following key issues that the applicant and Upper Providence Township may wish to consider prior to final plan approval. Our comments are as follows:

GENERAL COMMENTS

1. The MCPC, again, recommends that the applicant consider landscaping for the SWM basin that makes the basin an amenity or a rain garden.

2. Review of the Upper Providence Trails and Sidewalks Map (Current) shows that a proposed high priority trail will run directly along Black Rock Road (SR 0113) in front of this property. In order to support this future priority trail connection, the MCPC recommends the construction of a multi-use trail, minimum of 10 feet, along the property frontage on Black Rock Road (SR 0113).

3. According to the Upper Providence SALDO, the sidewalk along Persimmon Drive should be five (5) feet wide.

4. General Note #17 on the plan set submitted with this application specifies that the "Property Owner(s) shall be responsible for the perpetual maintenance of all permanent stormwater management facilities and Best Management Practices (BMPS) located within their respective lot outside of any dedicated public street rights of way or easements", meaning lots #3 and #7 bear that responsibility. The MCPC recommends that a Homeowners Association (HOA) be established so that two lot owners do not bear the responsibility alone for maintaining stormwater management facilities that all lot owners benefit from.

WAIVER REQUESTS

1. The MCPC does not support the applicant's request for a waiver of §270-32.C.(3)(b). Without this identification of mature trees and shrubs how does the applicant know if they are in violation of §270-67?

2. The MCPC does not support the applicant's request for a waiver of §270-51.A(1) to construct the beginnings of a trail along South Trappe Road. There is an opportunity here that could be a key connection to a future trail to Anderson Farm Park. This waiver does not support the goals outlined in the Township's 2021 Active Transportation Plan. Namely, the continual improvement of bicycle and pedestrian connections requiring developers to construct sidewalks and build trails to make local connections to the larger trail and sidewalk networks in Upper Providence Township and its neighboring municipalities.

   We strongly recommend that the applicant provide sidewalk on both sides of the road and cul-de-sac, rather than on just one side, as proposed.

3. The MCPC does not support the applicant's request for a waiver of §258-11.D(2). A slope of 2:1 would present a safety issue for the person responsible for the maintenance of the SWM Basin. We recommend a minimum slope of 3:1.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's subdivision proposal. Please note that the recommendation contained in this report is advisory to the municipality and the municipality will make final disposition of the approval of any proposal.

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. Please supply a paper copy bearing the municipal seal and signature of approval for our files.

Please print the assigned MCPC number #24-0164-002 on any plans submitted for final recording.

Sincerely,



Laureen G. Sendel-Grant
Principal Transportation Planner II
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610-278-3734

cc: Justin Strahorn, justins@wbhomesinc.com
Nick Feola, nfeola@vancleefengineering.com
Thomas Wright, Chair, Upper Providence Planning Commission

Attachments: 1) Aerial View; 2) Sketch Plan

Aerial View – 781 S. Trappe Road, Upper Providence Township, Montgomery County, PA



768 South Trappe Road - 7 lot SD
MCPC#240164001

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www.montcopa.org/plancom
Aerial photography provided by Nearmap

0 100 200 400 Feet

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Sketch Plan – 781 S. Trappe Road, Upper Providence Township, Montgomery County, PA

