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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 18, 2025

Mr. Joseph Czajkowski, Manager
Lower Salford Township
379 Main Street
Harleysville, Pennsylvania 19438-2391

Re: MCPC # 25-0055-001
Plan Name: Sunflower Estates
(3 lots comprising 6.10 acres)
Situate: 522 Hoffman Road (cross street: Lederach Cross Road)
Lower Salford Township

Dear Mr. Czajkowski:

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 4, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Hoffman LLC, has submitted a sketch plan for a subdivision and land development of a currently undeveloped 6.10-acre property. The property would be subdivided into three lots for the development of three single family residences, one of which would be a rear lot. All three lots would share a common access driveway from Hoffman Road.

The property is located in the R1-A Residential Zoning District and is served by public water. The southeastern side of the property contains steep slopes down to a wooded area. There is an existing sidewalk along the frontage of the property that connects to the Lederach golf course community.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the county's comprehensive plan*, MONTCO 2040: A Shared Vision,* which shows the area as "Rural Resource Area". Rural Resource Areas consist of open land with a rural appearance that includes farms, small woodlands, some low-density residential homes, and rural villages. The proposal is also generally consistent with the Indian Valley Regional Comprehensive Plan, as it is located in the Future Land Use map's Rural Resource Conservation area. Rural resource areas primarily

consist of farms, scattered low-density homes, and villages. Rural areas should have very limited new 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 issues that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

GENERAL COMMENTS

On the western side of Hoffman Road, a separate subdivision is being proposed, with the potential to be developed as single-family residential in the future. We recommend that the applicant consider the other proposal when planning for the streetscape, utilities, and access points.

A. Public Sewer. There is existing public sewer to the north and south of the property. With the proposed development and the potential for development of more residences on the other side of Hoffman Road, now is an appropriate time to connect to public sewer. We recommend that the extension of the sewer line is appropriate because of the proposed developments on Hoffman Road and the proximity of the existing sewer lines.

B. Driveway Location. The property across Hoffman Road currently has one driveway on Hoffman Road. With the proposed subdivision, there is the potential for a new driveway to be constructed to access the additional proposed lots. We recommend the applicant ensure that the distances between the driveways meet the requirements of the SALDO for safe sight lines.

STEEP SLOPES

The southeastern side of the property has steep slopes. The proposed dwelling building area on Lot 3, in particular, would be encroaching on the steep slope area. We recommend that the applicant ensure that the slopes are not disturbed during grading and construction.

STREET TREES

We recommend that the applicant plant street trees along Hoffman Road, as is required in Section 142-42.E.(1). We also suggest planting trees along the shared driveway/rear lot access strip. SALDO Section 142-42.E(1)(c) requires that trees be planted along access drives that serve five or more residential properties. While this proposal is for three residences, we encourage the applicant to plant trees along the access drive to enhance the property aesthetics and ecological benefits.

STORMWATER

We recommend that each lot have its own stormwater facility, such as a rain garden. Separate facilities for this scale of development would be more effective for maintenance.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Lower Salford's planning objectives for low-density residential development in rural resource areas.

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 (MCPC # 25-0055-001) on any plans submitted for final recording.

Sincerely,



Claire Warner, Senior Community Planner
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: Hoffman, LLC, Applicant
Vincent W Fioravanti P.E., Applicant's Engineer
Manus McHugh, Chair, Township Planning Commission
Michael Beuke, Director of Building and Zoning
Andrew Freimuth, Township Solicitor
Michele Fountain, P.E., Township Engineer
John Evarts, P.E., Township Engineer
Stephanie Butler, P.E., Township Traffic Engineer
Keith Bergman, Chair, Township Board of Supervisors
Patti Reimel, Codes Administrative Assistant
Holly Hosterman, Assistant to the Township Manager

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

ATTACHMENTS A & B

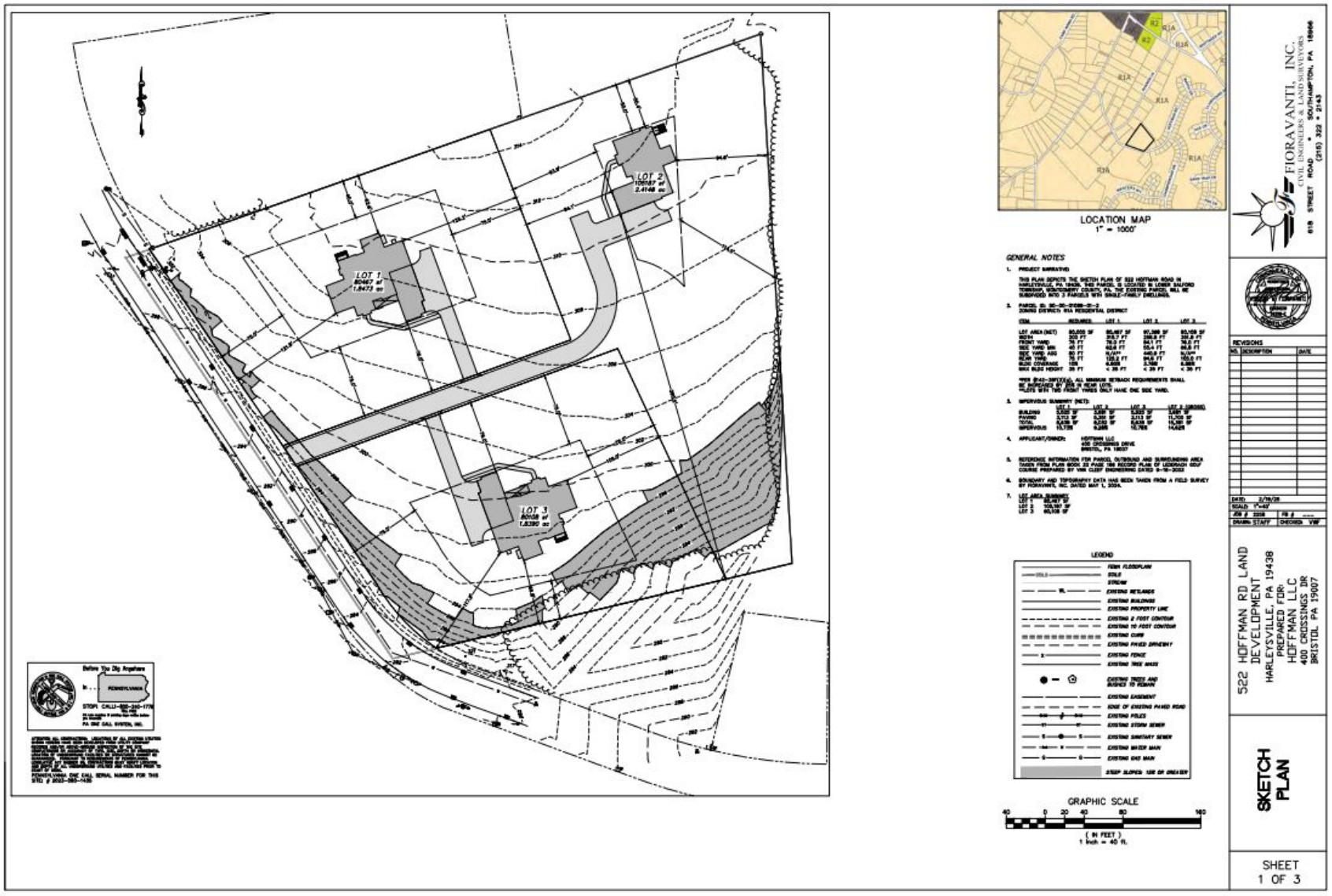


Sunflower Estates
MCPC#250055001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
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(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plan.com
Aerial photography provided by Nearmap

0 100 200 400 Feet

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LOT 1
80467 sf
1.8473 ac
LOT 2
109587 sf
2.4148 ac
LOT 3
80538 sf
1.8390 ac
LOCATION MAP
1" = 1000'
GENERAL NOTES
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
FIORAVANTI, INC.
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
619 STREET ROAD • SOUTHAMPTON, PA 18966
(215) 322 • 2143
REVISIONS
NO. DESCRIPTION DATE
522 HOFFMAN RD LAND DEVELOPMENT
HARLEYSVILLE, PA 19438
PREPARED FOR:
HOFFMAN LLC
400 CROSSINGS DR
BRISTOL PA 19007
SKETCH PLAN
SHEET 1 OF 3