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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 5, 2025

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

RE: MCPC #25-0078-001
Plan Name: 425 Mennonite Road CU and TDR
17 Single-Family lots on 12.22 acres
Situate: 425 S. Mennonite Road and Bonny Lane, Collegeville, PA, 19426
Upper Providence Township

Dear Mr. Grace:

We have reviewed the above-referenced subdivision/land development/Transfer of Development Rights plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 3, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Moscariello Development, LLC, proposes to transfer development rights from six (6) lots located at 1151 Second Avenue, in Royersford, PA to 425 S. Mennonite Road which is a nine (9) lot development and developing 17 single-family residences on 12.22 acres. This proposed development is in the R-1 Residential-Agricultural District and is surrounded by R-1 Residential-Agricultural District and the sending property is also in the R-1 Residential-Agricultural District.

This proposed development is a two-parcel property being subdivided into 16 separate parcels that will be serviced by public sewer and water.

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 9-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) does not believe that enough information was submitted to make a recommendation on 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. In accordance with §300-379.B conditional use approval is required as a prerequisite to the use of the transfer of development rights option. This is not a conditional use application.

2. Our review found that there is not enough information on the sending property to determine whether or not it meets the criteria outlined in §300-380.B(1).

3. While the application states 17 proposed units, the plan only shows 16 proposed units.

CONCLUSION

We wish to reiterate that MCPC does not have enough information at this time to recommend the applicant's subdivision proposal. Please note that the comments contained in this report are 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 #25-0078-001 on any plans submitted for final recording.

Sincerely,



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

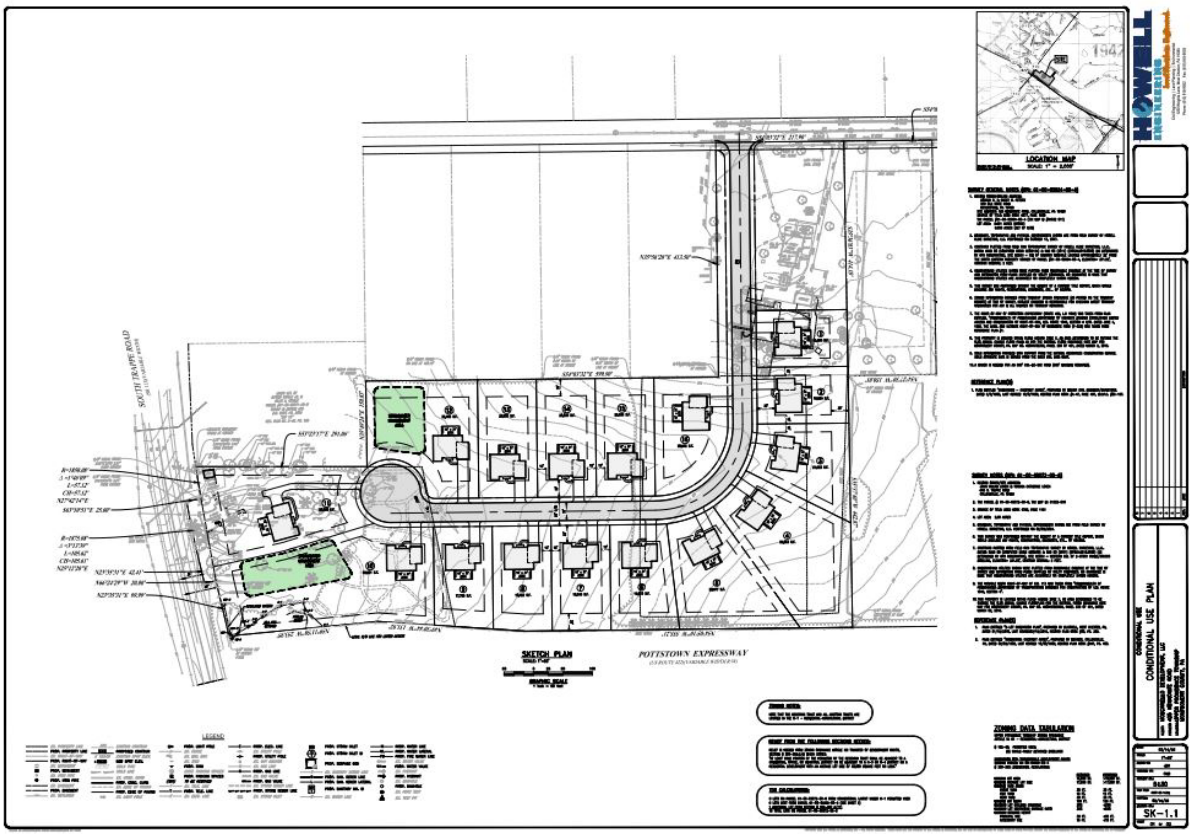
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Thomas Wright, Chair, Upper Providence Planning Commission
Jennifer Gutshall, jgutshall@gilmore-assoc.com

Attachments: 1) Aerial View; 2) Sketch Plan

Aerial View – 425 S. Mennonite Road, Upper Providence Township, Montgomery County, PA



Sketch Plan – 425 S. Mennonite Road, Upper Providence Township, Montgomery County, PA


SKETCH PLAN
POTTSTOWN EXPRESSWAY
SK-1.1